



1321 COLUMBUS AVENUE, SAN FRANCISCO

Offered at \$2,800,000



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Attractive Mid-Century 8-Unit Apartment Building located in the heart of iconic North Beach! This wellmaintained property sits on a 3,484 square foot L-shaped lot with approximately 5,350 +/- square feet of net rentable space. The average unit size is close to 700 square feet, and the building offers a mix of one large studio unit, four 1-bedroom/1-bathroom units, and three 2-bedroom/1-bathroom units. Three out of the eight units have been renovated head-to-toe with sparkling flooring, fully equipped kitchens, in-unit laundry, and double paned windows. The common areas feature three separate garages offering a total of 5-car parking, multiple storage rooms, common laundry room, and an elevator which services all levels. Recent capital improvements include a completed soft-story seismic retrofit, fire alarm upgrade (SFFC Section 1103.76.1), relocation & new gas meters, roof & skylights replacement, and common area cosmetic upgrades. The building is professionally managed, beautifully maintained, and offers tremendous upside potential. Conveniently located—just a short stroll from Ghirardelli Square, Aquatic Park, Fisherman's Wharf, Washington Square Park, Grant Avenue boutique shops, local cafes, popular restaurants & nightlife. Commuting into the Financial District & downtown is easily accessible with quick access to public transit, and it's a "Walker's Paradise" with a 97 Walk Score!

**ATTRACTIVE MID-CENTURY 8-UNIT
APARTMENT BUILDING IN NORTH BEACH**

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Rental Income | 1321 COLUMBUS AVENUE, SAN FRANCISCO

Unit	Unit Type	Square Footage	Current Rent	Market Rent	Parking	Storage	Move-In Date	Last Rent Increase
Billboard			\$568.22	\$750	N/A	N/A	4/1/2018	4/1/2026
1	studio/1bath	443+/-	\$1,530	\$3,500	1 included	none	5/10/2005	5/1/2026
2	2bed/1bath	819+/-	\$2,430.05	\$5,800	1 included	none	11/1/1996	10/1/2026
3	1bed/1bath	640+/-	\$936.39	\$4,000	1 included	1 (\$100)	7/15/1975	5/1/2026
4	2bed/1bath	821+/-	\$1,169.51	\$5,800	1 included	1 (\$250)	7/15/1993	8/1/2026
5	1bed/1bath	582+/-	\$3505.20	\$4,000	none	none	7/16/2025	8/1/2026
6	1bed/1bath	640+/-	\$3,754.12	\$4,200	none	none	6/1/2025	6/1/2026
7	2bed/1bath	821+/-	Vacant	\$6,000	none	none	Vacant	N/A
8	1bed/1bath	582+/-	\$1,955.37	\$4,200	1 (\$100)	1 (\$150)	2/18/2010	10/1/2025
Laundry Income			\$100	\$300				
Parking Income			\$100	\$300				
Storage Income			\$500	\$500				
Total Monthly Income			\$16,548.86	\$39,350				
Total Annual Income			\$198,586.32	\$472,200				

*Unit #2 - Monthly Rent \$2430.05 is effective 10/1/26

*Market Rents Assume Full Remodel





Property Overview

YEAR BUILT 1961	SQUARE FEET 6,545 (per tax records)
PARCEL NUMBER 0024-024	LOT SQUARE FEET 3,484 (per tax records)
# OF UNITS 8	NEIGHBORHOOD North Beach
UNIT MIX 1 Studio 4 One-Bedroom 3 Two-Bedroom	STORIES 4 Stories
PARKING 5 Car Parking	PROPERTY SUB TYPE Apartment Building

Building Systems

FOUNDATION CONCRETE	LAUNDRY App. Operated in Laundry Room
STRUCTURE Wood-Frame	WATER SERVICE Master Meter
HEAT SOURCE Wall Heaters, Forced-Air Furnaces	ELECTRICAL SERVICE Individually Metered
WINDOWS Partially Double-Paned	GAS SERVICE Individually Metered
ROOF Modified Bitumen	SOFT STORY RETROFIT Completed February 2026

Financial Overview

PRICE \$2,800,000	GRM 10.3
# OF UNITS 8	CAP RATE 4.8
PRICE PER UNIT \$350,000	ANNUAL INCOME \$270,586
SQUARE FEET 6,545 (per tax records)	NET OPERATING INCOME \$134,218
PRICE PER SQUARE FOOT \$428	

