



DAN MCGIVERN
COMPASS COMMERCIAL

3025 21ST STREET
7 UNITS | OFFERED AT \$3,750,000



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1699 Van Ness Ave, San Francisco, CA 94109

INVESTMENT OVERVIEW



- Meticulously Restored Historic Victorian Property
- Seven Units: Two 2-Bdrs, Four 1-Bdrs, One Studio
- Four Townhome-Style Two-Story Units
- Separate Two-Car Garage Structure
- Wraparound Brick Patio & Landscaped Garden
- Separately Metered for Gas & Electric
- On-Site Laundry
- Large Basement with High Ceilings

3025 21st Street is a magnificent seven-unit multifamily property in San Francisco's Mission District. Built in 1873, the building has been meticulously restored and refurbished during the current owner's 30+ years of ownership. Exceptional care has been taken in preserving and enhancing the property with remarkable attention to detail.

The property features a mix of two two-bedroom units, four one-bedroom units, and one studio. Both two-bedroom units and two of the one-bedroom units are townhome-style residences that span two levels. There is a thoughtful blend of modern updates and meticulous restoration, creating a warm and inspiring living environment. All units have dishwashers and gas wall heaters.

Set on an extra-wide lot, the property includes a separate structure with a 2-car garage and a large wraparound yard with a mix of landscaped garden and brick patio space.

A substantial soft-story retrofit was completed in 2019. As part of that work, numerous moment frames and shear walls were installed, the basement floor was lowered, a new concrete slab was poured, and initial plumbing was added to accommodate the potential development of two ADUs. Buyers should investigate the feasibility and cost of any such addition to their own satisfaction.

Don't miss this opportunity to acquire an architecturally significant, beautifully restored property in one of San Francisco's most vibrant neighborhoods.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1873
Parcel Number	3614-055
# of Units	7
Unit Mix	Two 2-Bdrs, Four 1-Bdrs, One Studio
Sq. Feet	5,496 *
Lot Sq. Feet	4,512
Neighborhood	Inner Mission
Zoning	RH-3

BUILDING SYSTEMS

Laundry	Mobile App (PayRange)
Heat Source	Gas Wall Heaters
Roof	Asphalt Composite Shingle
Yard	Side Patio and Landscaping
Water Service	Master Metered
Electric Service	200 Amps
Gas & Electric Metering	Separately Metered
Soft Story Retrofit	Complete

* 5,496 square footage as measured by Open Homes Photography. Tax record square footage is 4,740.

RENT ROLL

Unit	Type	Rent *	Market Rent	Move-In Date
1	Studio	\$2,317.50	\$2,500.00	08/07/2024
2	One-Bedroom	\$3,042.92	\$3,800.00	06/06/2025
3	One-Bedroom	\$3,449.32	\$3,800.00	07/19/2025
4	Two-Bedroom **	\$4,109.99	\$5,400.00	07/26/2022
5	Two-Bedroom **	\$3,702.85	\$5,400.00	08/01/2024
6	One-Bedroom **	\$3,347.72	\$4,200.00	05/01/2025
7	One-Bedroom **	\$3,200.40	\$4,200.00	07/19/2025
G1	Garage Left	\$400.00	\$400.00	
G2	Garage Right	\$400.00	\$400.00	
	Laundry	\$127.00	\$130.00	
	Utility Pass-Through	\$650.00	\$650.00	

Monthly Income	\$24,747.70	\$30,880.00
Annual Income	\$296,972.40	\$370,560.00
Upside	25%	

* Rents Reflect Recent Increases — Effective 6/1/2026 (Unit 6), 7/1/2026 (Unit 2), 8/1/2026 (Units 3, 4, 5 & 7), and 9/1/2026 (Unit 1)

** Two-Story Townhome-Style Floor Plans



FINANCIAL OVERVIEW



Financial Overview

Price	\$3,750,000
Price Per Unit	\$535,714
Price per Sq Foot	\$682
GRM	12.6
Cap Rate	5.1%
Annual Income	\$296,972
Net Operating Income	\$190,704

Estimated Expenses

New Property Taxes (est. @ 1.1714%)	\$44,351	
Insurance*	\$10,840	
PG&E	\$6,374	
Water & Sewer	\$5,612	
Garbage	\$8,884	
Landscaping	\$1,200	
Management	5%	\$14,849
Repairs & Maintenance	\$5,250	
Total Expenses:	\$97,359	

*Owners current insurance amount. Buyers are advised to obtain their own quote.

Annualized Operating Data

Scheduled Gross Income	\$296,972	
Less Vacancy Rate	3.0%	\$8,909
Adjusted Gross Income	\$288,063	
Less Expenses	32.8%	\$97,359
Net Operating Income	\$190,704	

