



CONFIDENTIAL OFFERING MEMORANDUM

24 Bosworth Street

San Francisco, CA 94112 · Bernal Heights

OFFERING PRICE

\$1,850,000

CONFIGURATION

3 BD / 2.5 BA

1,320 SF above-grade

TOTAL UNDER ROOF

2,195 SF

Incl. 875 SF lower level

PRICE / SF

\$843/SF

2,195 SF total under roof

YEAR BUILT / RENO

1905 / 2011

Full systems renovation

ZONING / HEIGHT

NC-1 / 40-X

Neighborhood Commercial

BART ACCESS

~5 min

Glen Park Station



Elaine Hasse

Listing Agent · Novo Real Estate

DRE #02217642

(951) 532-0022

EHasse@realestatenovo.com

Jackson Salamunovich

Listing Agent · Novo Real Estate

DRE #02200078

(415) 969-3694

jackson@realestatenovo.com

 THE OPPORTUNITY

A Rare Multi-Path Asset in Bernal Heights

Novo Real Estate is pleased to present **24 Bosworth Street**, a comprehensively renovated 1905 Victorian residence in San Francisco's coveted Bernal Heights neighborhood. This NC-1 zoned property presents a rare combination of immediate livability, in-place income, and long-term development upside that is exceptional for a single asset at this price point.

Renovated in 2011 with new electrical, plumbing, HVAC, kitchen, bathrooms, enlarged dormers, and replaced windows, the property delivers **1,320 SF of finished above-grade living space** across three bedrooms and two full baths, plus an **875 SF lower level** with garage, storage, a half bath, and mechanical space — totaling **2,195 SF under roof** per ANSI Z765-2021.

The property is currently **tenant-occupied on a month-to-month basis at \$6,600 per month**, with the tenant responsible for all utilities — generating \$79,200 in gross annual rental income, in place from day one of ownership. Lease documentation is available in the disclosure package.

The property's NC-1 zoning, 40-X height limit, and proximity to Glen Park BART create multiple value pathways — from owner-occupancy to live/work, house-hacking with a JADU, pure investment, or longer-term development under recently enacted state and local upzoning legislation.

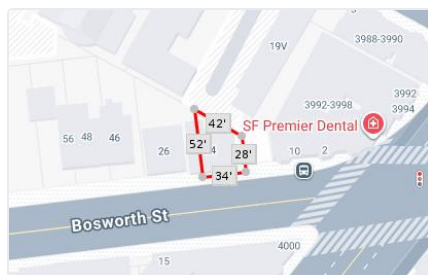
 AT A GLANCE

Offering Price	\$1,850,000
Configuration	3 BD / 2.5 BA
Above-Grade SF	1,320 SF
Lower Level	875 SF
Total Under Roof	2,195 SF
Year Built / Reno	1905 / 2011
Current Rent	\$6,600/mo
Lease Status	Month-to-month; tenant pays all utilities
Zoning / Height	NC-1 / 40-X
Walk Score	98 — Walker's Paradise
Transit Score	73 — Excellent Transit
Bike Score	89 — Very Bikeable
Glen Park BART	~5 min walk
APN	6721-008

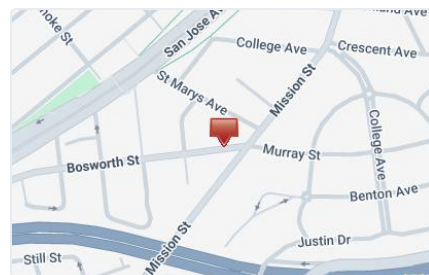
PROPERTY INFORMATION

Address	24 Bosworth Street, San Francisco, CA 94112
Neighborhood	Bernal Heights
Property Type	Single-Family Residence
APN	6721-008
Above-Grade Living	1,320 SF (per architectural floor plan)
Lower Level	875 SF (per architectural floor plan)
Total Under Roof	2,195 SF (ANSI Z765-2021)
Assessor Record	1,254 SF / 2BD / 1BA
Lot Size	1,341 SF (0.031 acres)
Bedrooms / Bathrooms	3 BD / 2.5 BA
Stories	2 + Lower Level
Year Built	1905 (Assessor) / 1907 (DBI Construction Completion per 3R Report)
Zoning / Height	NC-1 / 40-X
Subdivision	DeBoom Tract

