



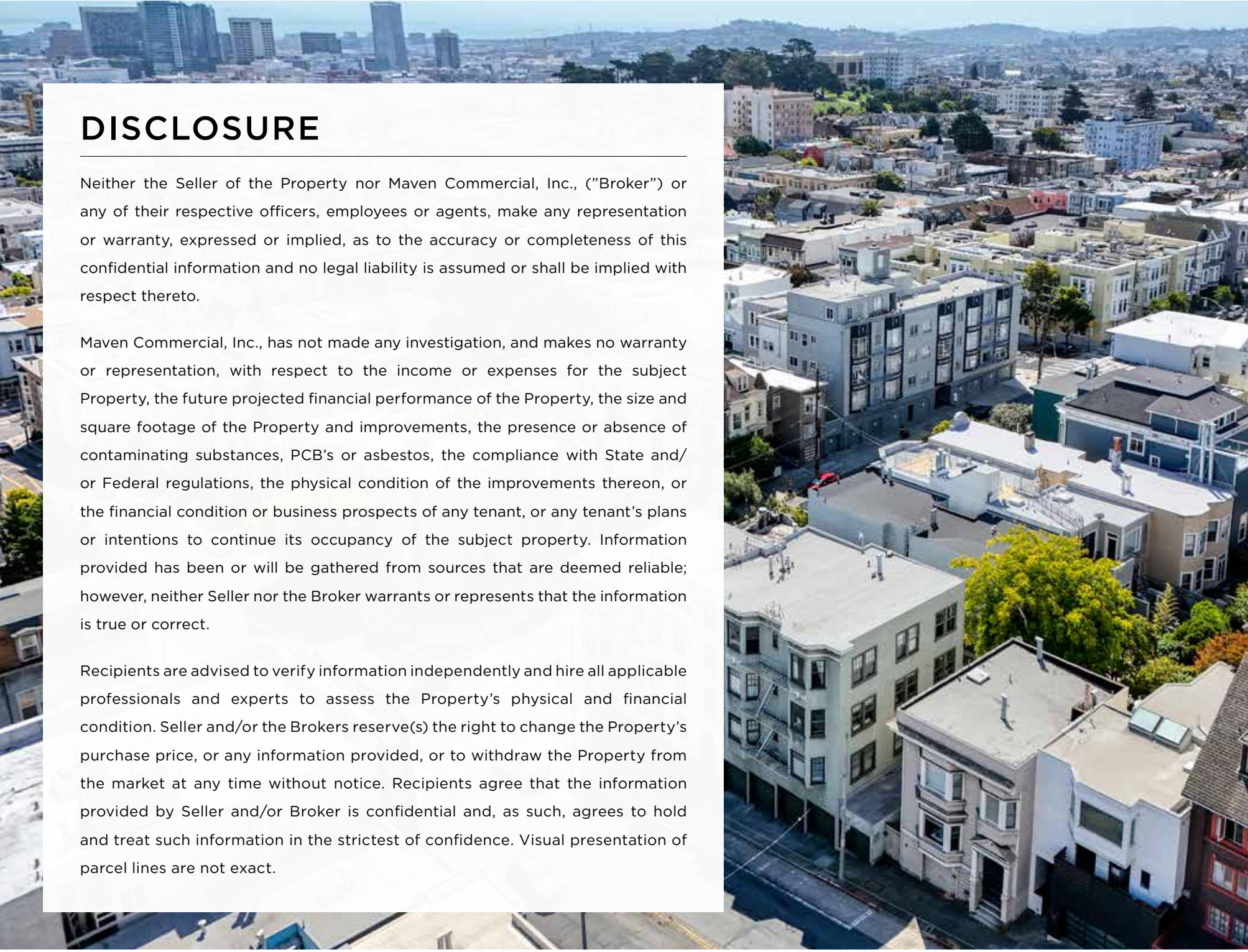
maven
COMMERCIAL

1901 TURK STREET

IMPRESSIVE CORNER APARTMENT BUILDING
6 STUDIOS + 6 ONE-BEDROOMS

NOPA | SAN FRANCISCO

OFFERING MEMORANDUM



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Recipients are advised to verify information independently and hire all applicable professionals and experts to assess the Property's physical and financial condition. Seller and/or the Brokers reserve(s) the right to change the Property's purchase price, or any information provided, or to withdraw the Property from the market at any time without notice. Recipients agree that the information provided by Seller and/or Broker is confidential and, as such, agrees to hold and treat such information in the strictest of confidence. Visual presentation of parcel lines are not exact.

