

For Sale | 6 Units | Marina District

3324 BRODERICK ST

LIST PRICE: \$4,399,000



Presented By:

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PROPERTY OVERVIEW



PROPERTY DESCRIPTION

3324 Broderick Street is a classic six-unit apartment building located one block from Chestnut Street in San Francisco's Marina District - 2 blocks to Palace of Fine Arts and 4 blocks to the Marina Green. The 5,700 sq/ft property contains six (6) spacious 2BR/1BA apartments averaging approximately 894 sq/ft, 2-car tandem garage parking, five ground-floor storage rooms and a 694 sq/ft ground floor recreation studio with a full bath, kitchenette and backyard access.

Four apartments have in-unit laundry, and all residents have access to owner-owned common laundry. The roof was replaced in 2025, the seismic retrofit was completed in 2015, and gas and electricity are separately metered.

Offered at an attractive 5.34% cap rate and 12.47 GRM, with 46%+ rental upside, the property provides significant future income growth in one of the City's most coveted locations. Nestled in the heart of the Marina district, 3324 Broderick presents a rare opportunity to acquire a well-maintained six-unit building in an enviable location.

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PROPERTY DETAILS



LIST PRICE: \$4,399,000

Street Address	3324 Broderick St
City, State, Zip	San Francisco, CA 94123
Sub-market	Marina (7A)
APN	0927-022
Building Size	5,700 SF
Units	6 x 2 bed x 1 bath Units (884-904 SqFt) 1 x Recreation Studio + 1 bath (694+/- SqFt)
Lot Size	2,966 SF
Year Built	1928
Zoning	RH-3
Parking	2-Car Tandem Garage
Storage	5 Closets – Ground Floor
Laundry	Coin-Op Shared Laundry Room

BUILDING INFORMATION

Foundation	Concrete
Construction	Wood Frame
Electric Service	Separately Metered (200 Amps)
Heat Source	Steam
Fire Protection	Compliant with Fire Alarm Sleeping Room Ordinance
Seismic Retrofit	Completed in 2015
Roof	Modified Bitumen, New 2025

PROPERTY HIGHLIGHTS

- Classic six-unit apartment building in the Marina District.
- Six (6) spacious 2BR/1BA apartments + 694 sq/ft recreation studio with bath & kitchenette + 2-Car Tandem Garage parking + five ground-floor storage rooms
- One block from Chestnut Street.
- New roof, updated electrical, seismically retrofitted
- Four units with in-unit laundry + owner-owned common laundry
- 5.34% Cap Rate | 12.4x GRM

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RENT ROLL

SUITE	UNIT TYPE	SIZE SF	RENT	MARKET RENT	LEASE START
1	2x1	904 SF	\$6,995	\$7,195	6/20/2026
2	2x1	884 SF	\$5,350	\$7,195	9/30/2025
3	2x1	904 SF	\$4,058	\$7,195	2/21/2025
4	2x1	884 SF	\$3,795	\$7,195	6/24/2025
5	2x1	904 SF	\$3,926	\$7,195	6/25/2023
6	2x1	884 SF	\$3,599	\$7,195	2/1/2025
Recreation Studio	-	694 SF	\$2,000	\$2,000	VACANT
Parking 1	-	-	\$250	\$250	6/3/2026
Parking 2	-	-	\$250	\$250	vacant
TOTALS		6,058 SF	\$30,223	\$45,670	



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INCOME & EXPENSES

INCOME SUMMARY

PER UNIT

Gross Scheduled Income	\$332,676	\$55,446.00
Recreation Room	\$24,000	\$4,000.00
Parking	\$6,000	\$1,000.00
Laundry	\$960	\$160.00
Vacancy Cost	(\$10,909)	(\$1,818.18)
GROSS INCOME	\$352,727	\$58,787.82

EXPENSES SUMMARY

PER UNIT

Property Tax	\$50,844	\$8,474.00
Direct Charges & Special Assessments	\$1,350	\$225.00
Insurance	\$5,785	\$964.17
Property Management	\$15,980	\$2,663.33
Repair and Maintenance	\$7,000	\$1,166.67
Code Compliance	\$2,919	\$486.50
Electricity	\$6,474	\$1,079.00
Gas	\$6,961	\$1,160.17
Water & Sewer	\$10,624	\$1,770.67
Trash	\$5,542	\$923.67
Cable & Internet	\$1,113	\$185.50
Landscaping	\$700	\$116.67
Janitorial	\$2,400	\$400.00
OPERATING EXPENSES	\$117,692	\$19,615.33
NET OPERATING INCOME	\$235,035	\$39,172.49

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FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$4,399,000
Price per SF	\$772
Price per Unit	\$733,167
GRM	12.1
CAP Rate	5.34%
Proforma CAP Rate	8.93%
Total Return (yr 1)	\$235,035

OPERATING DATA

Gross Scheduled Income	\$363,636
Total Scheduled Income	\$363,636
Vacancy Cost	\$10,909
Gross Income	\$352,727
Operating Expenses	\$117,692
Net Operating Income	\$235,035
Pre-Tax Cash Flow	\$235,035

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FLOOR PLANS



FLOOR PLAN

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ADDITIONAL PHOTOS



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URBAN CAPITAL
OF SAN FRANCISCO

ADDITIONAL PHOTOS



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