SITE & LOCATION MAPS



PARCEL DIMENSIONS



NEIGHBORHOOD CONTEXT

2011 RENOVATION & SYSTEMS

Electrical	Upgraded 2011 (Permit 201101258943)
Plumbing	Upgraded 2011 (Permit 201101258943)
HVAC	Upgraded 2011 (Permits 201101248897 + 201101258943)
Kitchen	Remodeled 2011 — vaulted ceiling, skylights, tile backsplash, SS appliances
Bathrooms	One bathroom added 2011 (Permit 201101258943); existing bathroom scope per buyer inspection
Windows	Replaced 2011 — front, sides, and rear
Dormers	Enlarged 2011 (Permit 201107190568)
Roof	Replaced 2011 (Permit 201103011122)
Garage	1-car, lower level

LEASE & INCOME

Current Rent	\$6,600/mo
Lease Type	Month-to-month
Utilities	Tenant pays all
Annual Gross Income	\$79,200/yr
Lease Docs	Available in disclosure package

CURRENT OPERATING EXPENSES

Property Tax (FY 2026-27)	\$5,504.68/yr
Hazard Insurance	\$1,450.96/yr — Pacific Specialty Ins. Co. (\$538K coverage)
Utilities	Tenant pays all
Est. FY 2026-27 Tax (Post-Sale at \$1.85M Basis)	~\$21,880/yr
Est. Incremental Tax Burden vs. Current	~\$16,375/yr
Mello-Roos / Special Assessments	None identified per Preliminary Title Report

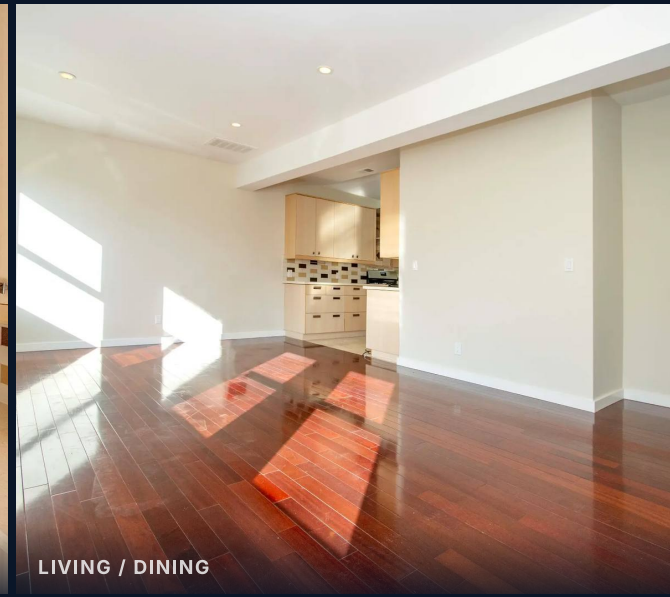
Per current mortgage servicer escrow statement (4/6/2026) and Preliminary Title Report dated



STREET FACADE



KITCHEN



LIVING / DINING



PRIMARY BEDROOM



BATHROOM



REAR DECK & GARDEN



LEVEL BREAKDOWN

MAIN LEVEL

1,005 SF

Living/Dining (21'×13') · Kitchen (9'×15')
Primary Bedroom (12'×12') + Private Bath
Bedroom 2 (7'×10') · Full Bath · Foyer
Laundry / Mud Room