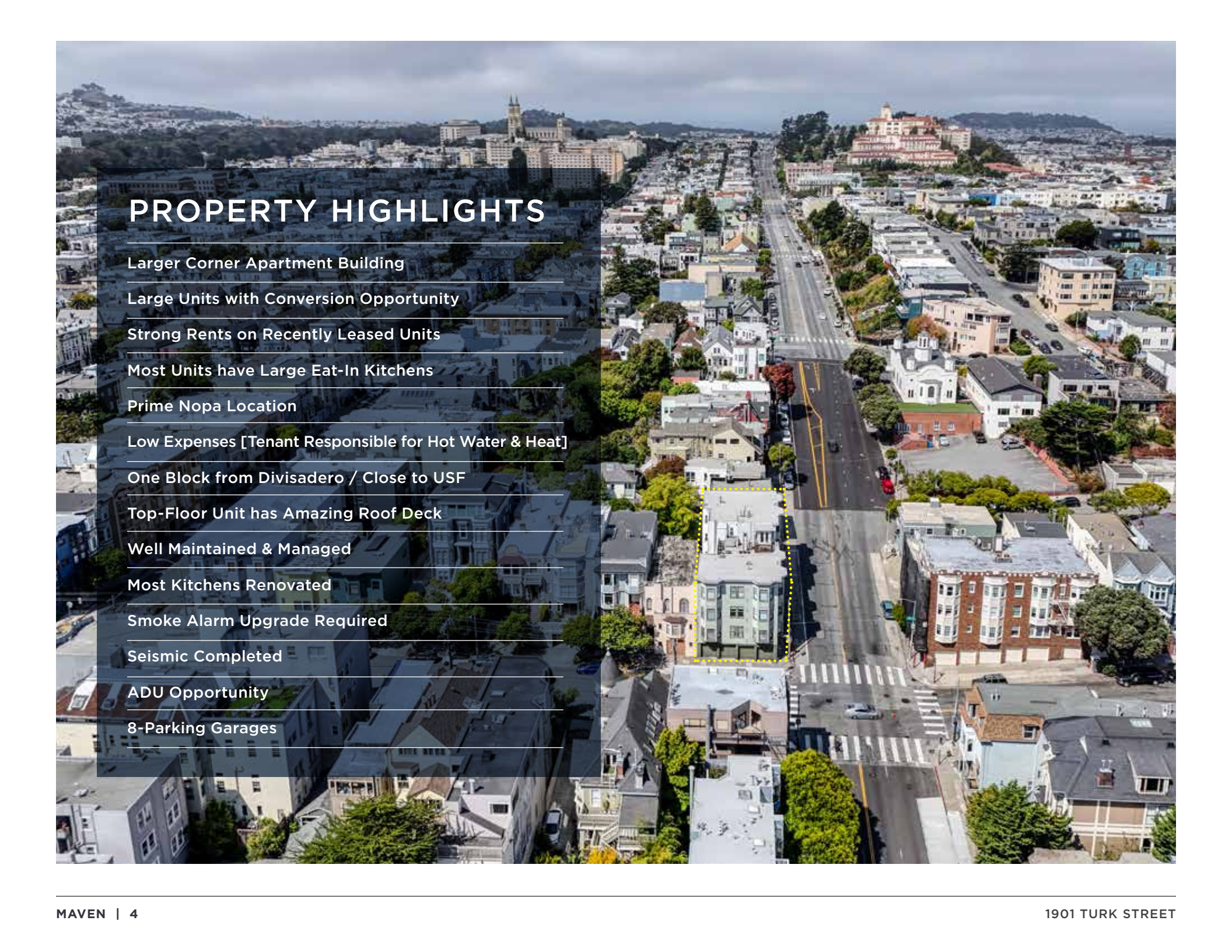
EXECUTIVE SUMMARY

Maven Commercial is pleased to present 1901 Turk Street, a stately, well-maintained corner apartment building located in San Francisco's popular NOPA neighborhood—just one block from Divisadero Street. Spanning four stories and 9,561 square feet, the property features 12 large units (6 studios and 6 one-bedrooms) plus 8 parking garages. The residences retain classic architectural detail, including French doors, bay windows, and hardwood floors, with many boasting updated eat-in kitchens. Perfectly situated steps from top-tier dining, nightlife, and retail, recent leases have achieved strong market rents that signal clear upside for new ownership. Key investment highlights include ADU potential, unit upgrade possibilities, a standout top-floor residence with a private roof deck, completed seismic work, and low owner expenses with tenants responsible for heat and hot water.

LISTING PRICE	\$4,850,000
GRM	13.59
CAP RATE	4.75%
PRICE / SQ FT	\$507
PRICE / UNIT	\$404,167

BUILDING SIZE	9,561 Sq. Ft.
PARCEL SIZE	3,446 Sq. Ft.
PARCEL NUMBER	1152-001
YEAR BUILT	1927
ZONING	RM-1



An aerial photograph of a city street, likely in San Francisco, showing a dense residential area. A yellow dashed rectangular box highlights a specific building on the left side of the street, near the intersection. The building is a multi-story structure with a light-colored facade and a flat roof. The surrounding area includes other residential buildings, trees, and a church with a prominent steeple in the background.

