



COLDWELL BANKER
COMMERCIAL
REALTY

FOR SALE

4 APARTMENTS + RETAIL

538-540 HAIGHT ST | LOWER HAIGHT



DAN MCGUE

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CalDRE# 00656579

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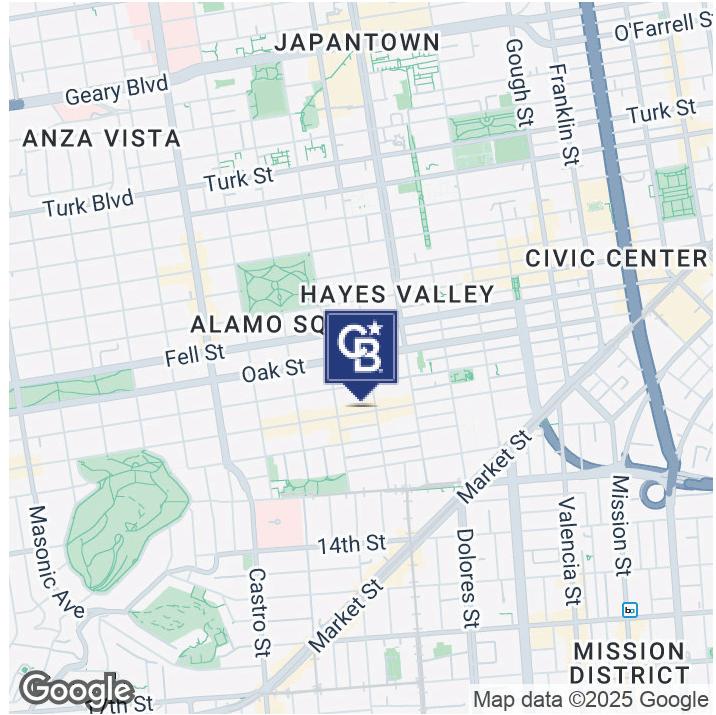
COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave. Fl 2, San Francisco, CA 94109
415.474.1750

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SALE

4 UNITS + RETAIL LOWER HAIGHT

538-540 Haight Street San Francisco, CA 94117



PROPERTY HIGHLIGHTS

- Excellent Lower Haight Location
- 5 Total Units
- 1 Ground Floor Retail
- 4 Two Bedrooms Apartments
- Large Rooms
- Ample Storage
- Box Beam Ceilings
- On Site Laundromat
- 400 AMP Electrical
- Not on SF Soft Story List
- Separately Metered for Gas & Electricity

OFFERING SUMMARY

OFFERED AT: \$1,700,000

Number of Units:	5
Cap Rate:	6.9%
GRM:	9.2
Gross Scheduled Income:	\$184,039
NOI:	\$116,416
Price/Unit:	\$340,000
Price/SF:	\$300
Building Size:	Approx. 5,670 SF*
Lot Size:	Approx. 2,474 SF*
Lot Dimensions:	Approx. 27' x 90'
Year Built:	1900*
Zoning:	NC-2*
APN:	0848-005*

*Per Realist Tax Records

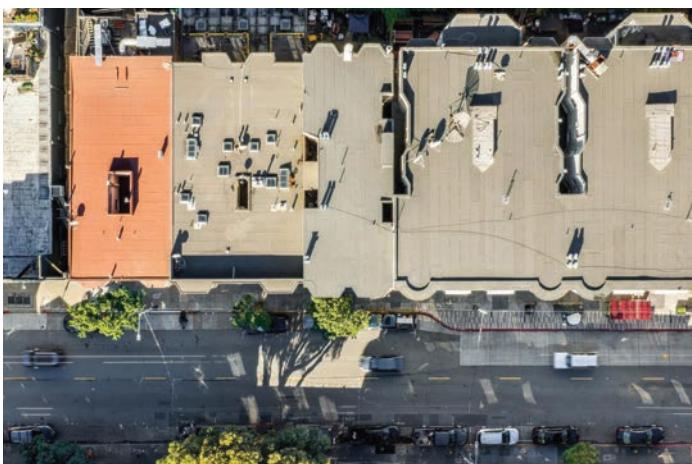
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PROPERTY DESCRIPTION

538-540 Haight Street is a 5 unit mixed use building with a laundromat on the ground floor and four residential units above. It is exceptionally located in the trendy Lower Haight neighborhood of San Francisco. The unit mix includes 1 ground floor retail space, and 2 two bedroom apartments. The units have lovely period details including wainscoting, crown molding, hardwood floors, and box-beam ceilings. The retail space is currently operating as a laundromat so there is coin operated laundry on site. Units are separately metered for gas and electricity. Tenants pay for their own heat.

