

53-57 Divisadero Street

3 UNITS IN BUENA VISTA



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

53-57 Divisadero Street

3 UNITS IN BUENA VISTA

\$2,995,000

List Price

\$573

Price Per SqFt

THREE THREE-BEDROOM UNITS

LARGE PRIVATE REAR DECK

STUNNING CITY VIEWS

1-CAR GARAGE



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

53-57 Divisadero Street offers a rare opportunity to own a well-maintained three-unit Edwardian property in the heart of San Francisco's Buena Vista neighborhood. Built in 1909, the property comprises two three-bedroom, one-bathroom units and one three-bedroom, two-bathroom unit, with all three residences currently tenant-occupied.

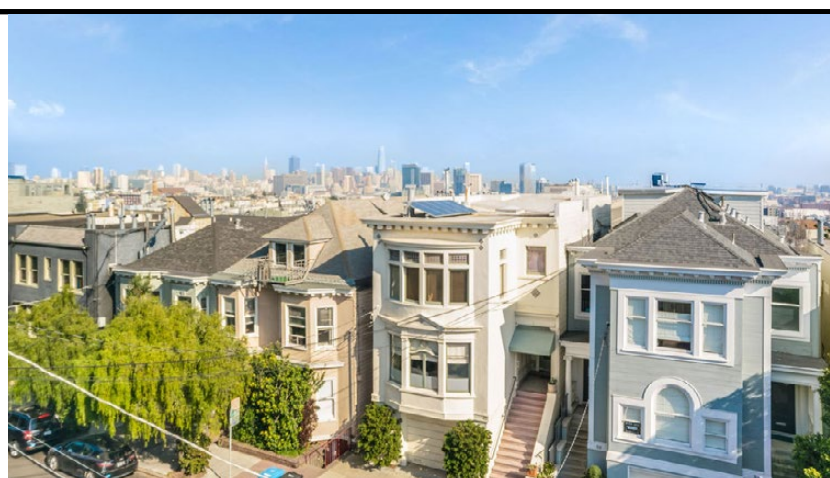
The units have been thoughtfully updated while maintaining their classic Edwardian charm. The upper-level flat features an expansive, airy layout filled with natural light. The front of the residence offers an open living and dining area with sweeping city views, while an updated kitchen with stainless steel appliances, three bedrooms, two bathrooms, and a walkout rear deck complete the home.

The property also includes generous storage, one-car parking, and a beautifully landscaped rear garden, providing a peaceful outdoor retreat in the heart of the city.

Situated on a tree-lined street in one of San Francisco's most sought-after neighborhoods, 53-57 Divisadero Street is just a short distance from the Divisadero corridor and its wide array of restaurants, bars, bakeries, cafés, and boutiques. Popular neighborhood destinations include NOPA, Horsefeather, Ragazza, Che Fico, and Bi-Rite.

Property Highlights:

- Unit Mix: 3-Three Bedroom Units – All Units Currently Tenant-Occupied
- 1-Car Parking Garage
- Upper Unit Has Private Deck in Rear & Stunning City Views
- Beautifully Landscaped Rear Garden
- Building SqFt (Per tax records): 5,230
- Year Built: 1909
- APN: 2610-010



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

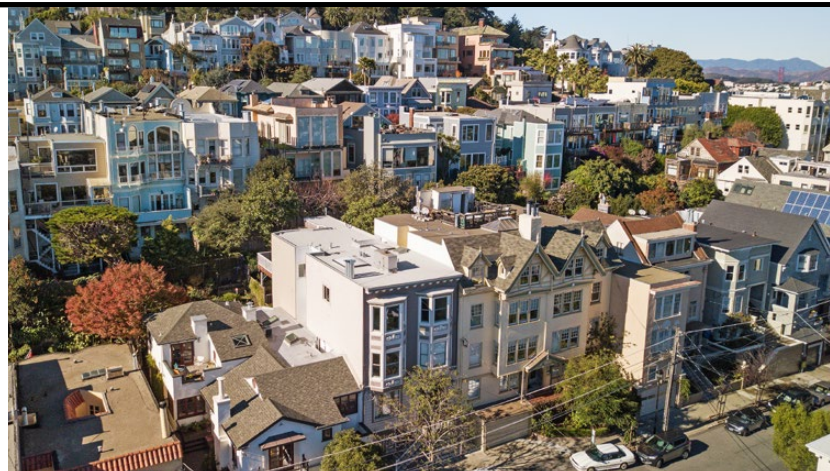
List Price:	\$2,995,000
Number of Units:	3
Price Per Unit:	\$998,333
SqFt - Per tax records:	5,230
Price Per SqFt:	\$573
Scheduled Gross Income:	\$164,160
Less Expenses:	(\$49,913)
Net Operating Income:	\$114,247

ESTIMATED EXPENSES

New Property Taxes (1.1801%)	\$35,413
Insurance	\$6,500
PG&E	\$0
Trash	\$2,000
Water	\$4,500
Maintenance Estimated @ \$500/unit	\$1,500
Total Expenses:	\$49,913

CURRENT RENT ROLL

UNIT	MOVE-IN-DATE	TYPE	RENT	MARKET RENT
Lower	Tenant	3BD/1BA	\$2,600.00	\$6,000.00
Middle	Tenant	3BD/1BA	\$4,880.00	\$6,250.00
Upper	Tenant	3BD/2BA	\$6,200.00	\$7,000.00
Monthly			\$13,680.00	\$19,250.00
Annual			\$164,160.00	\$231,000.00



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INTERIOR PHOTOGRAPHY - UNIT 57



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