

221 San Jose Avenue  
SAN FRANCISCO, CA

FOR SALE  
\$3,300,000



## 9-UNIT MULTIFAMILY PROPERTY

Pride of Ownership

URBANGROUP  
REAL ESTATE

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## SALES AND INVESTMENT TEAM

### LOUIS CORNEJO

Investment Sales

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# INVESTMENT SUMMARY

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## ***The Perks:***

- ✓ **Pride of Ownership**
- ✓ **Ideal Mission District Location**
- ✓ **Highly Desirable Rental Location**
- ✓ **Well Maintained Property**
- ✓ **Soft Story and Seismic Upgrades**
- ✓ **3 Newly Built ADUs**
- ✓ **Separately Metered Units**
- ✓ **5.14% Cap Rate**



Renderings shown are for illustration purposes only and should not be relied on as fact.

As exclusive agents, Urban Group Real Estate is pleased to present 221 San Jose Avenue, San Francisco, CA for purchase.

This well-maintained nine-unit multifamily property is ideally located at the crossroads of the Mission District and Noe Valley, two of San Francisco's most desirable and transit-accessible neighborhoods. Originally a six-unit building, three newly constructed accessory dwelling units (ADUs) have expanded the property to approximately 5,586 square feet. All three ADUs will be delivered vacant, offering flexibility for immediate leasing at market rents. Of the six one-bedroom, one-bath units, many have been upgraded, and one will be delivered vacant at close of escrow.

Ownership has completed substantial capital improvements, including foundation and seismic strengthening to meet the City's soft-story retrofit requirements, a new sewer line, and updates to plumbing and electrical systems. The result is a well-cared-for building combining classic San Francisco character with modern functionality.

Situated on a quiet, tree-lined street just steps from the 24th Street and Valencia Street corridors, residents enjoy close proximity to BART, tech shuttle stops, and local amenities.

221 San Jose Avenue presents an attractive investment opportunity with immediate rental upside, strong tenant demand, and minimal near-term maintenance needs.

# PROPERTY OVERVIEW

## GENERAL INFORMATION

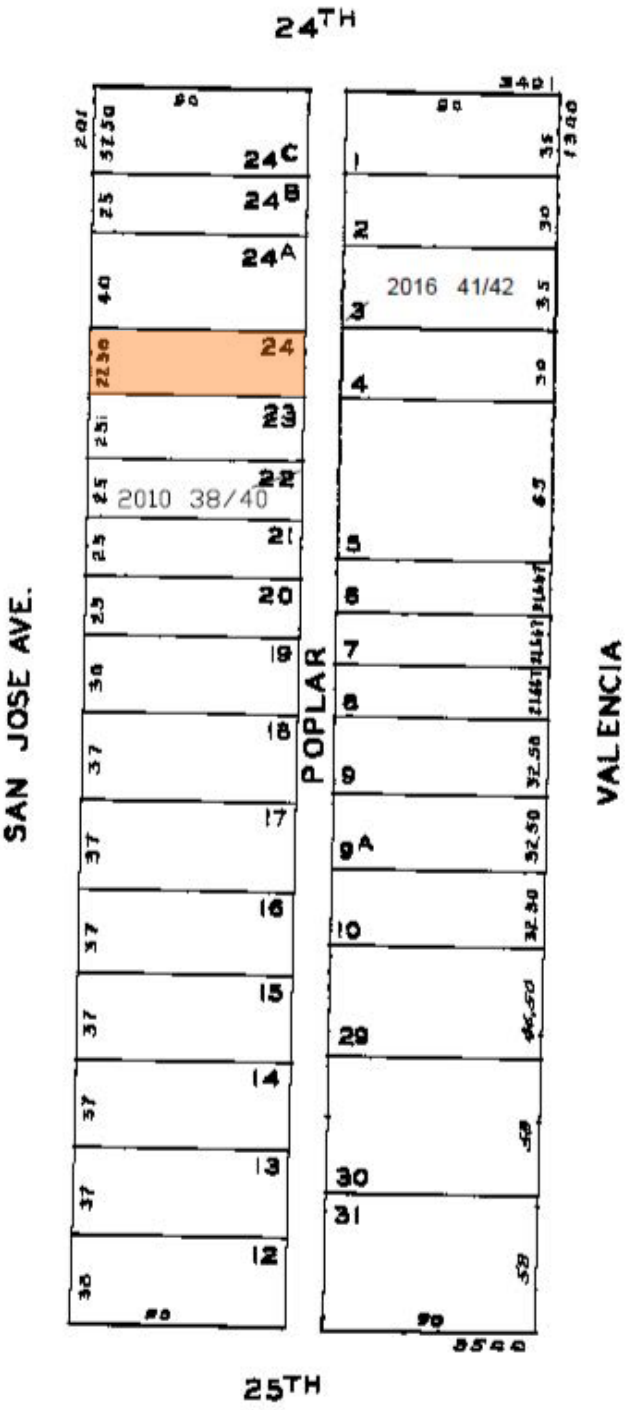
Address:	221 San Jose Avenue
	San Francisco, CA
APN:	6514-024
Zoning:	RM-2
Building Size:	+/- 5,586 sq ft
Parcel Size:	2,475 sq ft
Year Built:	1925
Units:	9
Unit Mix:	6 One-Bedrooms & 3 Studios

