2870-2878 16TH STREET

10 UNITS | $7,475,000

ADAM FILLY



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INVESTMENT OVERVIEW



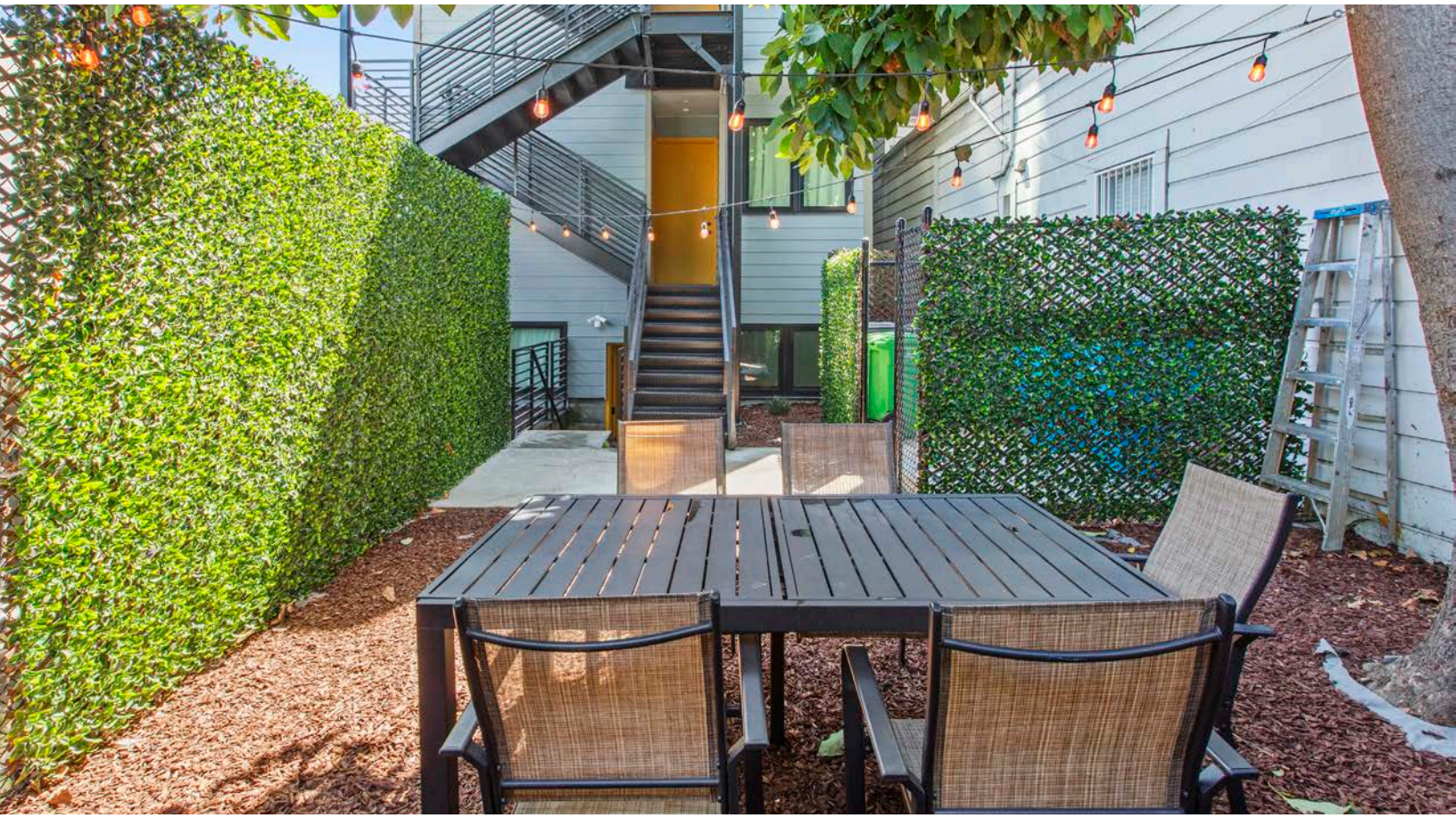
- 10-Unit Apartment Building in the Mission District
- Unit Mix: Six 2-Bedroom Units & Four Studios
- Extensive Rebuild Completed in 2026
- Over $3,000,000 in Capital Improvements
- All 10 Units Remodeled in 2026
- In-Unit Washer & Dryer in All Six 2-Bedroom Units
- Forced-Air Heating & A/C in Every Room, Including Living Areas
- New Foundation, Roof, Windows, Plumbing & Electrical Systems
- Beautiful Shared Backyard
- Ideally Located Between the Mission & Potrero Hill with Excellent Walkability & Transit Access

2874 16th Street is a fully renovated 10 unit apartment building in the heart of the Mission District. Following a fire in 2015, the property required extensive rehabilitation. The current owners have since completed an essentially ground up rebuild, with more than $3,000,000 invested in physical improvements and a certificate of completion issued in 2026.