LOCATION DESCRIPTION

The property is fantastically located in the Lower Haight neighborhood of San Francisco, within a block of Fillmore Street where there are endless restaurant, bar and shopping options. Ideally situated between bustling Market Street, nearby Hayes Valley/Fillmore Districts, as well as Alamo Square and Duboce Triangle, the location provides easy access to both outdoor spaces and entertainment. The location is a Walker's Paradise (Walk Score of 98) with excellent bike lanes (Bike Score 87) so daily errands do not require a car. World class public transportation options provide quick commutes to Downtown San Francisco, the Financial District, Union Square and the Waterfront. San Francisco MUNI Bus lines, BART, and the freeway entrance are all nearby offering ease of access to all parts of the City, the East Bay and South to the Peninsula Tech jobs.

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INCOME & EXPENSE PRO-FORMA

Total Scheduled Gross Income	\$184,309
Less Vacancy (estimated at 3%)	(5,521)
Adjusted Annual Gross Income	\$178,518
Annual Property Expenses¹:	
Property Tax (Estimated at 1.1827% of \$1.7M)	\$20,106
Insurance ²	12,653
Gas & Electricity	6,767
Water/Sewer	4,973
Garbage	2,101
Professional Fees	1,634
Department of Public Health	134
Miscellaneous	1,058
Repairs & Maintenance (estimated at \$750 per unit)	3,750
Management (estimated at 5% of Adjusted Annual Gross)	8,926
	<hr/>
Estimated Annual Operating Expenses:	(62,102)
Estimated Net Operating Income:	\$116,416

1. All Expenses are estimated based partially on annualizing Owners Nov. 2025 12T Income & Expense Statement & Industry Standards

2. Owner's Actual Insurance 2025 Expense. In today's market, insurance has been difficult to secure and has become more expensive. Buyer should obtain and use their own estimate for insurance.

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Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.

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RENT ROLL

Unit #	Unit Type	Current Rent	Market Rent ¹	Move in Date	Last Increase Date
1	2 Bed/1 Bath	\$3,295.50	\$3,811.00	03/01/2023	01/01/2026
2	2 Bed/1 Bath	\$3,143.40	\$3,278.00	08/15/2022	01/01/2026
3	2 Bed/1 Bath	\$2,641.47	\$3,811.00	10/01/2011	01/01/2026
4	2 Bed/1 Bath + Den	\$2,443.60	\$3,278.00	05/01/2010	01/01/2026
540	Haight to Wash	\$3,812.64	\$4,000.00	8/10/2024	
Total Monthly		\$15,336.61	\$18,178.00		
Total Annually		\$184,039.32	\$218,136.00		

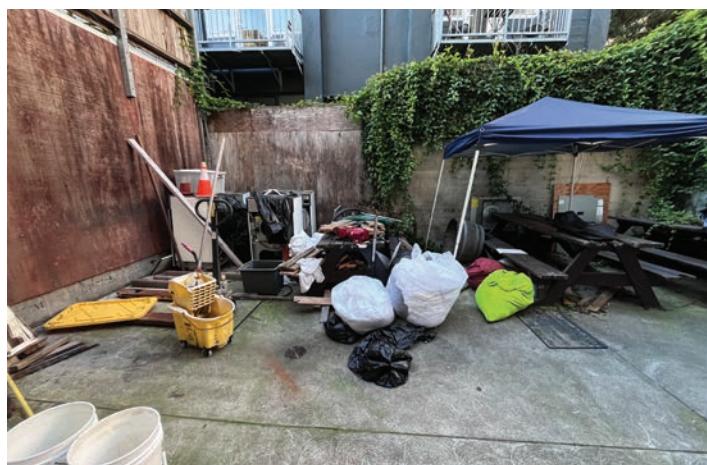
¹. Stated rent is estimated market rent from Rentometer.com. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