## BUILDING INFORMATION

Foundation:	Concrete
Construction:	Wood Frame/Stucco
Heat Source:	Gas Heaters/Mini-Splits
Roof:	Tar/Gravel
Laundry:	Coin/Owned
Water Service:	Master Meter
Electric Service:	Separately Metered
Gas Service:	Separately Metered

# PROPERTY OVERVIEW

## PARCEL MAP



# FINANCIAL OVERVIEW

## Financial Overview

Price	\$3,300,000
Building Size (SF)	5,586
Parcel Size (SF)	2,475
\$/PSF	\$581
Cap Rate	5.14%
GRM	13.07
Zoning	RM-2
Units	9
Price Per Unit	\$366,666
Year Built	1925

## Annual Gross Income

<b>Annual Gross Income</b>	<b>\$252,571</b>
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## Annual Expenses

Property Taxes (1.1826% of Purchase Price)	\$39,026
Insurance	\$11,671
PG&E	\$685
Internet	\$1,000
Trash	\$2,478
Water	\$3,273
Repairs	\$3,000
Licenses	\$429
Janitorial	\$1,200
Management (5%)	\$12,629
Vacancy (3%)	\$7,577
<b>Total Expenses</b>	<b>\$82,968</b>

<b>Net Operating Income</b>	<b>\$169,603</b>
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The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.



## Rent Roll

Unit	Type	Monthly Rent	Move In Date
1	1 Bed 1 Bath	\$2,250	July 2025
2	1 Bed 1 Bath	\$2,300	Vacant
3	1 Bed 1 Bath	\$2,779	Apr 2024
4	1 Bed 1Bath	\$2,250	Jan 2025
5	1 Bed 1 Bath	\$1,038	Jun 1992
6	1 Bed 1 Bath	\$2,991	Feb 2024
7	Studio	\$2,400	Vacant
8	Studio	\$2,500	Vacant
9	Studio	\$2,500	Vacant
Coin Laundry		\$40	
	<b>TOTALS</b>	\$21,048	

