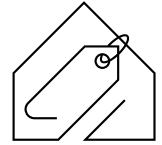


425-431 LINDEN ST HAYES VALLEY

4 Units | 1 BR 1 BA Units | 2,260 Sq Ft | LIST PRICE \$2,100,000



METAPPOINT



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Property Details



1925
Year built

Positioned in the heart of Hayes Valley, one of San Francisco's most sought-after and supply-constrained neighborhoods, this beautifully maintained four-unit apartment building presents an outstanding opportunity to acquire a turnkey multifamily asset with strong in-place cash flow, stable tenancy, and meaningful upside potential.

4 Units
Total

The property is 100% tenant occupied with an exceptional group of long-term tenants who have been easy to manage, providing reliable income and a seamless ownership experience. The asset currently generates approximately \$102,420 in Net Operating Income, representing an attractive 4.88% capitalization rate, while offering approximately 30% rental upside as units naturally turn over over time.

2
Car parking

The building has been thoughtfully maintained and recently renovated, allowing a new owner to benefit from a well-cared-for asset with minimal deferred maintenance. Updated interiors, modern finishes, and excellent overall condition continue to attract quality tenants in one of San Francisco's strongest rental markets.

1 BR / 1 BA
All Units

Hayes Valley consistently commands some of the city's highest rental demand due to its unique blend of neighborhood charm, world-class dining, boutique shopping, and exceptional walkability. Residents enjoy immediate access to acclaimed restaurants including Rich Table, State Bird Provisions, The Progress, and numerous neighborhood cafés, while Patricia's Green, SFJAZZ Center, the San Francisco Symphony, and countless cultural attractions are just moments away. With a Walk Score of 99, convenient access to MUNI, BART, tech shuttle stops, and major freeways, the location remains highly desirable for professionals seeking an urban lifestyle with excellent connectivity.

2,260*
Living Sq Ft

For investors, tenant demand in Hayes Valley has historically remained exceptionally strong, contributing to low vacancy and making future leasing straightforward when units become available. Combined with the property's desirable condition and premier location, this creates a compelling long-term investment opportunity with both dependable income and future rental growth.

1,650*
Sq Ft Lot
*PerTaxRecords

Whether acquired as a stable income-producing asset or a long-term appreciation play in one of San Francisco's premier neighborhoods, this property offers a rare combination of immediate cash flow, high-quality tenancy, strong rental fundamentals, and significant upside potential in an irreplaceable location.

99
Walk-Score

FINANCIAL OVERVIEW

Key Highlights

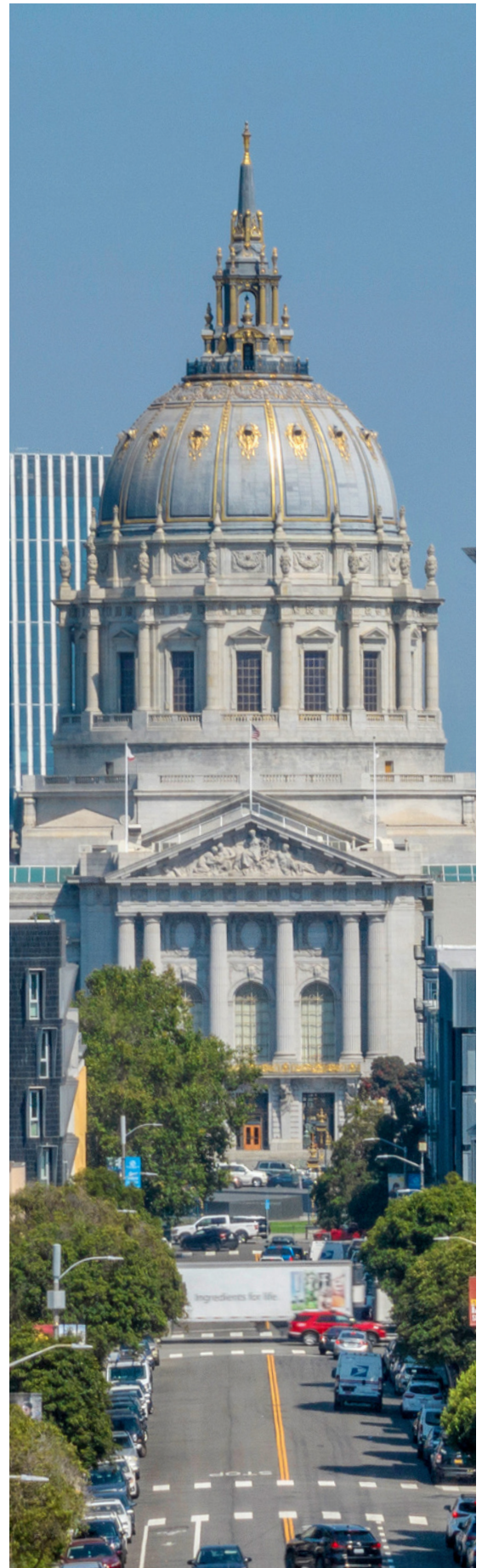
Purchase Price	\$2,100,000
GRM	14.89
Cap Rate	4.88%
Price Per Sqft	\$929
Price Per Unit	\$525,000