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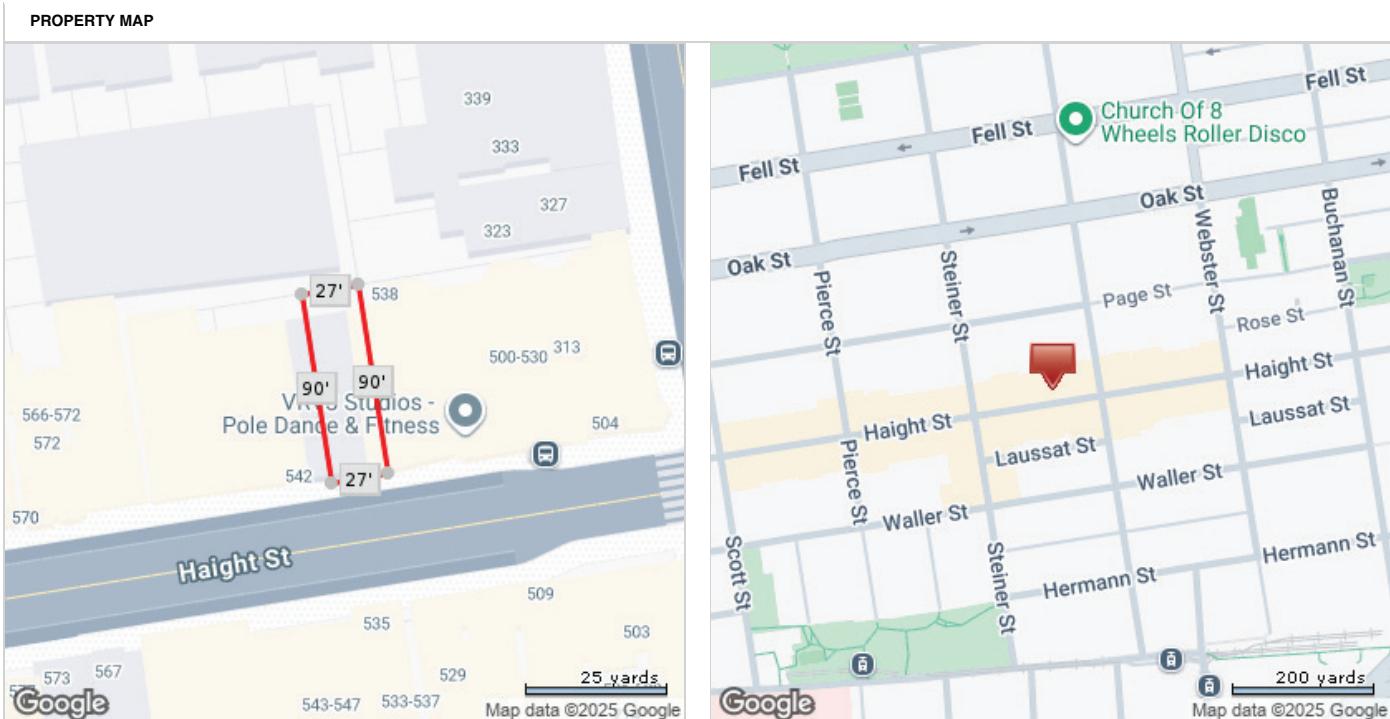
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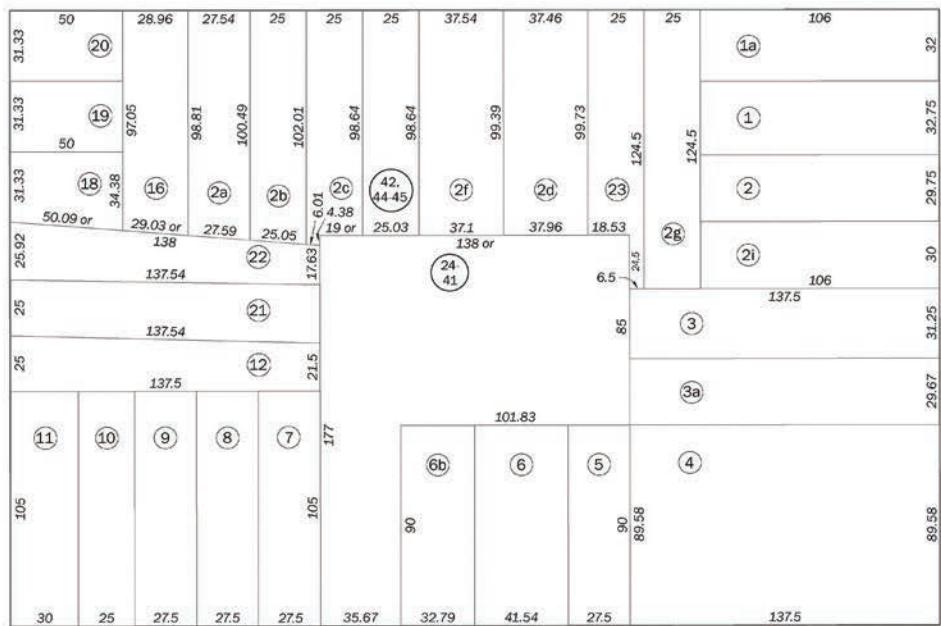
REALIST TAX RECORD INFORMATION