UPPER LEVEL

315 SF

Bedroom 3 (12'×21') with closet
Vaulted ceiling / skylights

LOWER LEVEL

875 SF

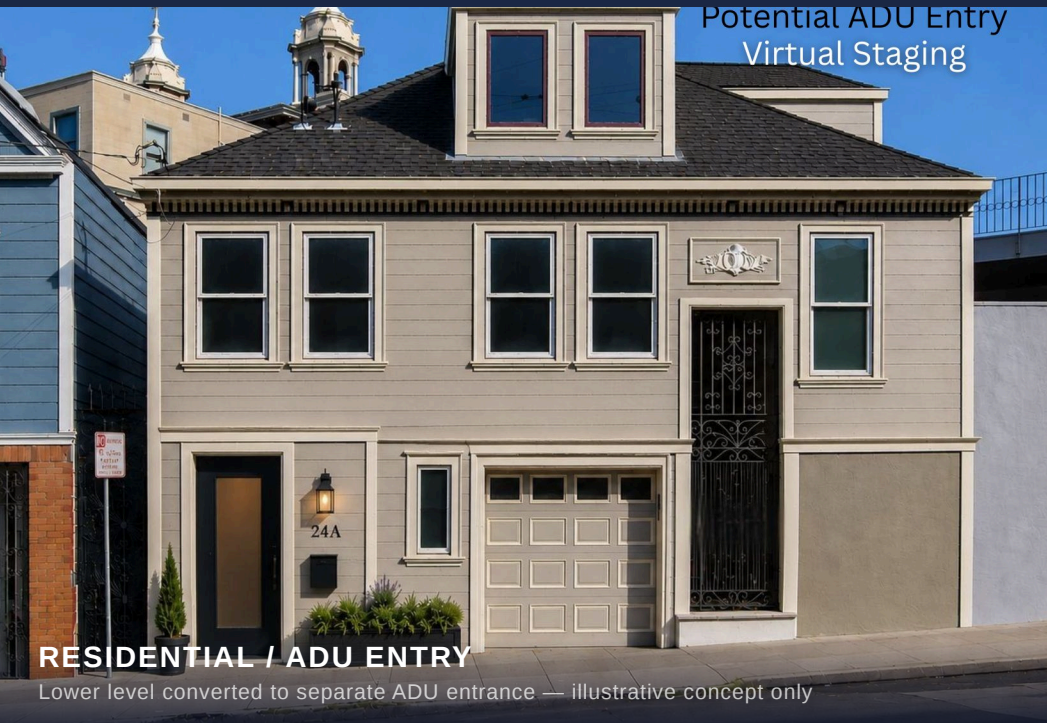
Garage · Storage (12'×26')
Half Bath/Powder Room · Mechanical
JADU conversion candidate — SF Code 207.3

TOTAL UNDER ROOF

2,195 SF

1,320 SF above-grade · 875 SF lower level · ANSI Z765-2021

Floor Plan Visuals · fpvisuals.com · 415-670-9265. All measurements approximate. Buyer to verify independently.