Income

Total Annual Income	\$141,006
Total Annual Operating Expenses	\$38,526
Net Annual Operating Income	\$102,480
Total Monthly Income	\$11,750

Annual Operating Expenses

Property Tax (1.18%)	\$24,780
Insurance	\$4,436
Utilities (PG&E)	\$4,300
Utilities (Water)	\$2,950
Utilities (Trash)	\$1,760
Repairs	\$300
Total Expenses	\$38,526



RENT ROLL

Unit	Base Rent	Parking	Water / Trash	PG&E	Total Monthly	Move-In Date
#425	\$2,987.00	—	\$100.00	—	\$3,087.00	3/1/2024
#427	\$2,987.00	\$360.50	\$100.00	—	\$3,447.50	3/18/2024
#429	\$3,500.00	\$400.00	\$100.00	\$50.00	\$4,050.00	6/19/2026
#431	\$1,027.68	—	—	—	\$1,027.68	5/15/1988
Total	\$10,501.68	\$760.50	\$300.00	\$50.00	\$11,612.18	

INCOME SUMMARY

Income Category	Monthly Income	Annual Income
Unit Rent & Reimbursements	\$11,612.18	\$139,346.16
Coin-Operated Laundry Income	\$138.33	\$1,660.00
Total Gross Income	\$11,750.51	\$141,006.16



PHOTOS



NEIGHBORHOOD OVERVIEW



Nestled in the heart of San Francisco, Hayes Valley is a thriving neighborhood known for its blend of culture, cuisine, and community charm. With its tree-lined streets, boutique shopping, world-class dining, and proximity to major transit routes, this dynamic enclave is a highly sought-after destination for city dwellers looking for both convenience and character.

Food lovers will find no shortage of exceptional dining experiences in Hayes Valley. The neighborhood is home to acclaimed eateries like Rich Table, a Michelin-starred destination for innovative Californian cuisine; Souvla, a beloved Greek-inspired eatery known for its fresh and flavorful dishes; and A Mano, an intimate Italian spot famous for its handmade pasta. Beyond dining, the SFJAZZ Center offers world-class performances, drawing music enthusiasts from across the city, while nearby theaters and art galleries contribute to the area's vibrant cultural appeal.

Despite its urban energy, Hayes Valley offers ample opportunities for relaxation and outdoor activities. Patricia's Green, the neighborhood's central park, is a lively gathering spot featuring art installations, food trucks, and community events. Just a short stroll away, Alamo Square Park provides one of San Francisco's most iconic views, overlooking the "Painted Ladies" and the downtown skyline.

With easy access to public transportation, including Muni bus lines and BART stations, Hayes Valley is a commuter's dream. The neighborhood is also strategically located near Highway 101 and Interstate 280, allowing for quick and convenient travel to Downtown San Francisco, SOMA, and even Silicon Valley.

Beyond its stylish storefronts and gourmet dining, Hayes Valley offers a warm sense of community, where locals gather at cafés, pop-up markets, and public spaces. Its proximity to Civic Center, major employment hubs, and entertainment venues makes it an attractive place to live for professionals, artists, and entrepreneurs alike. Whether enjoying a leisurely walk down Hayes Street, dining at a trendy bistro, or catching a jazz show, Hayes Valley embodies the best of San Francisco living—a perfect balance of urban excitement and neighborhood charm.



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