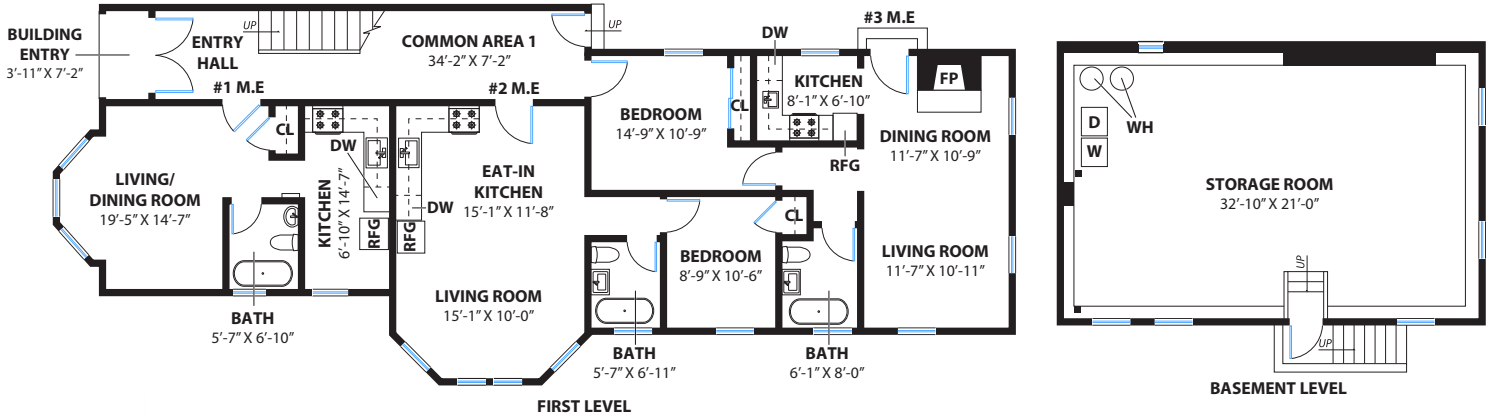
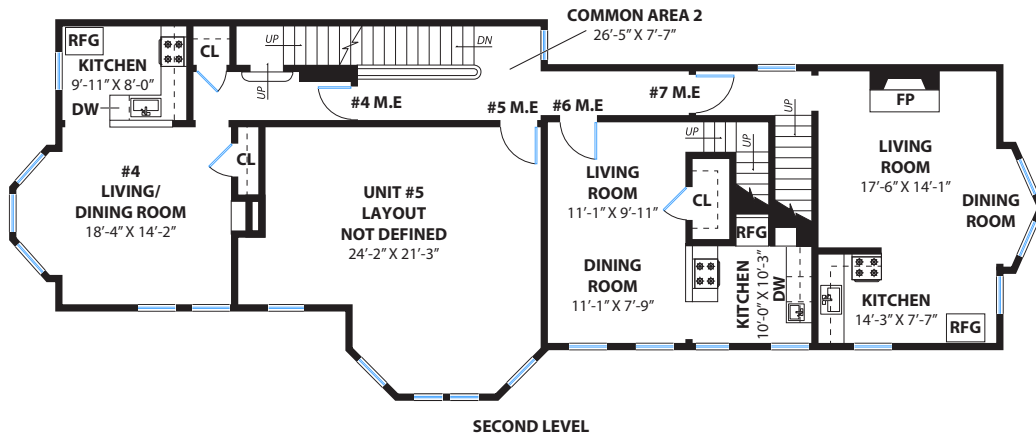
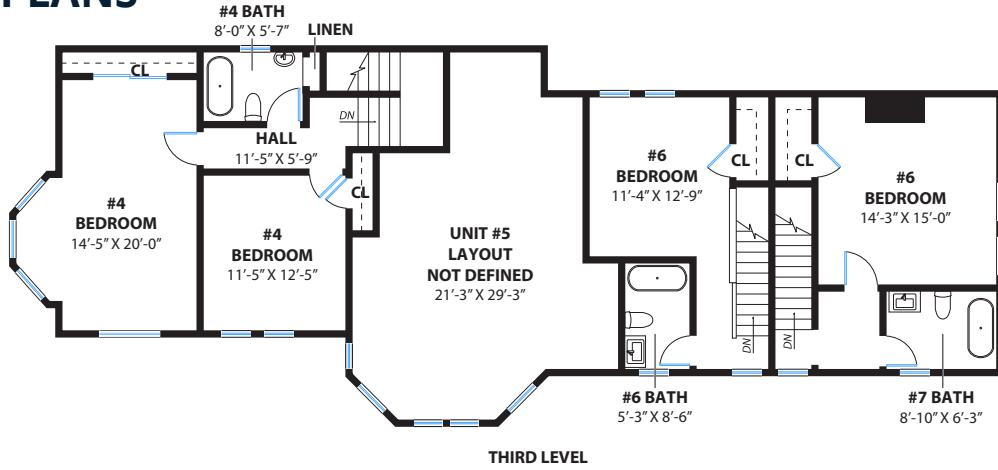
PHOTOS



PHOTOS



FLOOR PLANS



PROPERTY SQ FT INFORMATION MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

INTERIOR SPACE: 5,496 SQ FT

- * Common Area 1 (1st Level): 268 Sq Ft
- * Unit 1 (1st Level): 391 Sq Ft
- * Unit 2 (1st Level): 516 Sq Ft
- * Unit 3 (1st Level): 592 Sq Ft
- * Common Area 2 (2nd Level): 177 Sq Ft
- * Unit 4 (2nd Level): 447 Sq Ft
- * Unit 4 (3rd Level): 648 Sq Ft
- * Unit 5 (2nd Level): 450 Sq Ft
- * Unit 5 (3rd Level): 479 Sq Ft

- * Unit 6 (2nd Level): 369 Sq Ft
- * Unit 6 (3rd Level): 309 Sq Ft
- * Unit 7 (2nd Level): 433 Sq Ft
- * Unit 7 (3rd Level): 417 Sq Ft

EXTERIOR SPACE: 774 SQ FT

- * Storage (Basement Level): 774 Sq Ft

CREATED ON APRIL 23, 2026

Disclaimer: Rendering by Open Homes Photography. All measurements are approximate and may not be exact. Do not rely on the accuracy of this floor plan when determining the price of a property or making decisions regarding buying or selling of properties without independent verifications.



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