PROPERTY HIGHLIGHTS

Larger Corner Apartment Building

Large Units with Conversion Opportunity

Strong Rents on Recently Leased Units

Most Units have Large Eat-In Kitchens

Prime Nopa Location

Low Expenses [Tenant Responsible for Hot Water & Heat]

One Block from Divisadero / Close to USF

Top-Floor Unit has Amazing Roof Deck

Well Maintained & Managed

Most Kitchens Renovated

Smoke Alarm Upgrade Required

Seismic Completed

ADU Opportunity

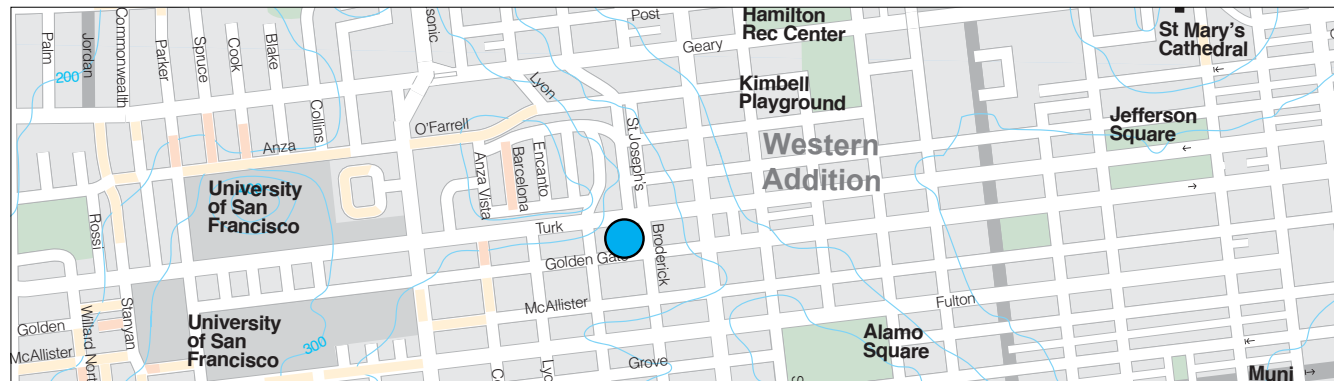
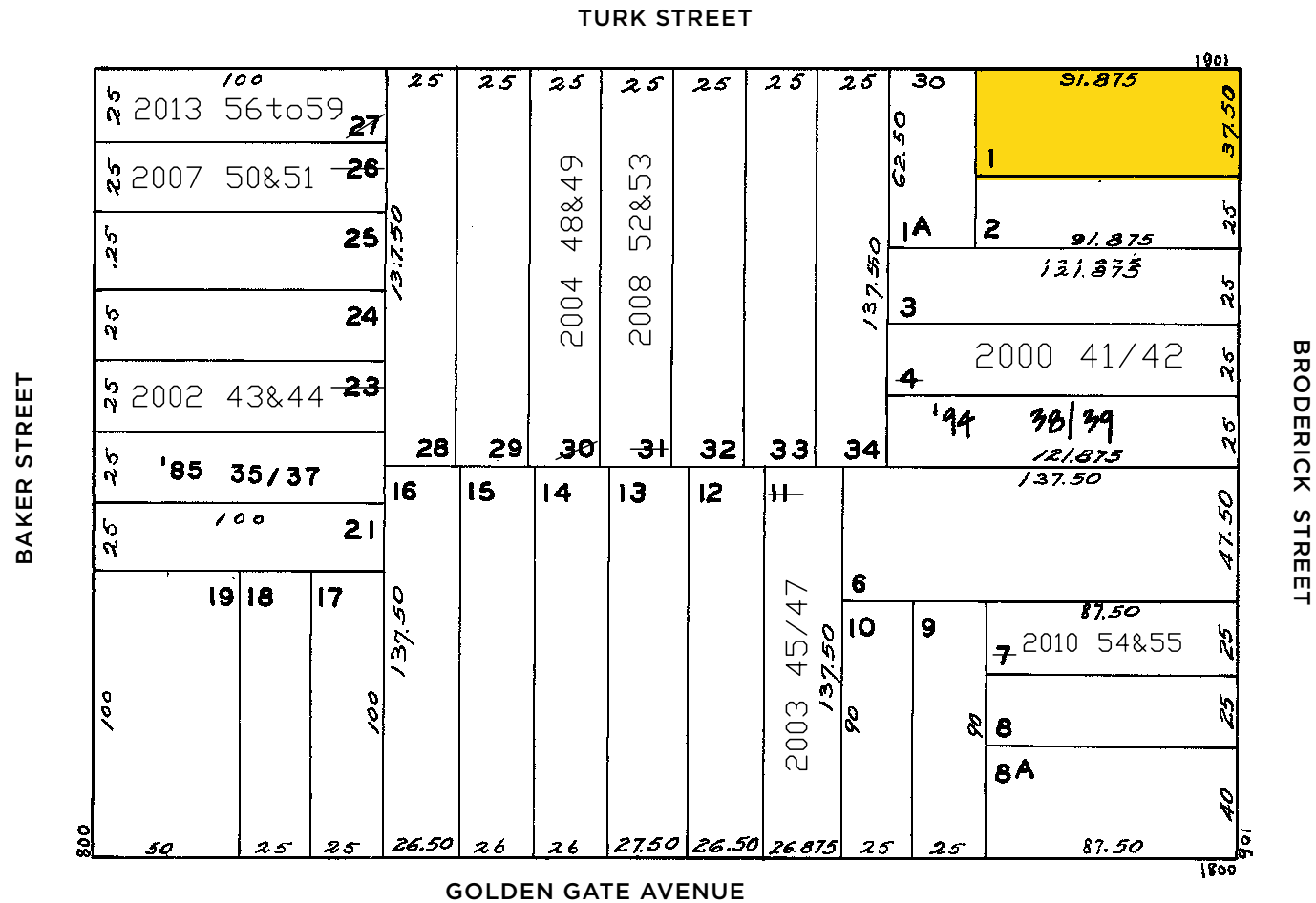
8-Parking Garages