Major building components are new, including the foundation, roof, siding, windows, plumbing, electrical systems, and HVAC. All 10 units were remodeled in 2026 and feature forced-air heating and air conditioning in every room, including living areas. Each of the six two-bedroom apartments also features in-unit laundry, while four new ADU's were added as part of the extensive rebuild. All units are equipped with tankless water heaters, with gas separately metered and paid directly by tenants, helping to reduce owners utility expenses.

The result is a highly improved, turn-key apartment building offering buyers modernized units, substantially new building systems, and limited near-term capital improvement requirements. Ideally positioned between the Mission District and Potrero Hill, the property offers excellent access to dining, public transportation, commuter shuttles to Google, Apple and Meta, and neighborhood amenities, making it especially attractive to today's professional renter in one of San Francisco's most vibrant and desirable rental locations.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1908 (Rebuilt in 2026)
Parcel Number	3552-014
# of Units	10
Unit Mix	6 Two-Bedrooms & 4 Studios
Sq. Feet	7,500
Lot Sq. Feet	3,079
Neighborhood	Mission
Zoning	NC-3

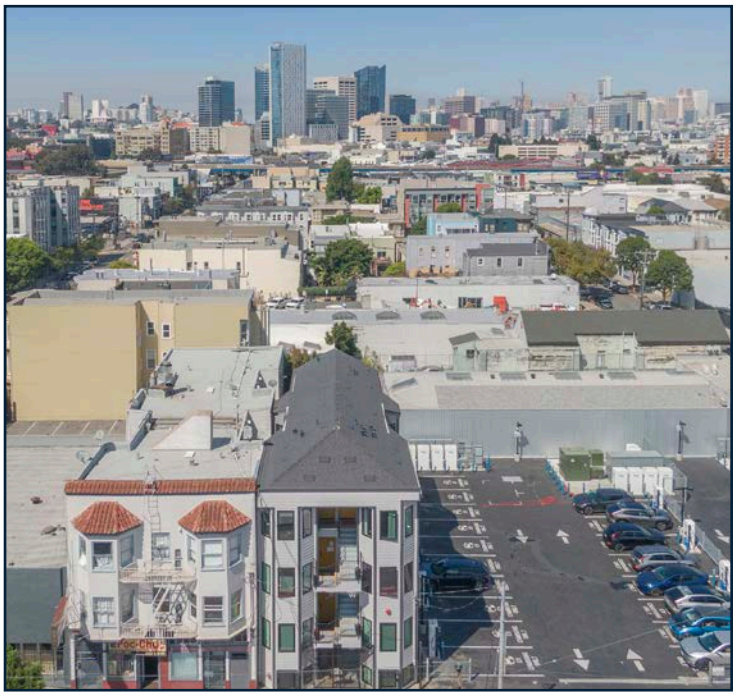
BUILDING SYSTEMS

Structure	Wood-Frame
Heat Source	Forced Air & A/C Units
Common Area	Shared Yard
Laundry	In-Unit
Water Service	Master Metered
Electrical Service	400 Amp
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

RENT ROLL

Unit	Type	Rent	Move-In Date
2870	Studio	$2,450.00	6/19/2026
2870A	Studio	$2,700.00	6/20/2026
2872	Studio	$2,600.00	7/1/2026
2872A	Studio	$2,550.00	6/15/2026
2874	2bd/1ba	$4,925.00	6/11/2026
2874A	2bd/2ba	$4,975.00	7/1/2026
2876	2bd/2ba	$5,150.00	6/15/2026
2876A	2bd/2ba	$5,000.00	5/9/2026
2878	2bd/2ba	$5,300.00	7/20/2026
2878A	2bd/2ba	$5,300.00	6/2/2026
RUBS	RUBS	$1,000.00	
	Monthly Income	**$41,950.00**	
	Annual Income	**$503,400.00**	





FINANCIAL OVERVIEW



Financial Overview

Price		**$7,475,000**
Price Per Unit		$747,500
Price per Sq Foot		$997
GRM		14.8
Cap Rate		4.6%
Annual Income		$503,400
Net Operating Income		$344,663