PAGE ST

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0847



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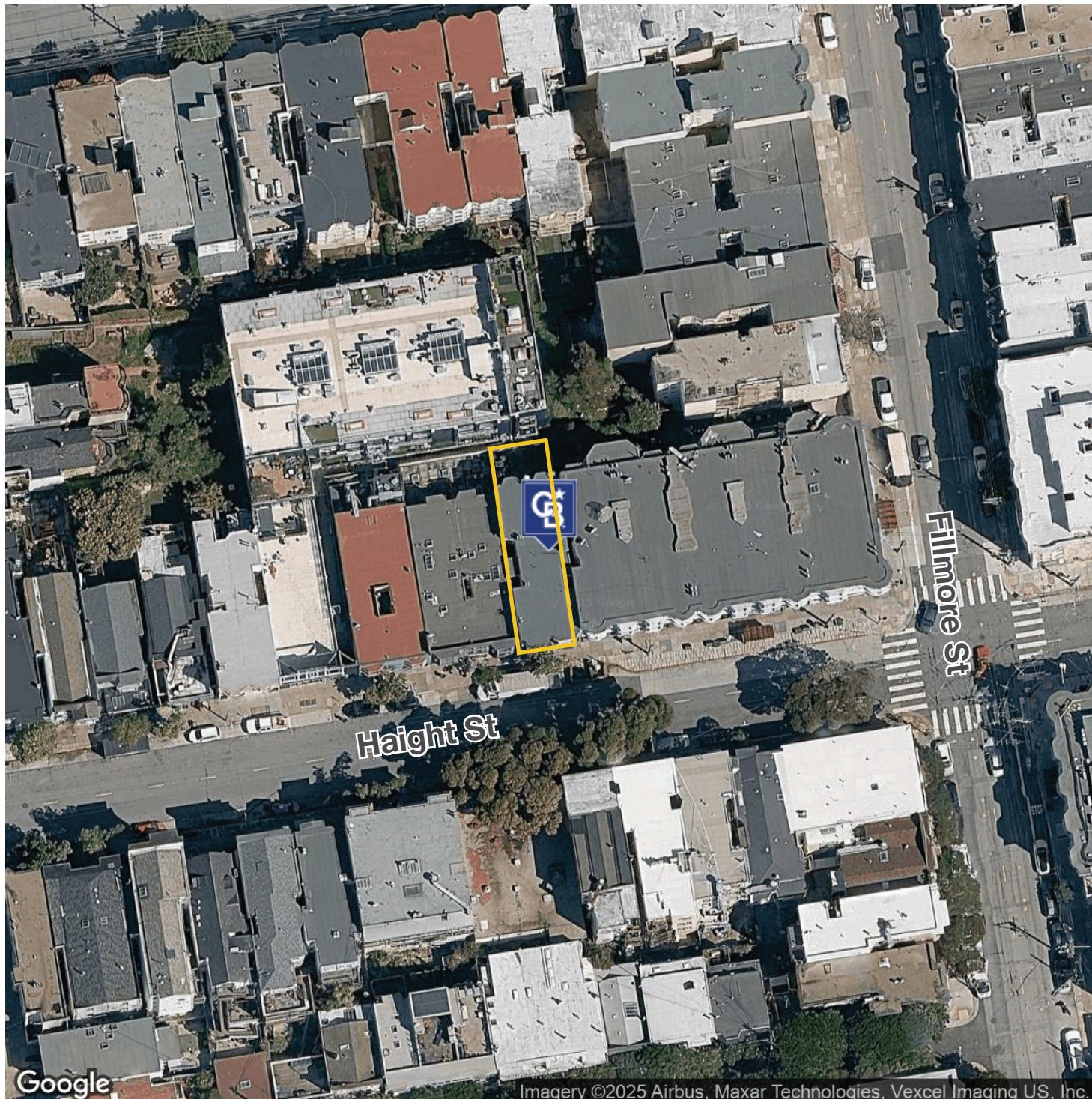