PROPERTY DETAILS

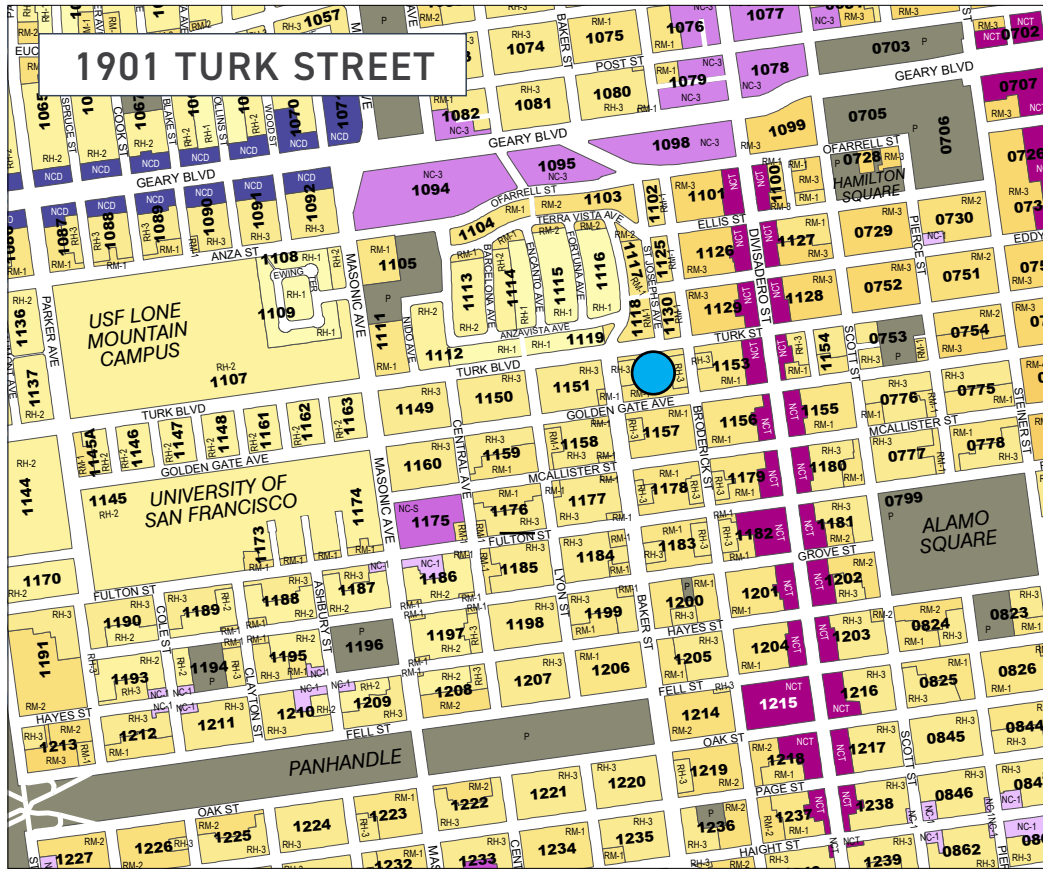
UNITS	12
STUDIOS	6
1 BDRMS	6
VACANT	—
PARKING	8
FLOORS	4
FOUNDATION	Concrete
STRUCTURE	Wood Frame
FAÇADE	Stucco
WINDOWS	Wood Sash
FLOORING	Hard Wood [units] & Carpet [hallways]
ROOF	Modified Bitumen Torch-Down
SPRINKLER SYSTEM	Ground Floor
GAS	Separately Metered
ELECTRICAL	Separately Metered
SERVICE	200 Amps
SUB PANELS	Tradesman Hallway
PLUMBING	Primarily Copper
HEAT	Gas Wall & Direct Vent
HOT WATER	Individual Gas Water [tenant responsibility]
WASHER / DRYER	Coin-Op
FIRE SYSTEM UPGRADE	Required
FLOOD	Not Present
LIQUEFACTION	Not Present
SOFT STORY UPGRADE	Completed



