1753-1763 Fulton Street

6-UNITS IN NOPA







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1753-1763 Fulton Street

6-UNITS IN NOPA

$4,195,000
List Price

$630
Price Per SqFt

$699,167
Price Per Unit

$519,885
Annual Income

8.07
GRM

8.68%
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 Commercial 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

1753–1763 Fulton Street is a six-unit multifamily property in San Francisco's desirable NOPA neighborhood. Built in 1904, the three-story building offers approximately 6,660 square feet across six five-bedroom, two-bathroom residences, set on an oversized 7,622-square-foot lot.

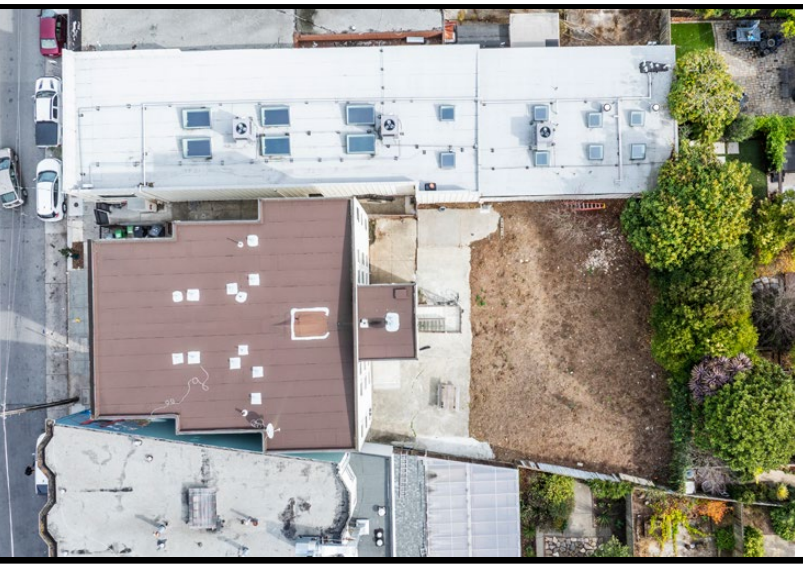
The building is currently operated as four co-living residences and two standard-lease apartments. This blend creates multiple income streams within an established rental operation, giving an investor both stability and flexibility in how the property is leased going forward.

A substantial rear yard provides valuable outdoor space and room for a future owner to explore additional residential development, subject to zoning, feasibility, permitting, and applicable city approvals. That potential offers a path to increase both income and long-term value.

The property sits moments from NOPA's restaurants, cafés, and shops, the Divisadero Street corridor, the Panhandle, and Golden Gate Park. With in-place income, a diversified leasing structure, and a large lot with room to grow, 1753–1763 Fulton Street is a compelling opportunity to own a multifamily asset in one of San Francisco's most sought-after neighborhoods.

Property Highlights:

- Six five-bedroom, two-bathroom residences
- Four co-living residences and two standard-lease apartments
- Generous 7,622-square-foot lot
- Built in 1904
- Substantial rear yard with potential for additional residential development, subject to city approvals





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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:		**$4,195,000**
CAP Rate:		**8.68%**
GRM:		**8.07**
Number of Units:		6
Price Per Unit:		$699,167
Square Feet - per tax records:		6,660
Price per SqFt:		$630
Scheduled Gross Income:		$519,885
Less Vacancy Rate:	3%	($15,597)
Effective Gross Income:		$504,288
Less Expenses:		($140,303)
Net Operating Income:		$363,985

ESTIMATED EXPENSES

New Property Taxes (1.182% of Price)	$49,585
Supplemental Tax - Estimate:	$1,500
Insurance – 2026 Actual:	$13,433
PG&E - Est $125/Month/Co-Living Unit:	$6,000
Water - 2026 Actual:	$10,300
Trash - 2026 Actual:	$7,373
Cable - 2026 Actual:	$3,755
Pest - Estimate:	$1,000
Maintenance Estimate ($1,250/unit):	$7,500
Cleaning (Est. $200 per Co-Living Unit):	$9,600
Management Fee 6%:	$30,257
Total Expenses:	**$140,303**
% of EGI	27.82%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
1753 - Bedroom 1	Co-Living	11/9/24	$1,195.00	$10,000.00
1753 - Bedroom 2	Co-Living	3/1/26	$900.00	
1753 - Bedroom 3	Co-Living	12/19/24	$1,008.93	
1753 - Bedroom 4	Co-Living	12/1/25	$1,000.00	
1753 - Bedroom 5	Co-Living	9/12/24	$1,230.85	
1755	5BD/2BA	8/22/26	$10,000.00	$10,000.00
1757	5BD/2BA	8/1/26	$10,000.00	$10,000.00
1759 - Bedroom 1	Co-Living	9/1/26	$1,400.00	$10,000.00
1759 - Bedroom 2	Co-Living	Vacant	$1,190.00	
1759 - Bedroom 3	Co-Living	2/4/23	$1,095.00	
1759 - Bedroom 4	Co-Living	1/1/25	$1,008.93	
1759 - Bedroom 5	Co-Living	10/24/24	$1,150.00	
1761 - Bedroom 1	Co-Living	Vacant	$1,395.00	$10,000.00
1761 - Bedroom 2	Co-Living	2/7/26	$900.00	
1761 - Bedroom 3	Co-Living	3/9/21	$1,290.00	
1761 - Bedroom 4	Co-Living	10/27/20	$1,485.00	
1761 - Bedroom 5	Co-Living	1/11/26	$1,000.00	
1763 - Bedroom 1	Co-Living	3/4/25	$1,195.00	$10,000.00
1763 - Bedroom 2	Co-Living	12/8/25	$1,090.00	
1763 - Bedroom 3	Co-Living	6/15/24	$1,195.00	
1763 - Bedroom 4	Co-Living	1/5/21	$1,395.00	
1763 - Bedroom 5	Co-Living	Vacant	$1,200.00	
		Monthly Total:	**$43,323.71**	**$60,000.00**
		Annual Total:	**$519,884.52**	**$720,000.00**
			Upside	38.49%

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