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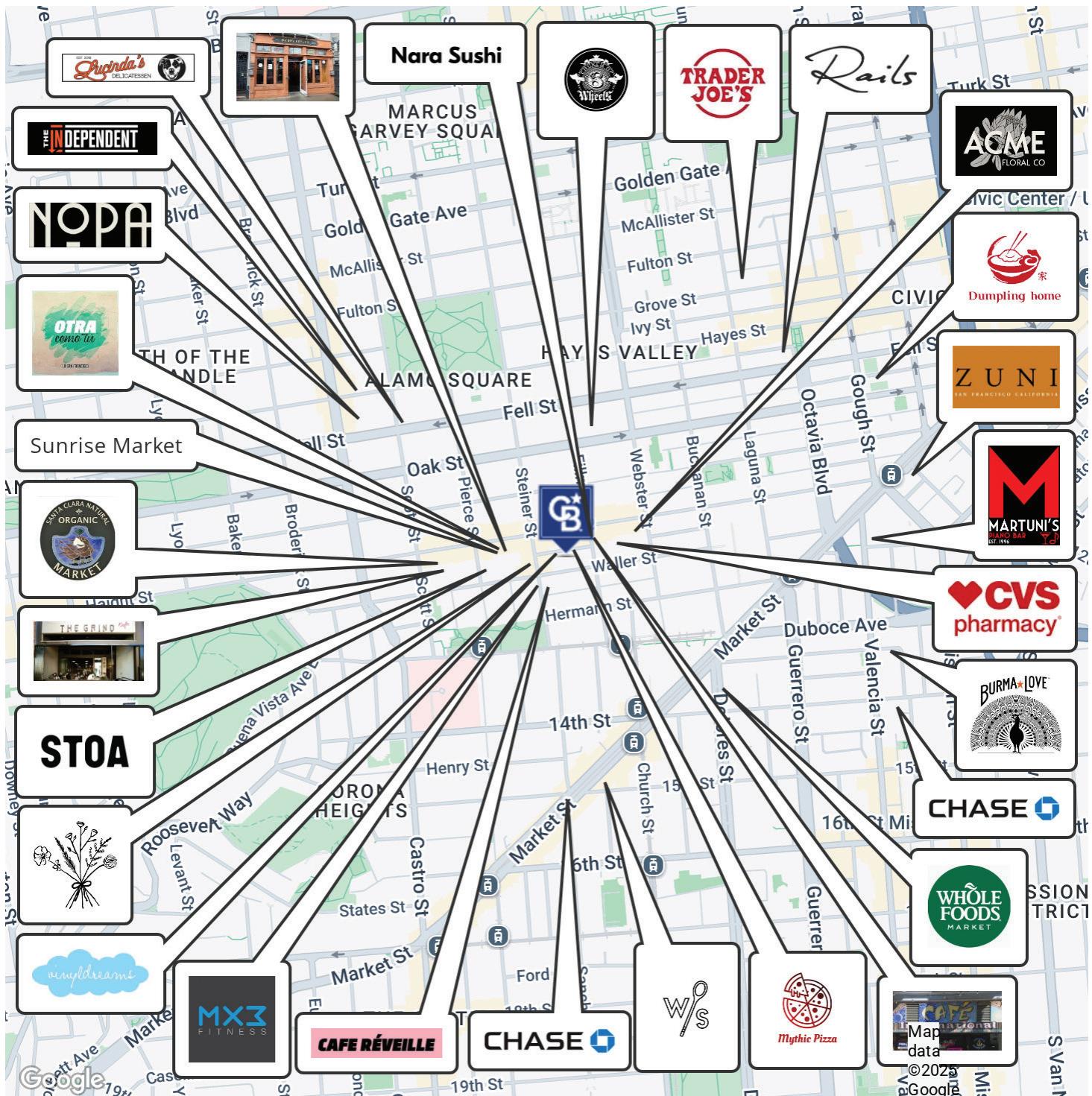