PARCEL MAP



ZONING



ZONING DISTRICT | **RM-1**

RM-1 Districts: Low Density. These Districts contain a mixture of the dwelling types found in RH Districts, but in addition have a significant number of apartment buildings that broaden the range of unit sizes and the variety of structures. A pattern of 25-foot to 35-foot building widths is retained, however, and structures rarely exceed 40 feet in height. The overall density of units remains low, buildings are moderately scaled and segmented, and units or groups of units have separate entrances. Outdoor space tends to be available at ground and upper levels regardless of the age and form of structures. Shopping facilities and transit lines may be found within a short distance of these districts. Nonresidential uses are often present to provide for the needs of residents.



9,561 Sq. Ft.
BUILDING SIZE



3,446 Sq. Ft.
PARCEL SIZE



B - Unknown / Age Eligible
HISTORIC RESOURCE



3 Units per Lot
RESIDENTIAL DENSITY



40-X
HEIGHT LIMITS



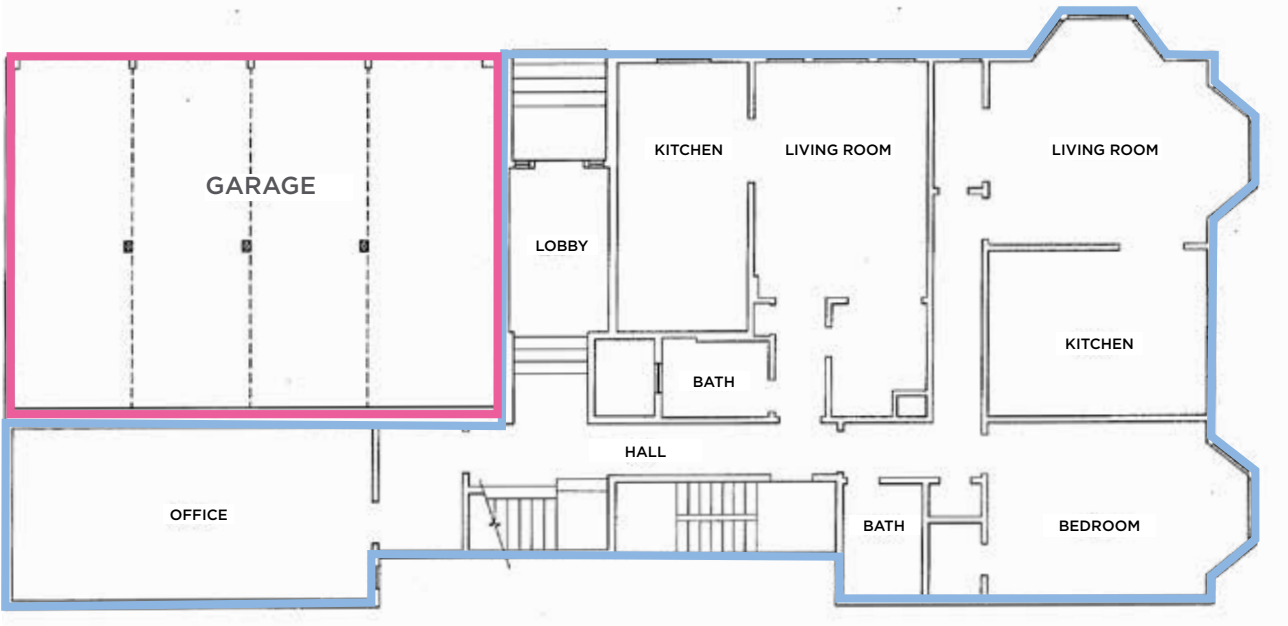
92 x 37.5
PARCEL WIDTH & DEPTH



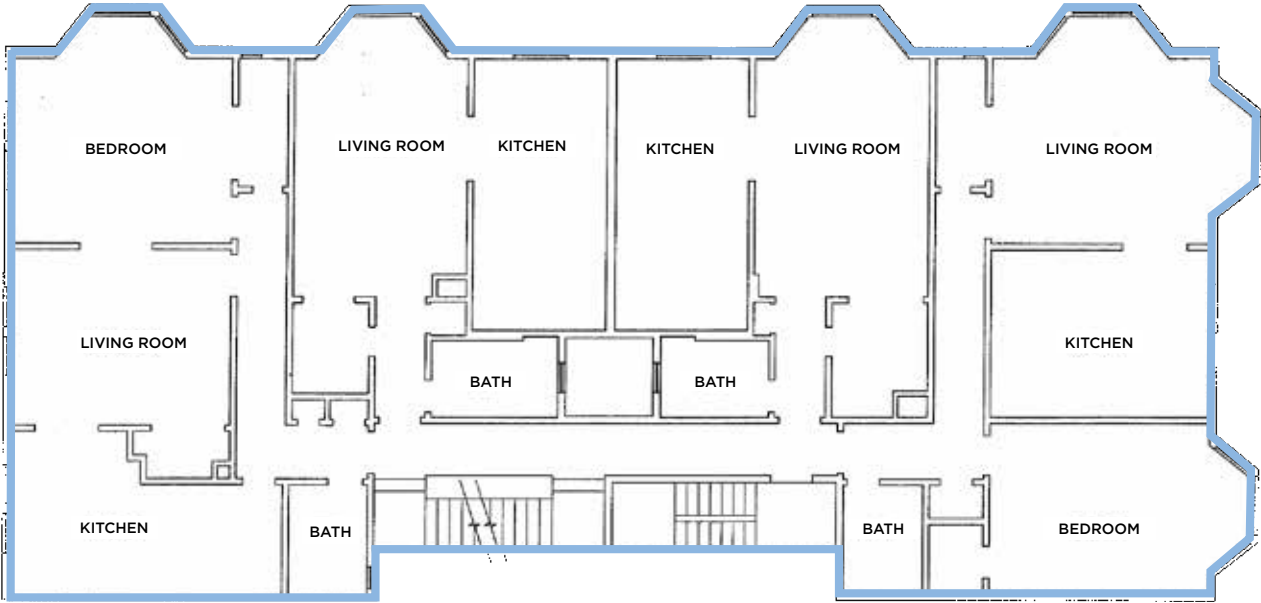


FLOOR PLANS

FIRST FLOOR

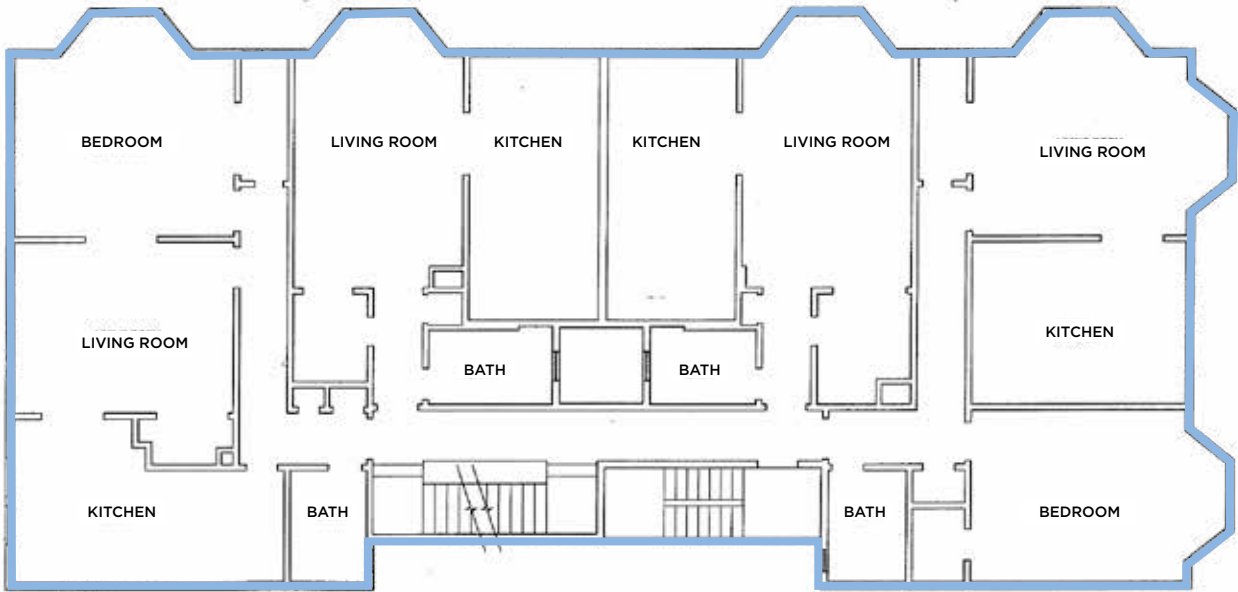


SECOND FLOOR

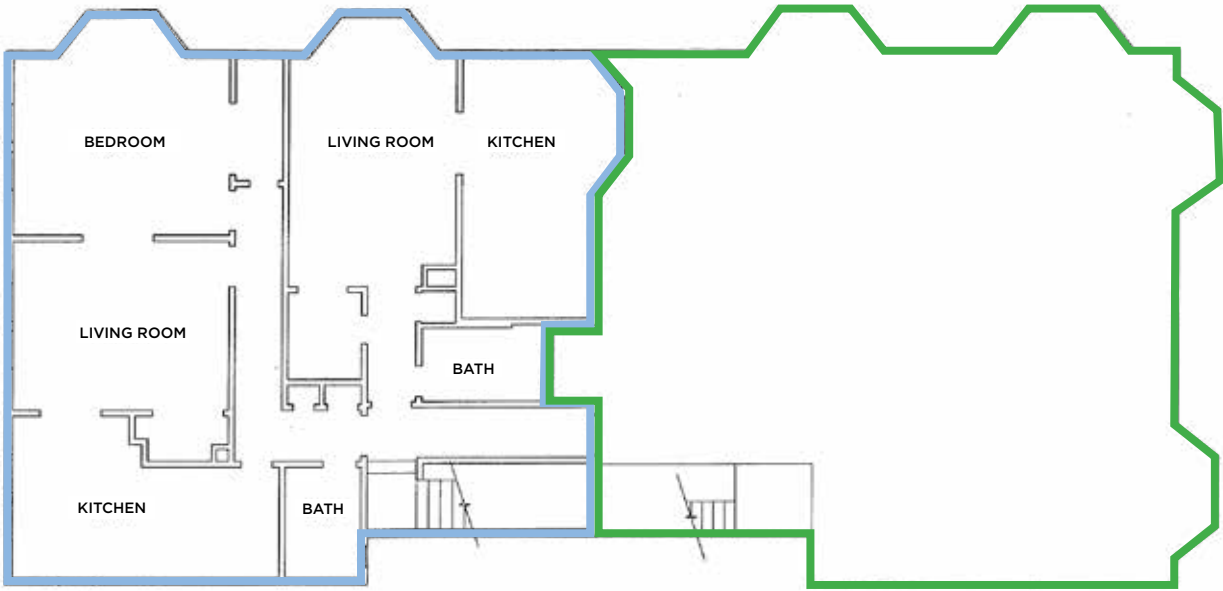


FLOOR PLANS

THIRD FLOOR



FOURTH FLOOR



RENT ROLL

UNIT	TYPE	MOVE-IN	PARKING	CURRENT	MARKET	UPSIDE
1	1 Bdrm	—	-	\$1,296	\$3,900	201%
2	Studio	Jun-25	-	\$2,540	\$2,800	10%
3	1 Bdrm	Jul-23	Yes	\$3,333	\$3,900	17%
4	Studio	—	-	\$530	\$2,800	428%
