

1415-1417 Guerrero Street

4 UNITS IN NOE VALLEY



**ALLISON
CHAPLEAU**

MULTI-UNIT. MIXED-USE. COMMERCIAL.

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DRE #01369080

1415-1417 Guerrero Street

4 UNITS IN NOE VALLEY

\$1,995,000

List Price

\$373

Price Per SqFt

\$498,750

Price Per Unit

\$225,103

Annual Income

8.86

GRM

7.49%

Cap Rate



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PROPERTY SUMMARY

1415-1417 Guerrero Street is a well-maintained four-unit residential building ideally located in San Francisco's highly desirable Noe Valley neighborhood. The property consists of two 2-bedroom, 2-bathroom residences on the lower levels and two expansive 4-bedroom, 3-bathroom townhouse-style units occupying the upper floors across two levels.

All units have been updated with stainless steel appliances, granite countertops, and modern finishes, and each residence features the convenience of in-unit washer and dryer. The building has been consistently maintained and reflects strong ongoing ownership and management.

Currently, the two larger 4-bedroom residences are operated under the existing management as per-room rentals, while the remaining two units are leased as traditional 2-bedroom, 2-bathroom apartments. The property is presently operating at market rental levels, offering stable in-place income.

Situated along Guerrero Street, the property provides excellent commuter accessibility, with convenient access to Highways 101 and 280, nearby BART and Muni transit, and proximity to tech shuttle routes serving major Silicon Valley employers. Residents also enjoy close access to Noe Valley's vibrant 24th Street corridor, neighborhood parks, shopping, dining, and Mission District amenities.

Property Highlights:

- Unit Mix: Two (2) 2BR/2BA units & Two (2) 4BR/3BA townhouse-style units
- Total Building SqFt (per tax records): 5,346
- Total Lot SqFt (per tax records): 3,297
- Year Built: 1900
- Washer & dryer in all units
- Updated kitchens and baths



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$1,995,000
CAP Rate:	7.49%
GRM:	8.86
Number of Units:	4
Price Per Unit:	\$498,750
Square Feet - per tax records:	5,346
Price per SqFt:	\$373
Scheduled Gross Income:	\$225,103
Less Expenses:	(\$75,648)
Net Operating Income:	\$149,455

ESTIMATED EXPENSES

New Property Taxes (1.182%)	\$23,581
Insurance - New Policy Estimate	\$7,500
Water - 2025 P&L:	\$9,690
PGE - 2025 P&L:	\$9,506
Garbage - 2025 P&L:	\$3,174
Cable - 2025 P&L:	\$2,162
Landscape Contract - 2025 P&L:	\$780
Cleaning - 2025 P&L (Co-Living Units):	\$4,800
Supplies - Estimated (Co-Living Units):	\$1,200
Repairs & Maintenance - Est \$500/Unit:	\$2,000
Management	\$11,255
Total Expenses:	\$75,648
% of EGI	33.61%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT
1415 - B1	4BD/3BA	11/22/25	\$1,290.00
1415 - B2		Vacant	\$1,300.00
1415 - B3		12/10/25	\$1,495.00
1415 - B4		1/3/26	\$1,095.00
1415 1/2	2BD/2BA	4/17/21	\$3,383.55
1417 - B1	4BD/3BA	8/19/24	\$1,295.00
1417 - B2		9/30/23	\$1,595.00
1417 - B3		7/1/24	\$1,595.00
1417- B4		8/16/25	\$1,160.00
1417 1/2	2BD/2BA	9/14/25	\$4,550.00
		Monthly Total:	\$18,758.55
		Annual Total:	\$225,102.60

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