2064-2068 McAllister Street

5-UNITS IN NOPA







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2064-2068 McAllister Street

5-UNITS IN NOPA

$2,395,000
List Price

$486
Price Per SqFt

$479,000
Price Per Unit

$259,409
Annual Income

9.23
GRM

6.84%
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

2064–2068 McAllister Street is a five-unit property situated in the desirable NOPA neighborhood of San Francisco. The property consists of two separate buildings on a generous 3,436-square-foot lot, with three units in the front building and two units in the rear. Spanning approximately 4,932 square feet, the buildings showcase beautiful Edwardian architectural details, high ceilings, and timeless character throughout.

The front building features two spacious flats, including one four-bedroom unit and one five-bedroom unit, along with a one-bedroom unit on the ground floor. The rear building consists of two two-bedroom units featuring original period details and decorative fireplaces. The upper two-bedroom unit in the rear building is currently vacant, offering an opportunity for an owner-occupant or investor, while the remaining four units are tenant-occupied. The property also includes a one-car garage leased to an outside tenant, providing an additional source of rental income.

With four tenant-occupied units and one vacant two-bedroom unit, the property offers an attractive combination of immediate rental income and flexibility for an owner-occupant or investor. Ideally located in the heart of NOPA, the property is just moments from the Divisadero Street corridor, neighborhood restaurants, cafés, shops, the Panhandle, and Golden Gate Park. This is an excellent opportunity to acquire a character-rich multifamily property with a desirable unit mix in one of San Francisco's most sought-after neighborhoods.

Property Highlights:

- Five residential units across two separate buildings
- Approximately 4,932 square feet of building area
- Generous 3,436-square-foot lot
- Front building: One 4-bedroom, one 5-bedroom, and one 1-bedroom unit
- Rear building: Two 2-bedroom units
- One-car garage leased to an outside tenant, providing additional rental income





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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	**$2,395,000**
CAP Rate:	**6.84%**
GRM:	**9.23**
Number of Units:	5
Price Per Unit:	$479,000
Square Feet - per tax records:	4,932
Price per SqFt:	$486

Scheduled Gross Income:		$259,409
Less Vacancy Rate:	3%	(7,782)
Gross Operating Income:		$251,626
Less Expenses:		($87,706)
Net Operating Income:		$163,920

ESTIMATED EXPENSES

New Property Taxes (1.182% of Price)	$28,309
Supplemental Tax - Estimate:	$1,500
Insurance – 2026 Actual:	$13,090
PG&E - Est $200/Month/Co-Living Unit	$4,800
Water - 2026 P&L/Estimated:	$8,000
Trash - 2026 P&L/Estimated:	$2,500
Cable - 2026 P&L/Estimated:	$3,360
Cleaning - Est $200/Month/Co-Living Unit	$4,800
Maintenance Estimate ($1,250/unit):	$6,250
Management Fee 6%	$15,098
Total Expenses:	**$87,706**
% of EGI:	34.86%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
2064 - Bedroom 1	Co-Living	5/14/26	$1,000.00	$6,500.00
2064 - Bedroom 2	Co-Living	12/10/25	$1,590.00	
2064 - Bedroom 3	Co-Living	10/5/26	$1,650.00	
2064 - Bedroom 4	Co-Living	2/1/25	$1,095.00	
2066 - Bedroom 1	Co-Living	12/20/21	$1,515.10	$7,500.00
2066 - Bedroom 2	Co-Living	4/27/26	$1,195.00	
2066 - Bedroom 3	Co-Living	3/1/25	$995.00	
2066 - Bedroom 4	Co-Living	3/15/26	$1,000.00	
2066 - Bedroom 5	Co-Living	4/26/26	$1,395.00	
2066A	1BD	1/1/09	$787.29	$2,800.00
2068	2BD/1.5BA	Vacant	$5,395.00	$5,395.00
2068A	2BD/2BA	3/20/26	$3,600.00	$5,395.00
Parking (Outside Tenant)		6/3/22	$400.00	$400.00
		Monthly Total:	**$21,617.39**	**$27,990.00**
		Annual Total:	**$259,408.68**	**$335,880.00**
			Upside	29.48%

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