5	Studio	May-94	Yes	\$1,202	\$2,800	133%
6	1 Bdrm	Feb-25	Yes	\$3,729	\$3,900	5%
7	1 Bdrm	Jul-25	-	\$3,850	\$3,900	1%
8	Studio	Jun-91	Yes	\$1,003	\$2,800	179%
9	Studio	Jan-92	-	\$950	\$2,800	195%
10	1 Bdrm	Jun-11	-	\$2,941	\$3,900	33%
11	1 Bdrm	Dec-23	Yes	\$3,369	\$3,900	16%
12	Studio	Aug-26	-	\$3,800	\$3,800	0%
TOTAL [Residential]				\$28,542	\$41,200	44%
PARKING						
GARAGE 1	Unit 8			—	\$350	
GARAGE 2	Unit 11			—	\$350	
GARAGE 3	Non-Tnt Pkg			\$350	\$350	
GARAGE 4	Non-Tnt Pkg			\$350	\$350	
GARAGE 5	Unit 5			—	\$350	
GARAGE 6	Non-Tnt Pkg			\$350	\$350	
GARAGE 7	Unit 3			—	\$350	
GARAGE 8	Unit 6			—	\$350	
TOTAL [PARKING]				\$1,050	\$2,800	
LAUNDRY	On Site		Wash	\$150	\$150	
INCOME [RESIDENTIAL]				\$29,742	\$44,150	
INCOME [ANNUAL]				\$356,898	\$529,800	