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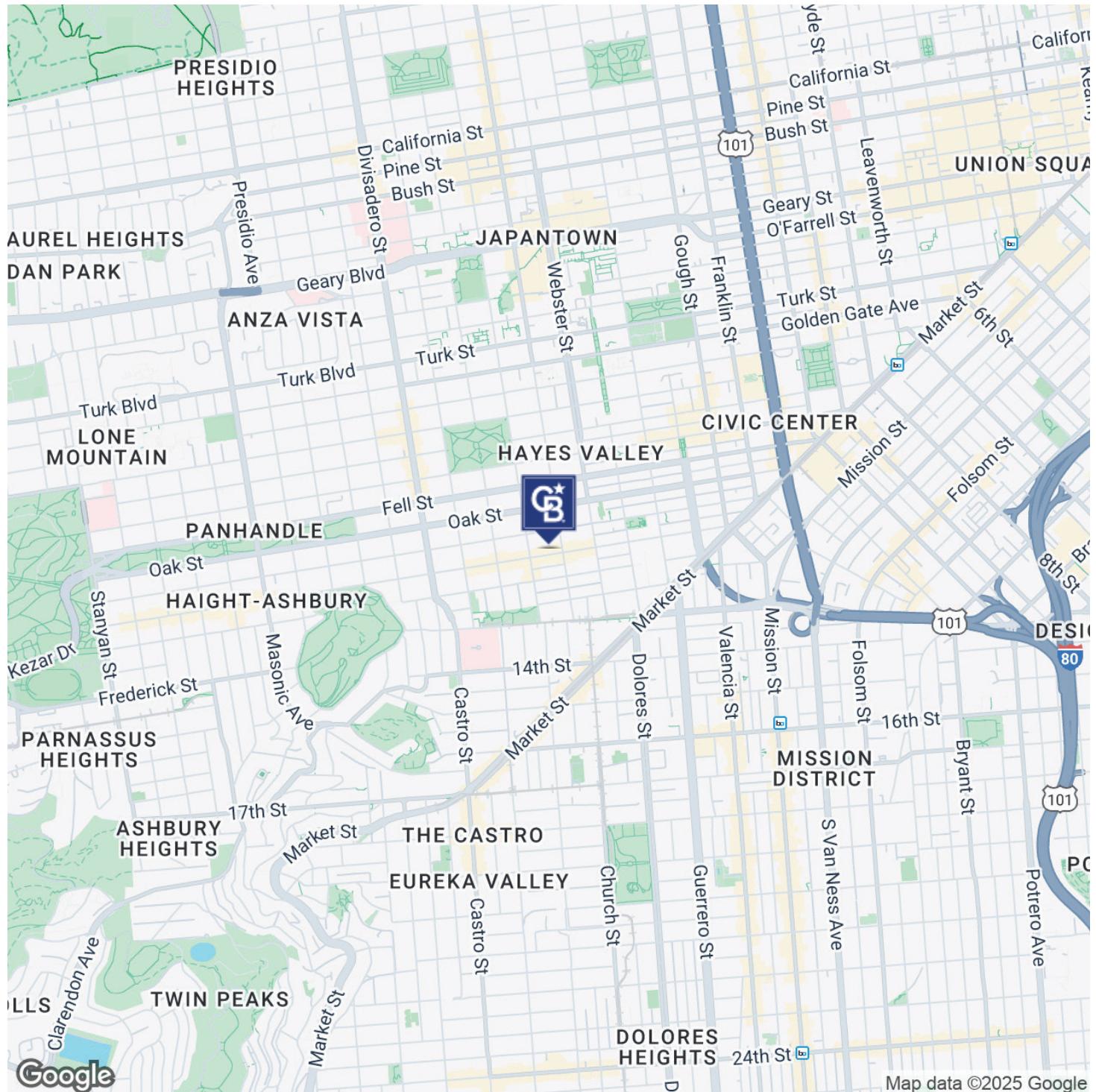