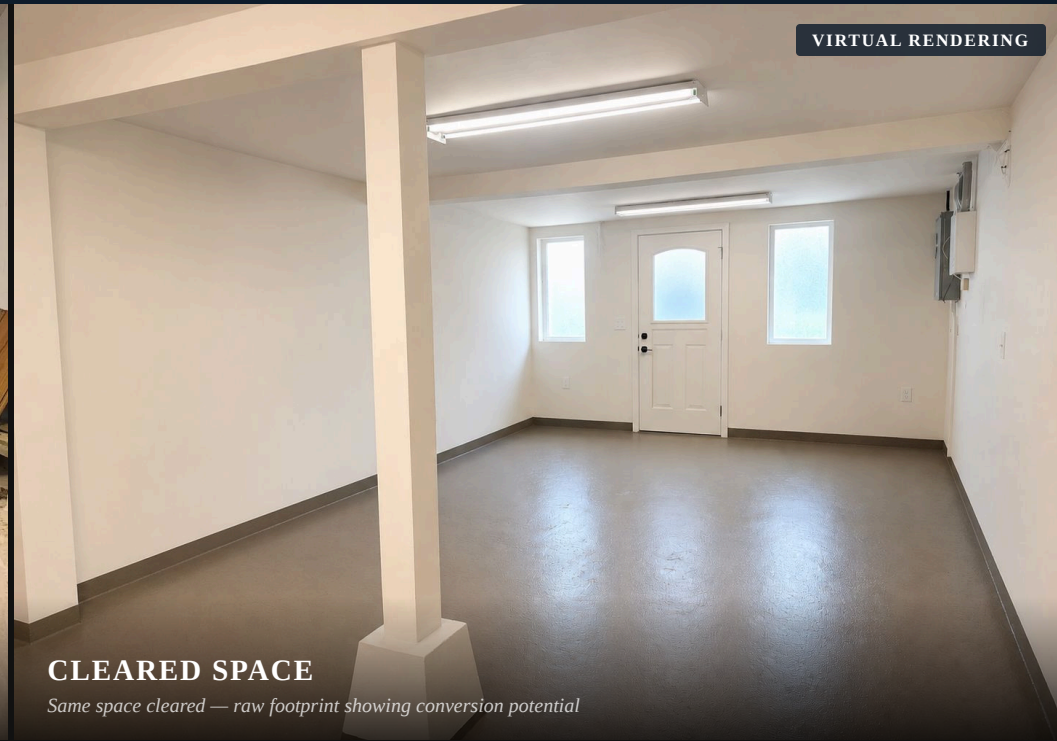


All images are AI-generated virtual staging for illustrative purposes only. Actual use, permitting eligibility, and feasibility must be independently verified by buyer.



AS-IS CONDITION

875 SF — garage, storage, and mechanical space as currently configured



VIRTUAL RENDERING

CLEARED SPACE

Same space cleared — raw footprint showing conversion potential



Potential 1BA ADU
Virtual Staging

1-BEDROOM ADU

Virtual staging — separate bedroom + living area concept, illustrative only



Potential Junior ADU
Virtual Staging

JUNIOR ADU

Virtual staging — studio / open-plan living concept, illustrative only

Virtual staging images are AI-generated for illustrative purposes only. Actual conversion feasibility, permitting eligibility, and costs must be independently verified by buyer.



All interior images are AI-generated virtual staging for illustrative purposes only. Actual conversion feasibility, permitting eligibility, and costs must be independently verified by buyer.

24 Bosworth's NC-1 zoning, proximity to Glen Park BART, and 1,341 SF lot deliver an unusual breadth of viable use cases for a single asset at this price point. The scenarios below reflect distinct pathways available to different buyer profiles — primary residence, hold-and-improve income asset, live-and-operate small-business platform, or long-term redevelopment site. That **optionality** — the ability to evolve the use case as the buyer's needs and the regulatory environment shift — is the property's defining characteristic and a hedge against the single-thesis risk typical of real estate at this price point. Prospective purchasers are encouraged to evaluate each scenario against their own underwriting and to retain qualified professionals before pursuing any specific path.

01 / OWNER-OCCUPANT

Primary Residence

Profile:	Primary homebuyer seeking turnkey Victorian in Bernal Heights
Key Features:	3BD/2.5BA renovated, 98 Walk Score, ~5 min BART, garage
Value Prop:	Move-in ready, top neighborhood, period charm with modern systems

Property is currently tenant-occupied. Consult legal counsel regarding occupancy transition and SF tenant protection ordinances.

02 / RESIDENCE + GROUND-FLOOR COMMERCIAL

Live Above, Operate Below

Profile:	Entrepreneur, creative professional, or small business owner
Key Features:	NC-1 zoning principally permits ≤2,999 SF of neighborhood-serving commercial at the ground floor (SF Planning Code §710.21)
Value Prop:	Salon, studio, professional office, or trade shop — live in main residence, operate business below
Permitted Uses:	Retail / personal services / professional office / art studio / trade shop, ≤2,999 SF principal at ground floor (SF Planning Code §710.21, §121.2)

03 / HOUSE HACK (JADU)

Mortgage Offset via ADU

Profile:	Owner-occupant seeking rental income to offset mortgage
Key Features:	Lower level is a candidate for ADU or JADU conversion under SF Planning Code §207.2 (state and local ADU programs). The pre-2013 unauthorized-unit legalization pathway under §207.3 is not assumed available given the 2011 renovation; buyers should confirm the available pathway with counsel and a licensed architect.
Value Prop:	Live in main unit, with potential rental income upon completion
Cost / Timeline:	Conversion path requires permitting; cost and timeline subject to scope.

04 / INVESTMENT / RENTAL

In-Place Cash Flow

In-Place Rent:	\$6,600/mo — tenant pays all utilities
Market Range:	\$5,029–\$8,046/mo per comparable leases
Annual Income:	\$79,200/yr gross · \$0 investment required
Upside:	Add JADU for additional rental income upside

05 / VALUE-ADD / FLIP

Forced Appreciation

Profile:	Developer or investor seeking value uplift
Key Features:	Property configuration as marketed (3BD/2.5BA) may differ from public records (Assessor record: 2BD/1BA).
Value Prop:	If buyer's diligence identifies permit discrepancies, formal legalization or correction may be available through DBI; cost, timeline, and value impact subject to buyer's underwriting and contractor estimates.