UNDERWRITING

INCOME - GROSS	RENT [CURRENT]	RENT [MARKET]	NOTES
RESIDENTIAL	\$342,498	\$494,400	
VACANCY LOSS	(\$10,275)	3.0%	3.0%
PARKING	\$12,600	\$33,600	
LAUNDRY	\$1,800	\$1,800	
TOTAL INCOME	\$346,623	\$514,968	
PROJECTED EXPENSES			
INSURANCE	\$9,884	\$9,884	Est.
PROPERTY MANAGEMENT	\$17,845	\$26,490	5.25%
TAXES [PROPERTY]	\$57,360	\$57,360	Est.
UTILITIES			
ELECTRICITY & GAS	\$1,750	\$1,750	2025
GARBAGE & RECYCLING	\$2,944	\$2,944	2025
TELEPHONE	\$871	\$871	2025
WATER & SEWER	\$12,280	\$12,280	2025
MISCELLANEOUS			
REPAIRS & MAINTENANCE	\$12,000	\$12,000	[\$1,000 Unit]
LAUNDRY LEASE	\$600	\$600	
FEES / TAXES / REGULATIONS			
BUSINESS LICENSE	\$100	\$100	Est.
GROSS RECEIPTS TAX	-	-	-
RENT BOARD FEE	\$708	\$708	[\$59 unit]
TENANT REIMBURSEMENT	-\$354	-\$354	[\$29.50 unit]
VECTOR CONTROL	\$343	\$343	Est.
TOTAL EXPENSES	\$116,331	\$124,976	
EXPENSE/INCOME RATIO	34%	24%	
NET OPERATING INCOME	\$230,292	\$389,992	



THE MILL



CHE FICO



EARLY TO RISE



BOB'S ON BAKER STREET



BRENDA'S MEAT & THREE

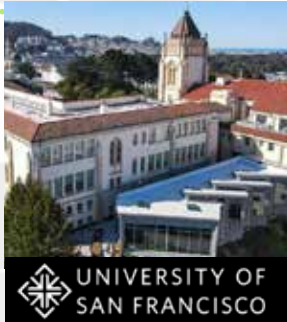


UNIVERSITY OF SAN FRANCISCO



CENTRAL COFFEE TEA & SPICE

The NOPA neighborhood—short for “North of the Panhandle”—is a vibrant residential enclave in San Francisco known for its tree-lined streets, colorful Victorian homes, and relaxed yet trendy atmosphere. Nestled between the eastern edge of Golden Gate Park and the iconic Alamo Square Park, NOPA offers easy access to green space while remaining close to the city’s cultural energy. Divisadero Street serves as its lively commercial corridor, filled with popular restaurants, cozy cafés, independent boutiques, and live music venues that draw both locals and visitors. With its blend of historic architecture, community feel, and walkable charm, NOPA captures a distinctly San Franciscan balance of neighborhood warmth and urban sophistication.



UNIVERSITY OF SAN FRANCISCO

TURK



CITY CENTER



TURK

GOLDEN GATE

BRODERICK

DIVISADERO

SCOTT

PIERCE

STEINER



PAPALOTE



Lucky

ALTAMIRANO

BISTRO
CENTRAL
PARC



BOB'S
DONUTS

KUNG FOOD
EL RANCHO GRANDE
MINI BAR
BAR 821

MAC NAIL SPA
DIVIS REFLEXOLOGY MASSAGE
4505 BURGERS & BBQ

BAR CRUDO
FOOL'S ERRAND
BISTRO LA CHAUMIÈRE
BEAN BAG CAFE

POPEYES
PHO DIVIS
CLUB WAZIEMA
NEPA

AUTENTICA COMIDA LATINA
MODERN ANIMAL

BOBA GUYS
FOGHORN TAPROOM
CHE FICO
EDDIE'S CAFE

FLY
THE MILL
JOSEY BAKER BREAD

THE INDEPENDENT
EMPORIUM
LOVING CUP
Q SPA

NOPA LUCINDA'S DELI
BI-RITE MARKET
HORSEFEATHER
S F HARDWARE

BLACK NOSE TRADING CO.
THAT'S MY JAM
MANGROVE KITCHEN

THE PAGE
THE LITTLE CHIHUAHUA
SOUVENIR COFFEE CO.
KEN

GAMESCAPE



GIGI'S

DIVISADERO

OAK

PAGE

HAIGHT

WALLER



BUENA VISTA PARK

THE PANHANDLE

- BEN & JERRY'S
- WAKE UP
- PIEDMONT BOUTIQUE
- 1428 HAIGHT
- LOVE ON HAIGHT
- MAGNOLIA BREWING
- CEIBA
- CANDY'S
- FIREBIRD YARNS
- RITUAL COFFEE
- RVCA
- RELIC
- BIZZA
- PORK STORE
- FLIPPIN BURGER
- COOKIE CLOTHING
- COFFEE TO THE PEOPLE
- TWISTED THISTLE
- BOUND TOGETHER



1901 TURK STREET

SAN FRANCISCO | CALIFORNIA

maven
COMMERCIAL

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