

1798 MCALLISTER STREET  
**6 UNITS | OFFERED AT \$3,375,000**

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# INVESTMENT OVERVIEW



- ✓ NOPA Corner Mixed-Use Property
- ✓ Five Residential and One Commercial
- ✓ All Units Freshly Remodeled and Fully Occupied
- ✓ New 10 Year Commercial Lease
- ✓ Seismic Retrofit Completed in 2025
- ✓ Very Low Operating Expenses
- ✓ Highly Desirable Rental Location
- ✓ Priced at 5.6% Cap Rate | 12.7 GRM

1798 McAllister Street is a well-located and fully occupied mixed-use property in the heart of NOPA. The property consists of two Studio and two 1BD apartments, and a ground-floor commercial space. All five apartments were recently remodeled with high-end finishes, in-unit laundry, and modern appliances. The commercial space was just leased to a law firm on a new 10 year lease with an extension option for an additional 5yrs. The commercial space is south facing with great visibility from the street and natural light. All of the apartments are separately metered for gas and electricity, and tenants pay for their own heat. Additionally, a utility reimbursement program has been implemented to reduce all landlord utility expenses. A soft-story seismic retrofit was also completed in 2025. Located at the intersection of Baker and McAllister Streets, this is a highly-desirable location that provides convenient access to Divisadero shops and retail, the Panhandle, Golden Gate Park, and Haight-Ashbury. This is an excellent opportunity to purchase a turn-key asset that will provide immediate cash flow.

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1900
Parcel Number	1157-009A
# of Units	6
Unit Mix	Two 1bd, Two Studios & 1 Commercial
Sq. Feet	4,362
Lot Sq. Feet	2,191
Neighborhood	North of Panhandle
Zoning	RM-1

## BUILDING SYSTEMS

Structure	Wood-Frame
Laundry	In Each Unit
Hot Water	Tankless in Each Unit
Roof	Torchdown
Water Service	Master Metered
Circuit Breakers	In Each Unit
Electrical Meter	Individually Metered
Gas Meter	Individually Metered

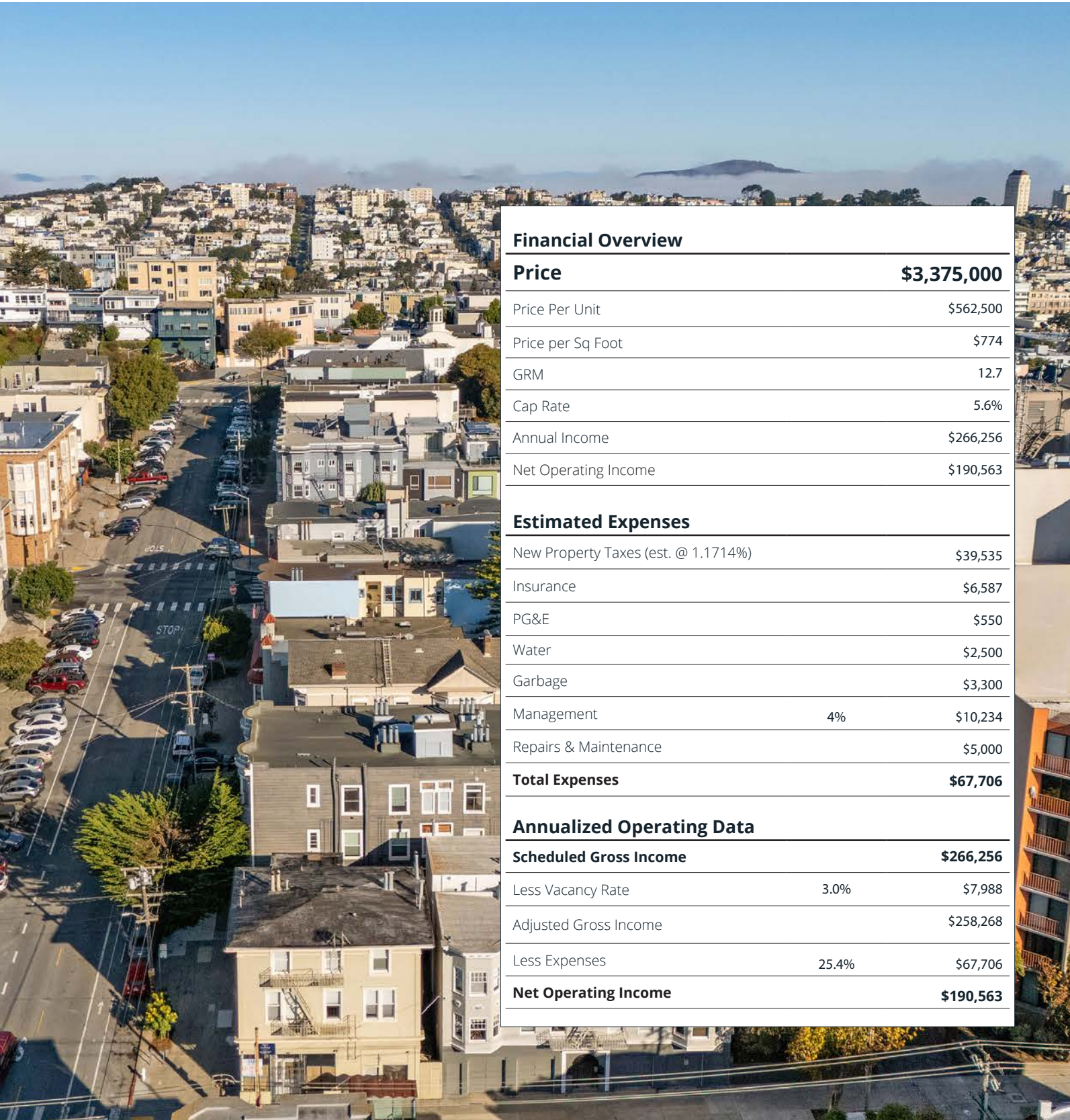
# RENT ROLL

Unit	Type	Rent	Move-In Date
700 Baker St #1	Studio	\$3,295	08/08/2024
700 Baker St #2	Studio	\$2,687	08/01/2024
700 Baker St #3	One-Bedroom	\$3,295	09/01/2024
400 Baker St #4	One-Bedroom	\$2,687	08/09/2024
702 Baker St	One-Bedroom	\$3,695	09/29/2025
1798 McAllister St*	Commercial	\$6,000	08/22/2025
	RUBS	\$529.00	

Monthly Income	\$22,188.00
Annual Income	\$266,256.00
*Commercial Lease Terms: 10yr Lease with one option to extend for 5yrs	



# FINANCIAL OVERVIEW



## Financial Overview

<b>Price</b>	<b>\$3,375,000</b>
Price Per Unit	\$562,500
Price per Sq Foot	\$774
GRM	12.7
Cap Rate	5.6%
Annual Income	\$266,256
Net Operating Income	\$190,563

## Estimated Expenses

New Property Taxes (est. @ 1.1714%)		\$39,535
Insurance		\$6,587
PG&E		\$550
Water		\$2,500
Garbage		\$3,300
Management	4%	\$10,234
Repairs & Maintenance		\$5,000
<b>Total Expenses</b>		<b>\$67,706</b>

## Annualized Operating Data

Scheduled Gross Income		\$266,256
Less Vacancy Rate	3.0%	\$7,988
Adjusted Gross Income		\$258,268
Less Expenses	25.4%	\$67,706
Net Operating Income		\$190,563

PHOTOS

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