06 / DEVELOPMENT PLAY

Long-Term Redevelopment Opportunity

Profile:	Developer with medium-to-long-term horizon
Key Features:	NC-1 zoning, 40-X height limit, 1,341 SF lot, and ~5 min walk to Glen Park BART.
Value Prop:	Recent California legislation may enable additional development pathways for transit-proximate properties; applicability and feasibility subject to buyer's independent verification with qualified counsel and planning professionals.
Timeline:	2–5+ years depending on market, lot merger, and entitlements

COMPS REVIEWED

13 Sold + 3 Pending

Bernal Heights / Glen Park · Last 12 mo

AVG. SOLD PRICE

\$1,921,000

Range: \$1,442,000 – \$3,215,000

AVG. PRICE / SF

\$1,051/SF

Subject: \$843/SF total under roof

OFFERING PRICE

\$1,850,000

-3.7% vs. avg. sold · In-place income

ADDRESS	SOLD DATE	BD	BA	SF	SALE PRICE	\$/SF	NOTES
287 Chenery Street	5/15/26	3	1.0	1,600	\$2,500,000	\$1,563	Glen Park · Victorian
315 College Avenue	4/10/26	3	2.0	1,712	\$1,600,000	\$935	Bernal Heights
320 College Avenue	4/01/26	3	2.0	1,500	\$1,650,000	\$1,100	Bernal Heights
418 College Avenue	3/31/26	3	2.0	2,191	\$2,275,000	\$1,038	Bernal Heights · Spanish
505 College Avenue	3/05/26	3	2.0	1,946	\$1,700,000	\$874	Bernal Heights
150 College Avenue	2/11/26	3	1.5	1,194	\$1,580,000	\$1,323	Bernal Heights · Mediterranean
235 Genebern Way	12/09/25	3	2.0	1,639	\$1,525,000	\$930	Bernal Heights · Mediterranean
70 Justin Drive	11/18/25	4	3.0	2,728	\$3,215,000	\$1,179	Bernal Heights
569 Chenery Street	10/03/25	3	1.0	1,312	\$1,486,000	\$1,133	Glen Park · Victorian
86 St Marys Avenue	8/27/25	4	2.5	2,210	\$2,000,000	\$905	Bernal Heights · Edwardian/Victorian
8 Milton Street	8/25/25	3	2.5	2,140	\$1,700,000	\$794	Bernal Heights · Contemporary
5 College Terrace	7/24/25	4	2.5	1,987	\$1,442,000	\$726	Bernal Heights
90 Justin Drive	7/22/25	4	2.5	1,980	\$2,300,000	\$1,162	Bernal Heights · Mediterranean
Averages	—	3	2.0	1,857	\$1,921,000	\$1,051	
366 Chenery Street	Pending	3	2.5	2,575	\$3,300,000	\$1,282	Glen Park
20 Crescent Avenue	Pending	2	2.0	2,164	\$1,395,000	\$645	Bernal Heights · Spanish
373 Chenery Street	Pending	3	1.5	1,493	\$1,495,000	\$1,001	Glen Park
★ 24 Bosworth Street	Subject	3	2.5	2,195	\$1,850,000	\$843	In-place \$6.6K/mo · 2,195 SF total under roof per ANSI Z765-2021

Source: SFAR MLS Listings Workspace Package (ID 403860, generated 5/19/2026). Subject SF reflects 2,195 SF total under roof per ANSI Z765-2021 architectural measurement (1,320 SF above-grade + 875 SF lower level). Comparable sales SF and \$/SF per MLS, which generally reflects above-grade finished living area. Buyers should consult their own appraiser for valuation analysis using their preferred SF basis. Pending listings unconfirmed and subject to change.