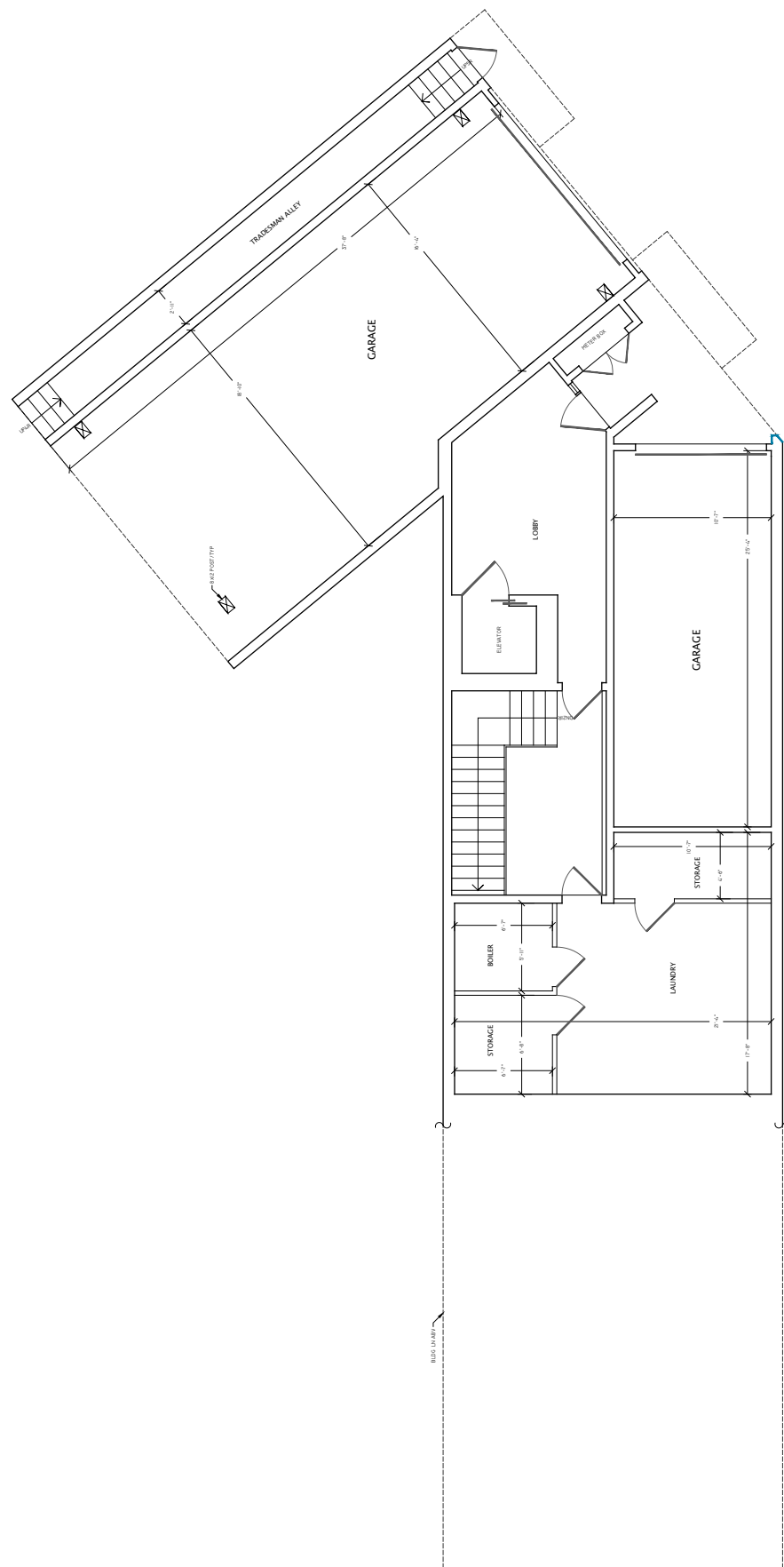
Estimated Expenses

NEW PROPERTY TAXES (EST. @ 1.18%) \$33,040	MANAGEMENT (6%) \$16,235
INSURANCE \$20,503	REPAIRS & MAINTENANCE \$25,248
UTILITIES \$41,342	TOTAL EXPENSES \$136,368

