

3735 Anza Street

7-UNIT BUILDING IN THE RICHMOND



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

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3735 Anza Street

7-UNITS IN THE RICHMOND

\$3,595,000

List Price

\$637

Price Per SqFt

\$513,571

Price Per Unit

\$311,238

Annual Income

11.55

GRM

5.73%

Cap Rate



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass 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

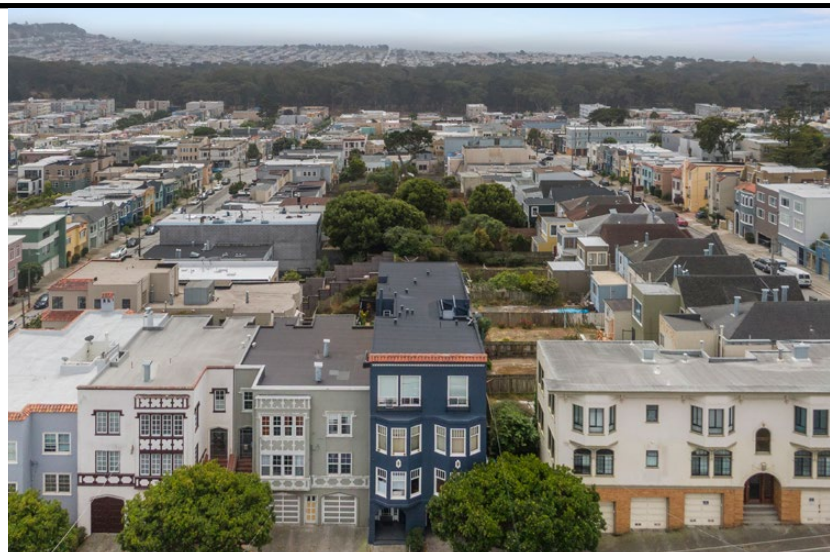
Located in San Francisco's sought-after Central Richmond District, 3735 Anza Street presents a rare seven-unit investment opportunity combining stable in-place income with exceptional owner-user and value-add potential. Built in 1927, the property has been thoughtfully maintained and benefits from numerous capital improvements, including a new roof (2025), completed soft-story seismic retrofit (2019), upgraded fire alarm system, and fresh exterior paint.

The building has a vacant, fully remodeled top-floor penthouse residence, offering approximately 9 bedrooms and 3 bathrooms with breathtaking panoramic views of the Golden Gate Bridge, Presidio, and the San Francisco skyline. The unit features a beautifully appointed kitchen with premium finishes and stainless steel appliances, hardwood flooring, abundant natural light, and expansive picture windows that frame the spectacular view.

Further enhancing the property's appeal is a large vacant 3+ car garage, providing exceptional flexibility for owner parking, additional rental income, storage, or future value-add opportunities. Residents also benefit from a shared on-site laundry room, while the six occupied units provide consistent in-place income. Combining strong cash flow, extensive building improvements, and a one-of-a-kind owner's residence with iconic views, 3735 Anza Street represents a compelling investment opportunity in one of San Francisco's most desirable neighborhoods.

Property Highlights:

- 7-unit apartment building built in 1927
- Vacant, fully remodeled 9BD/3BA penthouse with panoramic Golden Gate Bridge views
- Large vacant 3+ car garage offering owner-user flexibility and value-add potential
- New roof completed in 2025
- Soft-story seismic retrofit completed in 2019
- Upgraded fire alarm system and fresh exterior paint
- Shared on-site laundry room and strong in-place rental income from the six occupied units



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$3,595,000
CAP Rate:	5.73%
GRM:	11.55
Number of Units:	7
Price Per Unit:	\$513,571
Square Feet - per tax records:	5,640
Price per SqFt:	\$637
Scheduled Gross Income:	\$311,238
Less Vacancy Rate: 3%	(9,337)
Gross Operating Income:	\$301,901
Less Expenses:	(\$96,082)
Net Operating Income:	\$205,819

ESTIMATED EXPENSES

New Property Taxes (1.182%)	\$42,493
Supplemental Tax - Estimate:	\$1,200
Insurance - New Policy Estimate:	\$10,000
PGE - 2025:	\$5,214
Water - 2025:	\$9,486
Garbage - 2025:	\$3,563
Cable - 2025:	\$1,014
Pest - 2025:	\$550
Maintenance Estimate:	\$7,000
Management Fee 5%	\$15,562
Total Expenses:	\$96,082
% of EGI	30.87%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
1	1BD/1BA	8/1/25	\$2,895.00	\$3,500.00
2	1BD/1BA	6/1/84	\$999.42	\$3,500.00
3	3BD/2BA	2/15/24	\$2,995.00	\$5,800.00
4	2BD	9/20/24	\$2,350.00	\$4,500.00
5	2BD/1BA	7/1/95	\$1,523.00	\$5,500.00
6	2BD/1BA (3BD potential)	10/10/87	\$1,295.03	\$4,500.00
7	9BD/3BA	Vacant	\$12,500.00	\$12,500.00
Garage		Vacant	\$1,000.00	\$1,000.00
	Laundry (2025)		\$157.67	\$157.67
	RUBS (2025)		\$221.42	\$221.42
Monthly			\$25,936.53	\$41,179.08
Annual			\$311,238.40	\$494,149.00
Upside			58.77%	

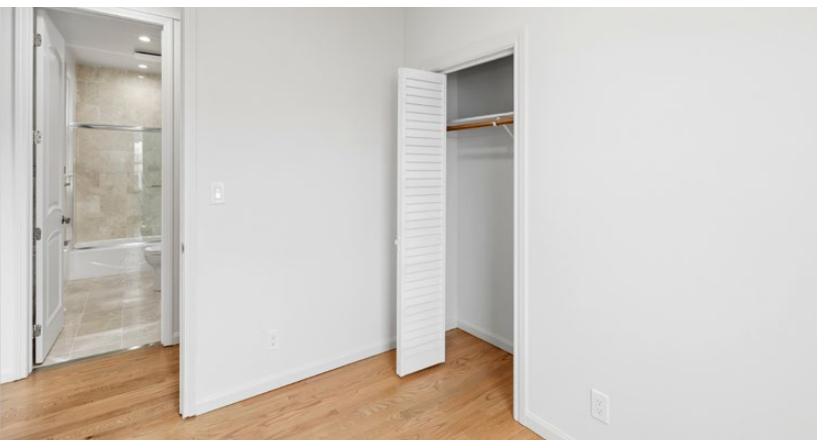
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UNIT 7 PHOTOS



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