The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

# PROPERTY PHOTOS

## INTERIOR

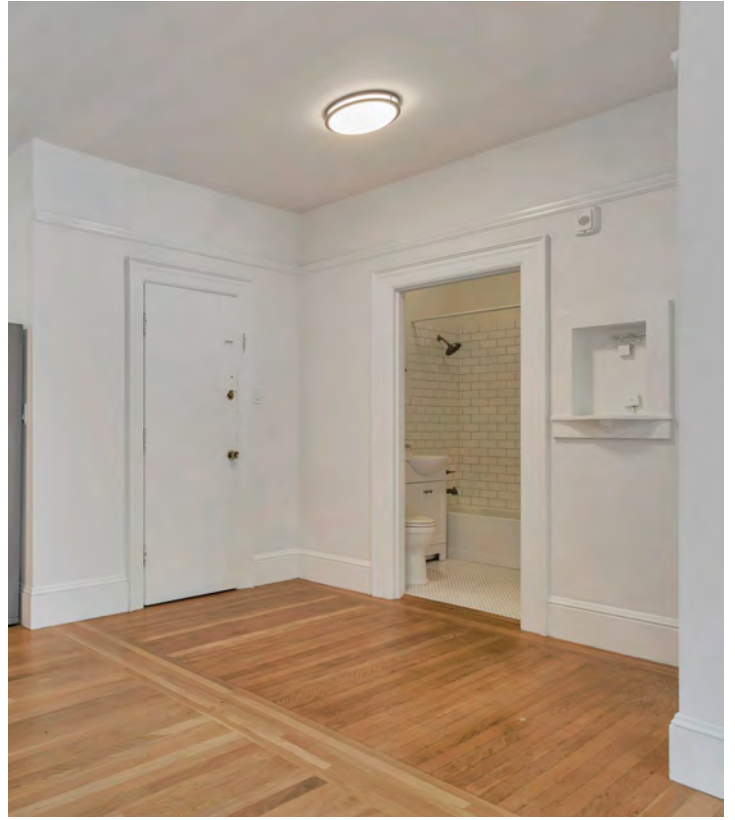




# PROPERTY PHOTOS

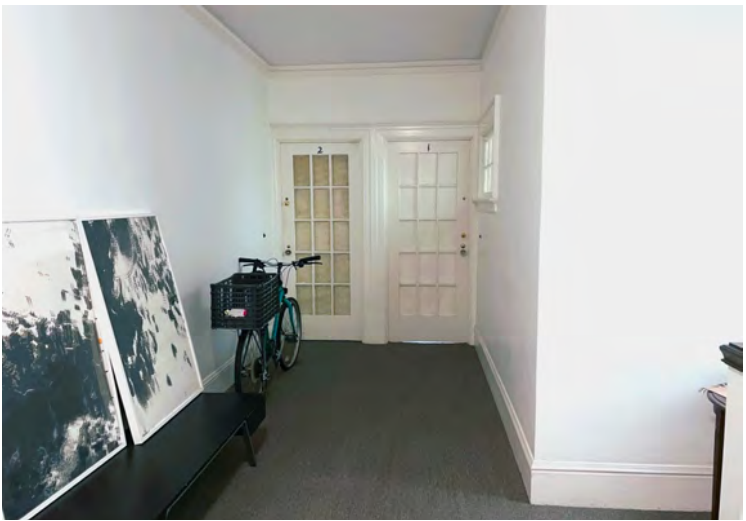
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## INTERIOR



# PROPERTY PHOTOS

## INTERIOR





# PROPERTY PHOTOS

## EXTERIOR





# PROPERTY PHOTOS

## AERIALS





# PROPERTY PHOTOS

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## AERIALS





## FLOORPLANS FOR NEW STUDIO UNITS



# Area Overview: Mission District

San Francisco's Mission District presents a solid investment opportunity for those aiming to enhance their portfolio. The consistent demand for rental properties in the area ensures reliable occupancy rates. As the neighborhood continues to grow, investors can anticipate appreciable gains in property values. Positioned near key tech hubs, esteemed educational institutions, and diverse entertainment options, the Mission District appeals to a broad spectrum of tenants. This investment aligns well with those looking to engage with a durable rental market known for its strong demand. The unique combination of traditional heritage and modern innovation in the Mission District offers a distinctive edge for sustained investment growth.





# THE NEIGHBORHOOD

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# Confidentiality Statement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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San Francisco, CA 94110  
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DRE 01885834

**URBANGROUP**  
REAL ESTATE