



1712-1722 McAllister Street

Eight (8) Units | NOPA

Price: \$3,200,000

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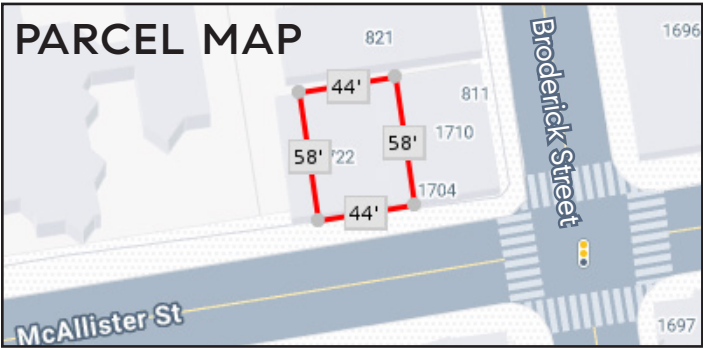
LIST PRICE: \$3,200,000

1712–1722 McAllister Street is a beautifully maintained 8-unit apartment building ideally situated between Broderick and Baker Streets in San Francisco’s highly desirable North of the Panhandle neighborhood. The property has undergone extensive improvements, including a near-complete renovation of the ground-floor level, a newer roof, updated fire and electrical systems, and a completed seismic retrofit—reflecting meticulous ownership and long-term care.

The building consists of six spacious 2-bedroom apartments and two studio units spread across four stories. The studio apartments were newly constructed as ADUs in 2023 and feature top-of-the-line finishes. Four of the 2-bedroom units have also been tastefully updated within the past decade. Many apartments offer expansive living rooms, eat-in kitchens, split bathrooms, large bedrooms, hardwood floors, and abundant natural light.

Residents enjoy an exceptional location with convenient access to the restaurants, cafés, and shopping corridors along Divisadero Street and Haight Street. Outdoor amenities and green space are plentiful, with nearby access to Alamo Square, The Panhandle, and Golden Gate Park. The property also benefits from strong public transportation options and quick connectivity to downtown San Francisco.

Offered at just \$481 per square foot, this turnkey asset presents investors with stable in-place cash flow, meaningful upside potential, and an opportunity to own a well-maintained property in one of San Francisco’s premier rental neighborhoods.



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PROPERTY OVERVIEW

1712-1722 McALLISTER STREET	
Year Built	1906
Parcel Number	1157-006
# of Units	8 units
Unit Mix	6 x Two bed/one bath 2 x Studio
Retrofit	Completed in 2022
Sq.Feet ¹	6,659 sq/ft
Lot Sq. Feet ¹	2,513 sq/ft
Neighborhood	NOPA
Zoning	RM1

1-Per SF Tax Records

STRUCTURE + SYSTEMS	
Electrical Svc	200 amps
Hot Water	8 H2O Heaters
Heat	Wall & Baseboard Heater
PGE	Separately metered
Roof	Rolled bitumen ~ 2020
Foundation	Concrete

12.84

GRM

5.13%

Cap Rate

\$481

Price/Foot

\$400k

Price/Unit

1712-1722 McALLISTER STREET



FINANCIAL OVERVIEW



FINANCIAL SUMMARY

	Current
Price:	\$3,200,000
Number of Units:	8
Square Feet:	6,659
Cost/Sq. Foot:	\$481
Cost/Unit:	\$400,000
GRM:	12.84
Cap Rate:	5.13%
Proforma GRM:	8.87
Proforma Cap Rate:	8.84%

ANNUAL OPERATING DATA

	Current
Scheduled Gross Income	\$249,200.88
Loss to Vacancy (Est): (3%)	(\$7,476.03)
Gross Operating Income:	\$241,724.85
Less Expenses (Est): (33%)	(\$77,689.04)
Net Operating Income (NOI):	\$164,035.81

RENT ROLL EXPENSES

RENT ROLL

Unit	Unit Type	Move-In	Current Rent	Proforma Rent
1712	2 Bed-1 Bath	7/1/98	\$732	\$4,250
1714	2 Bed-1 Bath	8/1/12	\$3,320	\$4,250
1716	2 Bed-1 Bath	6/15/23	\$3,966	\$4,250
1718	2 Bed-1 Bath	5/5/25	\$3,911	\$4,250
1720	2 Bed-1 Bath	12/1/24	\$3,800	\$4,250
1722	2 Bed-1 Bath	5/16/87	\$1,083	\$4,250
1712A	Studio	6/1/24	\$1,976	\$2,300
1712B	Studio	7/7/25	\$1,829	\$2,100
	Laundry		\$150	\$150
Total Monthly Income			\$20,767	\$30,050
Total Annual Income			\$249,201	\$360,600
				45% upside

ESTIMATED EXPENSES

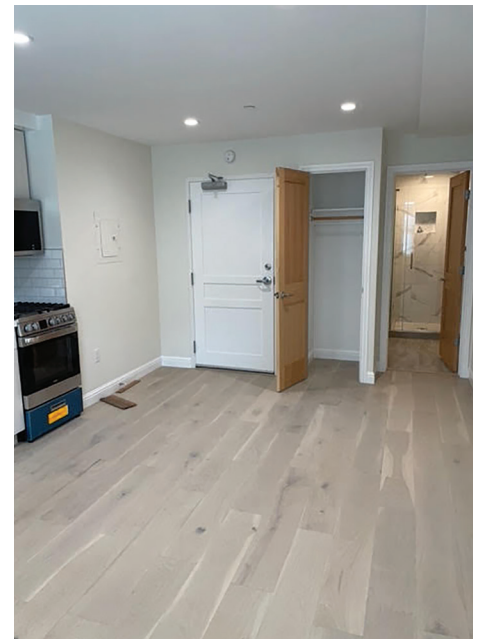
	Annual	Notes
Property Taxes	\$37,760.00	1.18% of suggested list price
Insurance	\$11,298.00	Estimated \$1.50/ft
PGE	\$2,070.00	Estimated \$40/mo/unit
Water	\$7,029.00	Estimated \$80/mo/unit
Garbage	\$2,272.00	Estimated \$40/unit/mo
Repairs & Maintenance	\$4,000.00	Estimated \$500/unit
Management	\$12,460.04	Estimated 5% of gross income
Reserves	\$800.00	Estimated \$100/unit
Total Annual Expenses:	\$77,689.04	33% of gross income

STUDIO A

ADDITIONAL PROPERTY PHOTOS



STUDIO B



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RETAILER MAP



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