CURRENT ZONING

NC-1

Neighborhood Commercial, Cluster

PERMITTED RESIDENTIAL USES

- Single-family dwelling
- Multi-family dwelling (with density limits)
- Group housing
- ADU / JADU by right under state law

PERMITTED COMMERCIAL USES

- Retail sales & services
- Personal services (salon, studio)
- Professional / administrative office
- Eating & drinking establishments
- Art studios & galleries

DEVELOPMENT STANDARDS

Height Limit	40 ft (40-X)
Front Setback	None required (NC-1)
Rear Yard	25% of lot depth
Density	1 unit per 600 SF lot area
Lot Area	1,341 SF
Max Units (Base)	2 units by right
Multi-Unit Potential	Subject to lot merger or density-bonus structuring (SB 79 §65912.157)

ADU / JADU POTENTIAL

- JADU: Up to 500 SF in existing structure
- ADU: Detached or attached by right
- Lower level is candidate for ADU or JADU conversion under §207.2 by-right pathway
- No owner-occupancy required post-SB 13

DEVELOPMENT PATHWAY

As-Is: Property currently used as a 3BD/2.5BA single-family residence (assessor record: 2BD/1BA). Tenant in place at \$6,600/mo. NC-1 zoning permits a range of residential and ground-floor commercial uses subject to applicable Planning Code requirements.

Near-Term: Property configuration as marketed (3BD/2.5BA) may differ from public records (Assessor record: 2BD/1BA). If buyer's diligence identifies permit discrepancies, formal legalization or correction may be available through DBI; value impact subject to buyer's underwriting.

Medium-Term: Convert lower level to JADU or ADU with potential additional rental income upon completion.

Long-Term: Recent California legislation may enable additional development pathways for transit-proximate NC-1 parcels; applicability and feasibility subject to buyer's independent verification with qualified counsel and planning professionals.