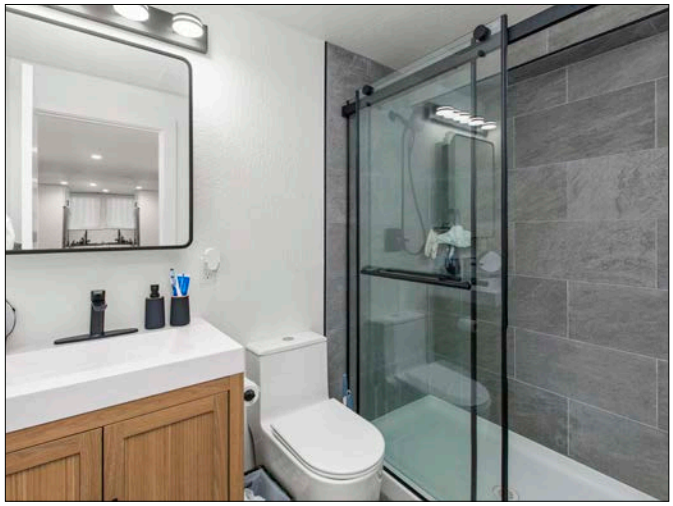
Estimated Expenses

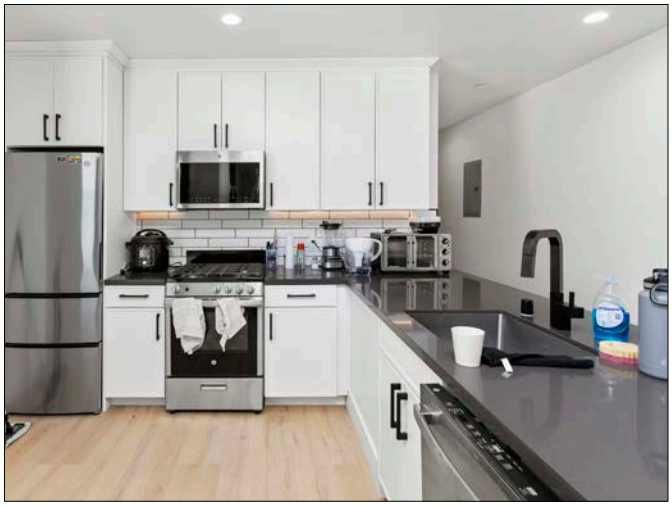
New Property Taxes (est. @ 1.182%)		$88,355
Insurance		$13,645
PG&E		$2,500
Water		$7,500
Garbage		$6,500
Management	4%	$20,136
Repairs & Maintenance		$5,000
Total Expenses		**$143,636**

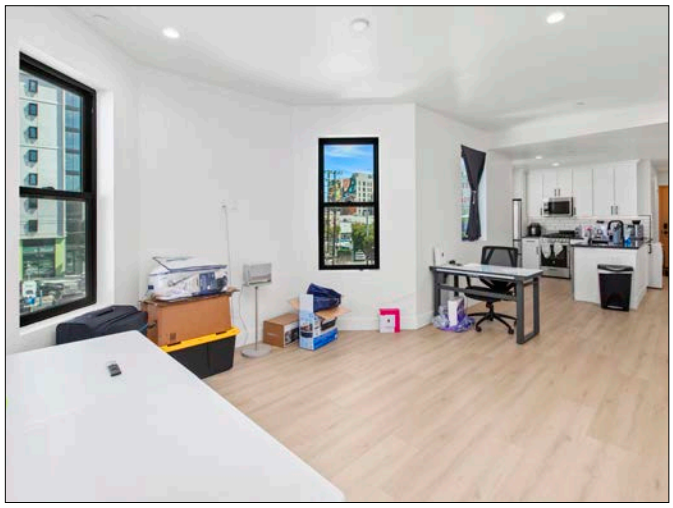
Annualized Operating Data

Scheduled Gross Income		**$503,400**
Less Vacancy Rate	3.0%	$15,102
Adjusted Gross Income		$488,298
Less Expenses	28.5%	$143,636
Net Operating Income		**$344,663**

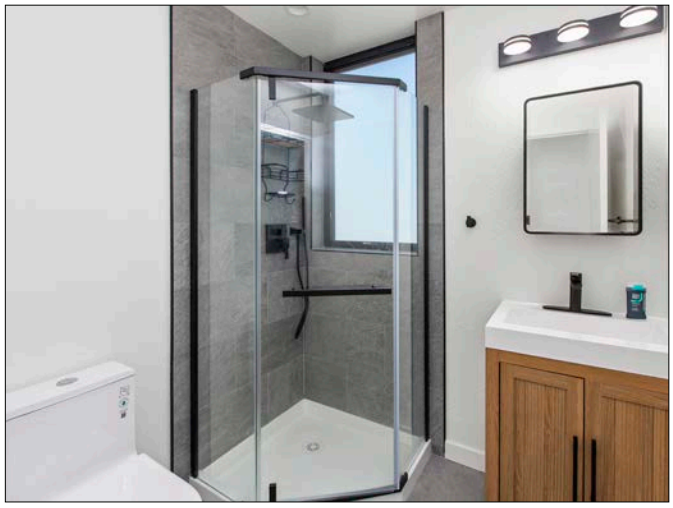
PHOTOS













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