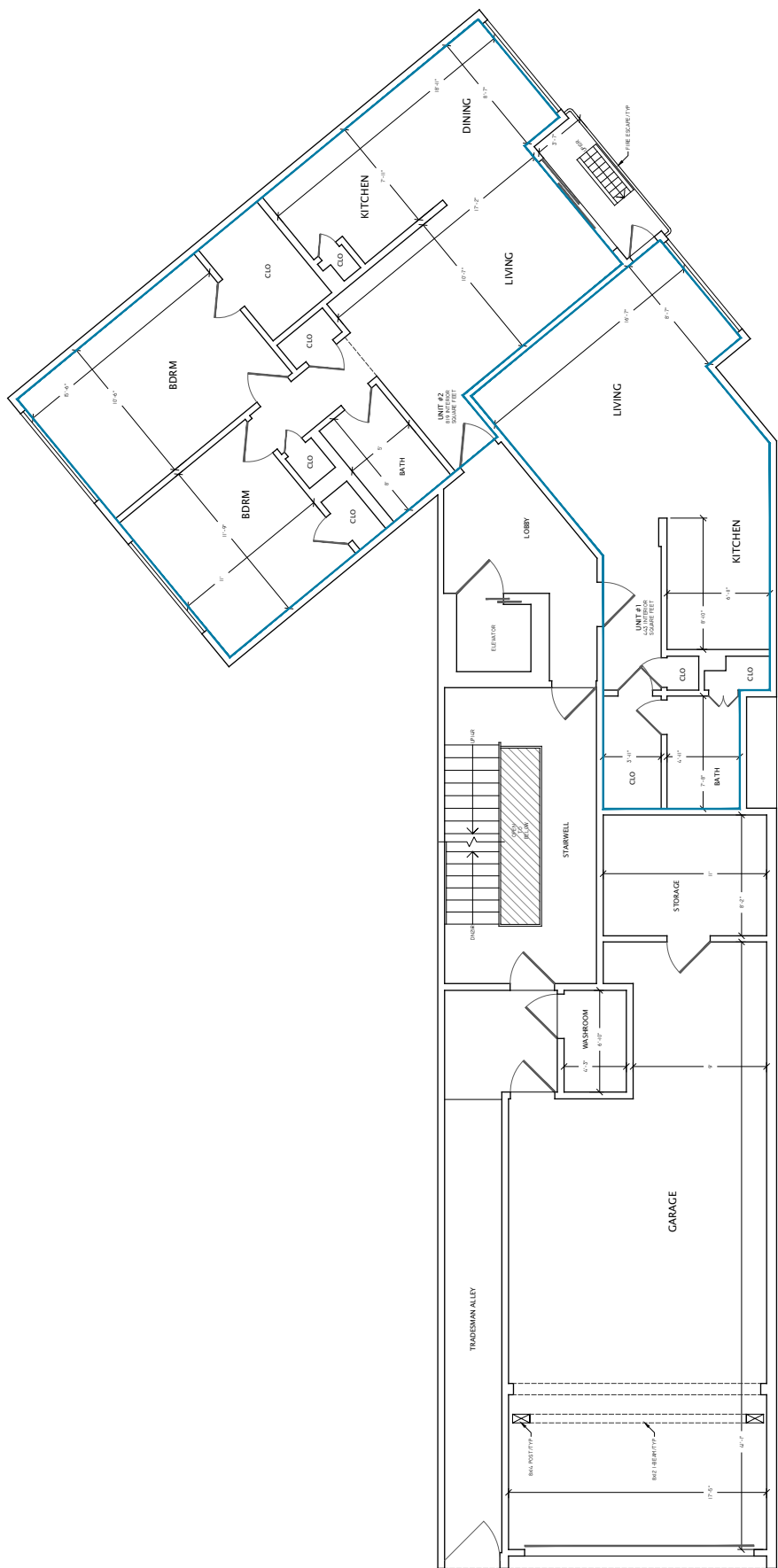
Annualized Operating Data

SCHEDULED GROSS INCOME \$270,586	LESS EXPENSES \$136,368
LESS VACANCY RATE (2%) \$5,412	NET OPERATING INCOME \$128,806
ADJUSTED GROSS INCOME \$265,174	