ZONING
NC-1

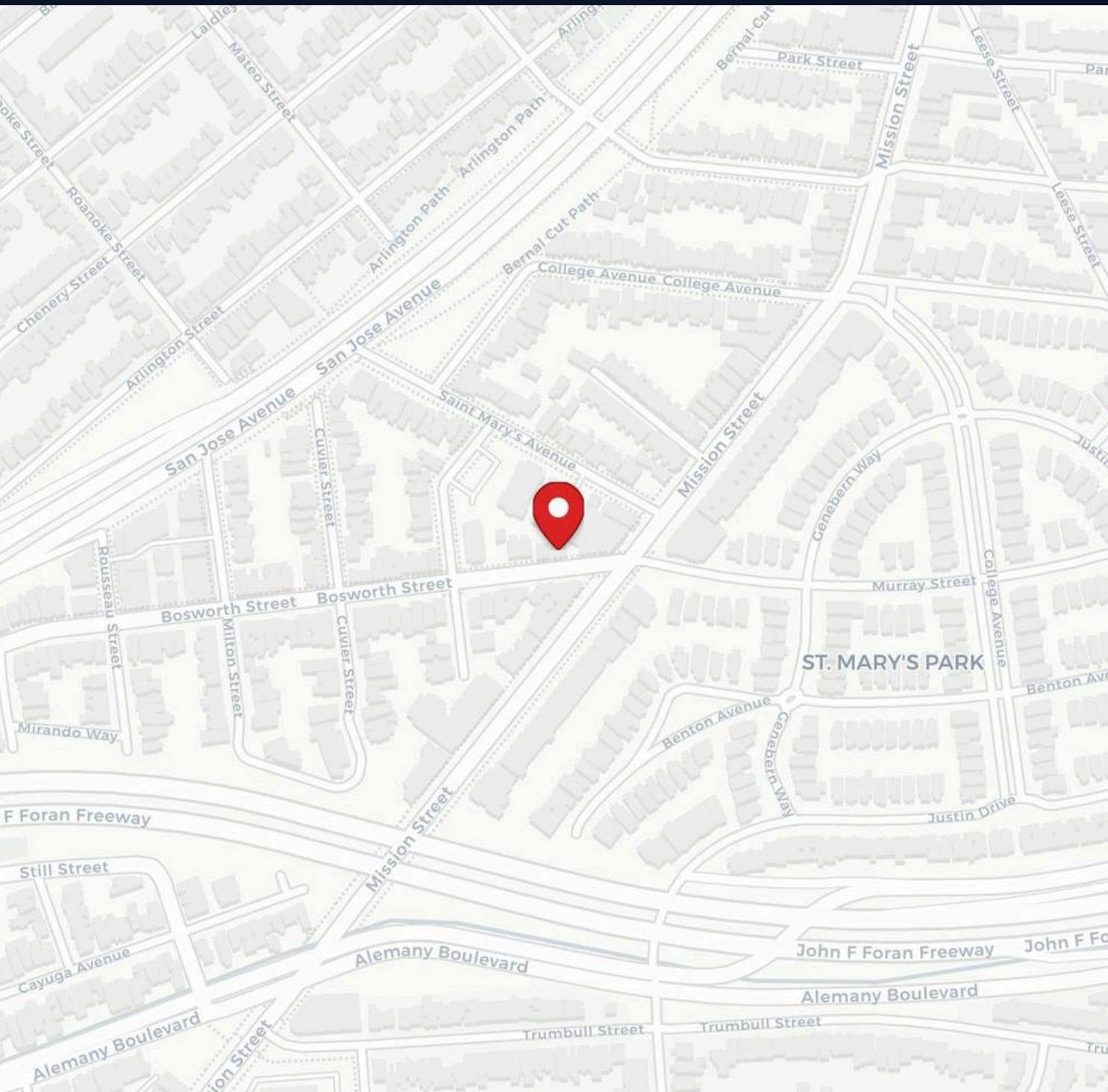
HEIGHT
40 ft

MULTI-UNIT POTENTIAL
Lot merger / density bonus

LOT AREA
1,341 SF

BART
~0.3 mi

APN
6721-008



WALKABILITY & TRANSIT

Walk Score		98
Transit Score		73
Bike Score		89

NEARBY DESTINATIONS

Glen Park BART Station	~5 min walk
Glen Park Recreation Center	~3 min walk
Bernal Heights Park	~8 min walk
Whole Foods (Noe Valley)	~10 min drive
I-280 On-Ramp	~4 min drive
Downtown SF (via BART)	~12 min
SFO Airport (via BART)	~30 min

Bernal Heights / Glen Park is one of San Francisco's most sought-after residential neighborhoods, known for its village character, strong owner-occupant base, and exceptional transit connectivity.

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This OM has been prepared to provide summary, unverified information to prospective purchasers and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Novo Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant.

The information contained in this OM has been obtained from sources we believe to be reliable; however, Novo Real Estate has not verified, and will not verify, any of the information contained herein, nor has Novo Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Prospective purchasers should independently review all lease documentation and consult with qualified legal counsel regarding tenant rights, San Francisco Rent Ordinance applicability, and any obligations that may transfer with ownership.

All prospective purchasers are urged to investigate the property independently and to consult with independent legal and financial advisors. The information contained in this OM is subject to change without notice and prospective purchasers should not rely on it as the basis for entering into a purchase contract for the property.

Regulatory and Zoning Information. All zoning, planning, regulatory, and statutory information presented in this Offering Memorandum is provided for general informational purposes only and is based on Novo Real Estate's interpretation of publicly available materials as of the date of this memorandum. Statutes, ordinances, regulations, and agency interpretations are subject to change and may be subject to varying interpretation by qualified legal and planning professionals. Novo Real Estate makes no representation or warranty, express or implied, as to the accuracy, completeness, applicability, or current status of any such information. Prospective purchasers must conduct their own independent investigation, retain qualified legal and planning counsel, and obtain authoritative confirmation from the City and County of San Francisco regarding any regulatory matter material to their intended use of the property prior to closing.

Costa-Hawkins / Accessory Unit Interaction. The interaction between SF Rent Ordinance, the Costa-Hawkins Rental Housing Act, and SF's ADU/JADU programs is a recognized gray area in San Francisco landlord-tenant practice. Adding a legal accessory unit to this property may, depending on the legalization pathway selected and SF Rent Board interpretation, subject the new unit (and possibly the primary residence) to the SF Rent Ordinance's rent-increase limitations. SF Rent Board guidance treats a single-family dwelling with a legal in-law unit as a two-unit building outside the Costa-Hawkins single-family exemption. Buyers contemplating an ADU/JADU conversion strategy should obtain independent legal advice on the unit-creation pathway and its rent-control consequences before closing.



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