

733-743 WALLER STREET, SAN FRANCISCO, CA

Hayes Valley - Duboce Park



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INVESTMENT HIGHLIGHTS

The Quintessential SF Living: 733-743 Waller Street

Step into a piece of San Francisco history with this classic 6-unit Edwardian property. Built in 1908, this well-maintained building perfectly captures the architectural soul of the city with its period details, including built-in cabinets, elegant moldings, bay windows and cove ceilings.

Modern Living in a Historic Frame

Thoughtful Upgrades: Enjoy the best of both worlds with recent improvements, including a solar hot water system (2018) and upgraded electrical service. Each unit features its own laundry machines and is separately metered for gas and electricity. The kitchens have been modernized with dishwashers and garbage disposals, while the entire building is equipped with double-hung Marvin tilt-pack windows.



Versatile Layouts: The building features four spacious 5-room units and two cozy studios. Select units boast modernized kitchens, double-pane windows, and private garden or deck with sweeping city views.

At the Heart of "Cerebral Valley"

Located in the vibrant Hayes Valley neighborhood (recently dubbed "Cerebral Valley" for its booming AI scene), you are just steps away from the city's most coveted destinations.



Outdoor Oasis: Relax at the nearby Duboce Park or Buena Vista Park, both just a short stroll away.

World-Class Dining: Indulge in local favorites like the Michelin-starred Rich Table or grab organic Mexican fare at Papito Hayes. One can walk down the street to Cafe Reveille or one of the best bars in town, Stoa.



Unbeatable Connectivity: With a 97 Walk Score, you are perfectly positioned near the Divisadero retail corridor and major transit lines for effortless city living.

733-743 Waller is the rare "buy and hold" that offers both the peace of mind of a renovated building and the excitement of a high-growth neighborhood.

RENTAL INCOME

Unit	Type	Current Rent	Market Rent	Move In Date
733	studio / 1 bath	\$2,750	\$2,895	4/2/2025
735	studio / 1 bath	\$2,895	\$2,895	12/15/2025
737	5 room flat / 1 bath	\$7,000	\$7,000	vacant
739	5 room flat / 1 bath	\$5,528	\$7,000	8/10/2022
741	5 room flat / 1 bath	\$6,150	\$7,000	10/28/2025
743	5 room flat / 1 bath	\$4,847	\$7,000	11/1/2020
Monthly Income		\$29,170	\$33,790	
Annual Income		\$350,038	\$405,480	





Estimated Scheduled Annual Revenue

Scheduled Annual Gross Income	\$350,038
(Vacancy Factor 3.0%)	\$(10,501)
Adjusted Scheduled Gross Income	\$339,537
(Estimated Annual Expenses)	\$(108,799)
NET OPERATING INCOME	\$230,738

Estimated Annual Expenses

New Real Estate Taxes	\$48,970
Property Insurance	\$13,700
Gas & Electricity	\$3,901
Water & Sewage	\$5,618
Garbage & Recycling	\$8,142
Cable	\$1,164
Janitorial	\$5,141
Property Management	\$14,624
Permits & Fees	\$884
Repair & Maintenance (estimated @ \$1,000 per unit)	\$6,000
ANNUAL EXPENSES	\$108,144
% of expenses	31%

Pricing

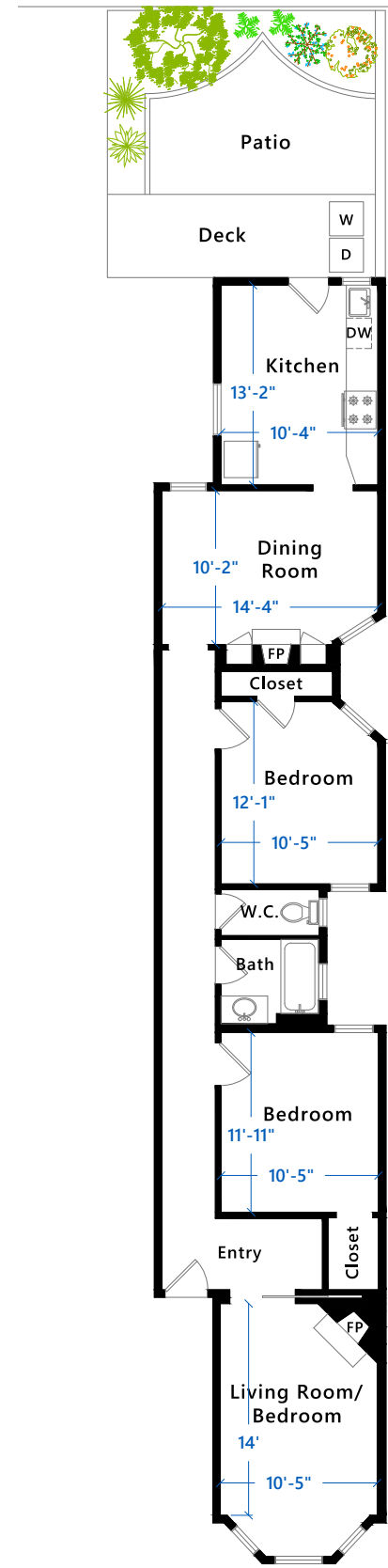
Price	\$4,200,000
Number of Units	6
Price / Unit	\$700,000
Sq. Ft.	6,615
Price / Sq. Ft.	\$635
GRM	12.0
CAP Rate	5.5%

CENTRAL SAN FRANCISCO LOCATION



SAMPLE FLOORPLANS

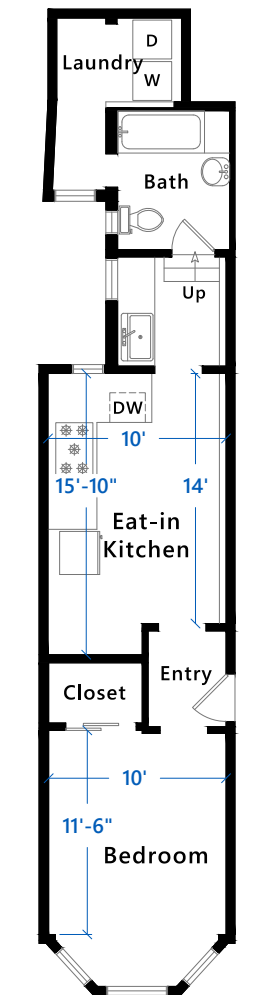
739 Waller St



741 Waller St



733 Waller St





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