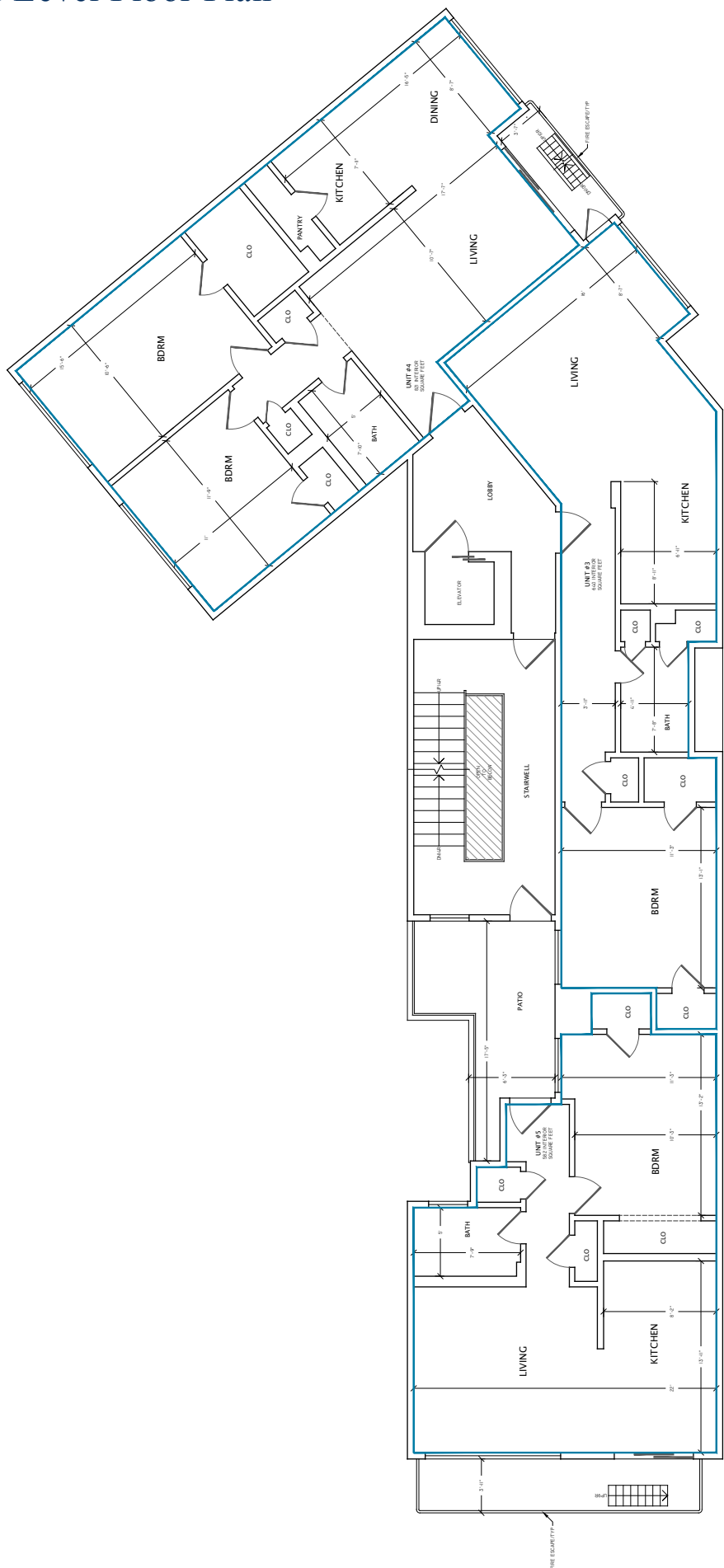
Existing Entry Level Floor Plan



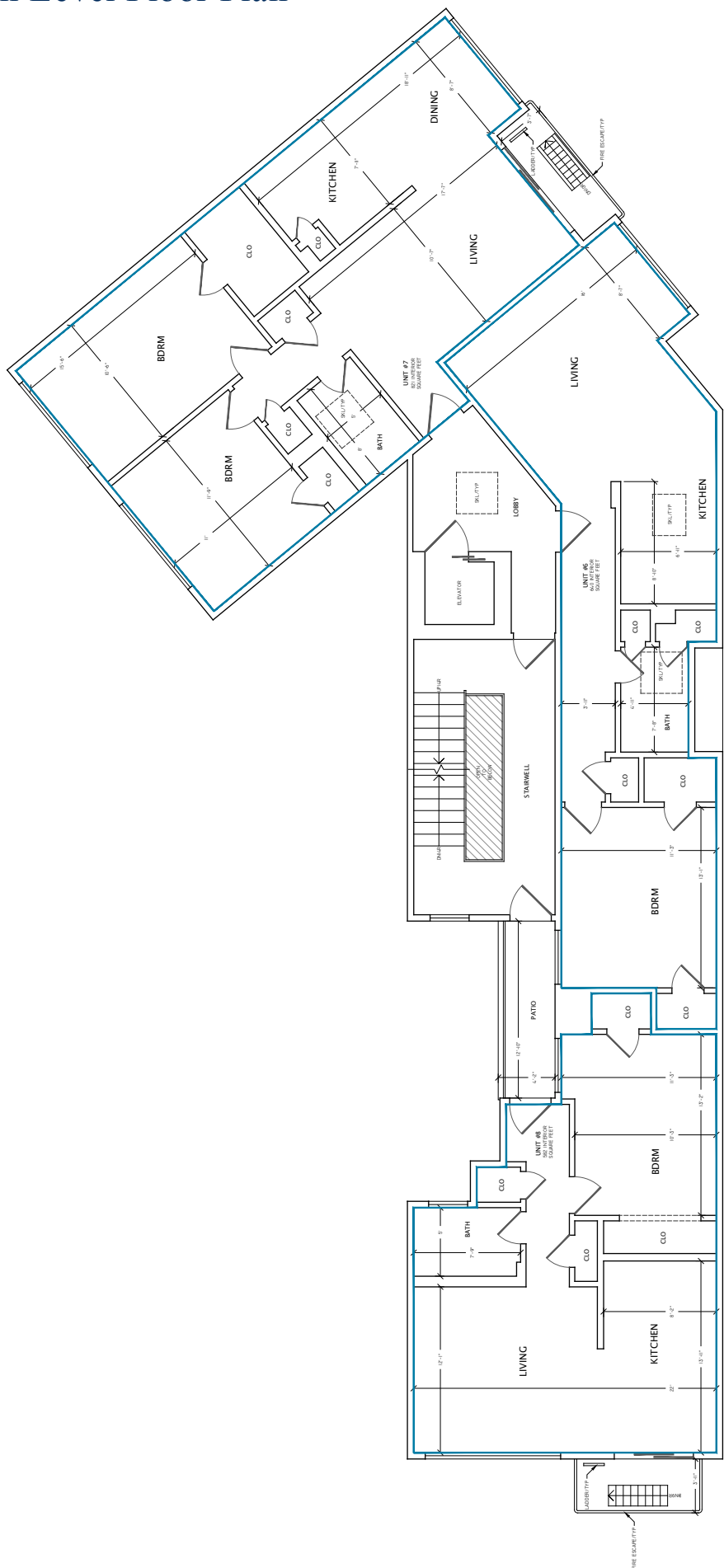
Existing Second Level Floor Plan



Existing Third Level Floor Plan



Existing Fourth Level Floor Plan





A Guide to the Neighborhood

At the center of any description of San Francisco you'll find North Beach. Beginning at the juncture of Broadway and Columbus, North Beach spreads north to the bay, and down to Telegraph Hill. This most authentic San Francisco district is home to a vibrant Italian-American community. It also has the distinction of being the spiritual home of the beat poets who rose to fame in the 50s and 60s.

This exciting stretch of city brings a devil-may-care attitude to city life. While tourists thumbing their guidebooks mix with frat house style revelers each weekend, the real North Beach, and those who call it home, exists in the delightful hillside streets surrounding. Those lucky enough to live here, enjoy evening's awe-inspiring views from hilltop patios in the rows of exquisite family homes that line the elevated blocks.

It's in the dimly lit old-fashioned neighborhood haunts where one can still find the authentic life of North Beach. City Lights, the infamous rebel poet bookstore, is where Alan Ginsberg's HOWL was first published. Some of the most extraordinary shopping in the city can be done along Grant Street in the upscale boutiques. And above all, don't miss your chance to have some of the best Italian food this side of the Amalfi Coast. A remarkable dining opportunity at your fingertips thanks to a history of immigrants who made this area home in the 1920's and 30s.

The "beach" in North Beach is no longer there. There was a time where the tides of the bay lapped up against Taylor and Francisco Street. Today that waterfront has long since been replaced by 19th century landfill, known now as the Barbary Coast.



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Nearby Restaurants & Attractions

- Ghirardelli Square
- Fisherman's Wharf
- Pier 39
- Aquatic Park
- Washington Square Park
- Coit Tower
- Club Fugazi
- Café Trieste
- The Buena Vista
- Liguria Bakery
- Mama's
- Original Joe's
- Fior D'Italia
- Tony's Pizza Napoletana
- Sotto Mare
- The Stinking Rose
- Firenze by Night
- Tosca
- Gino & Carlo's
- Tony Nik's
- Northstar