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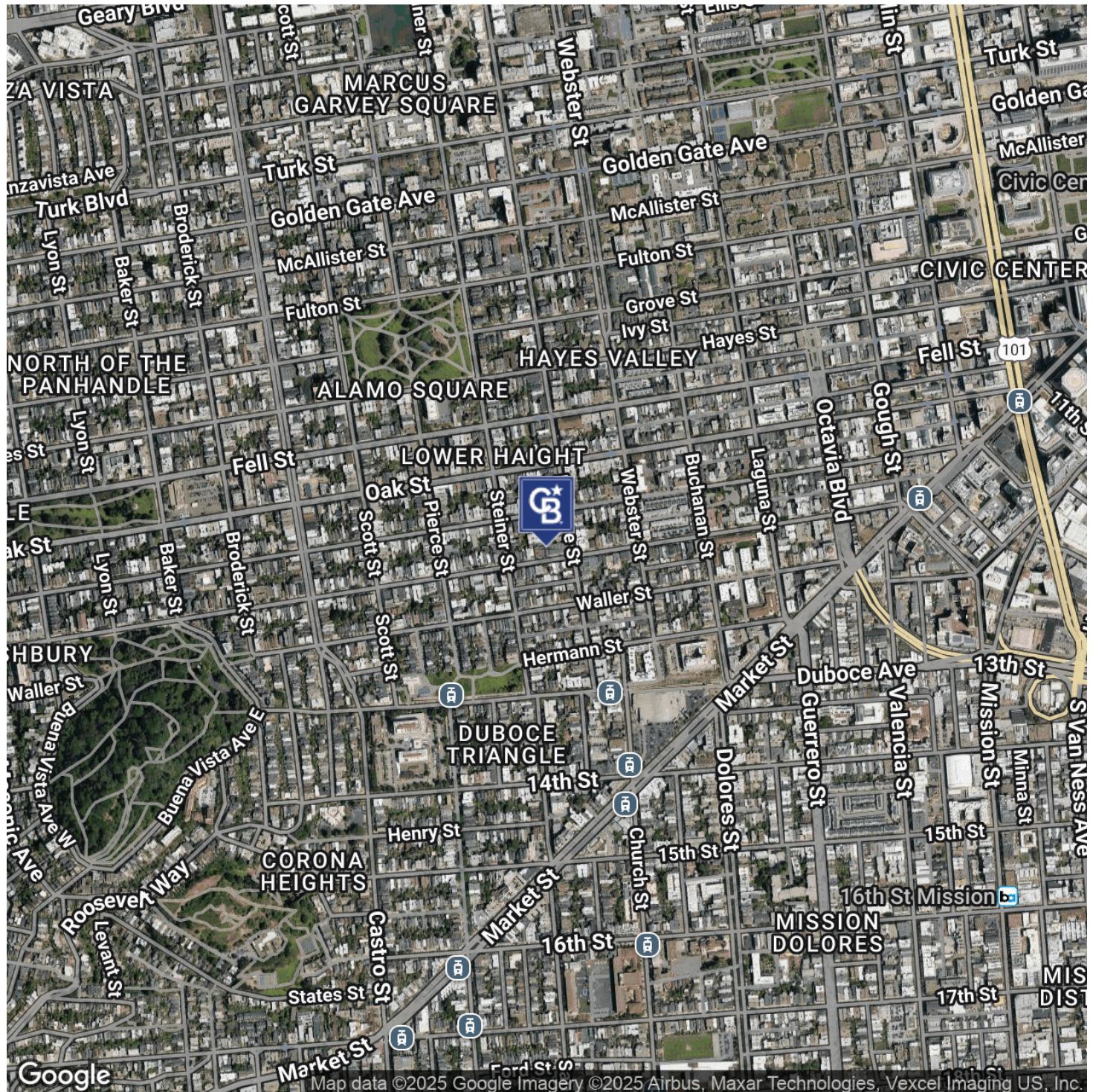
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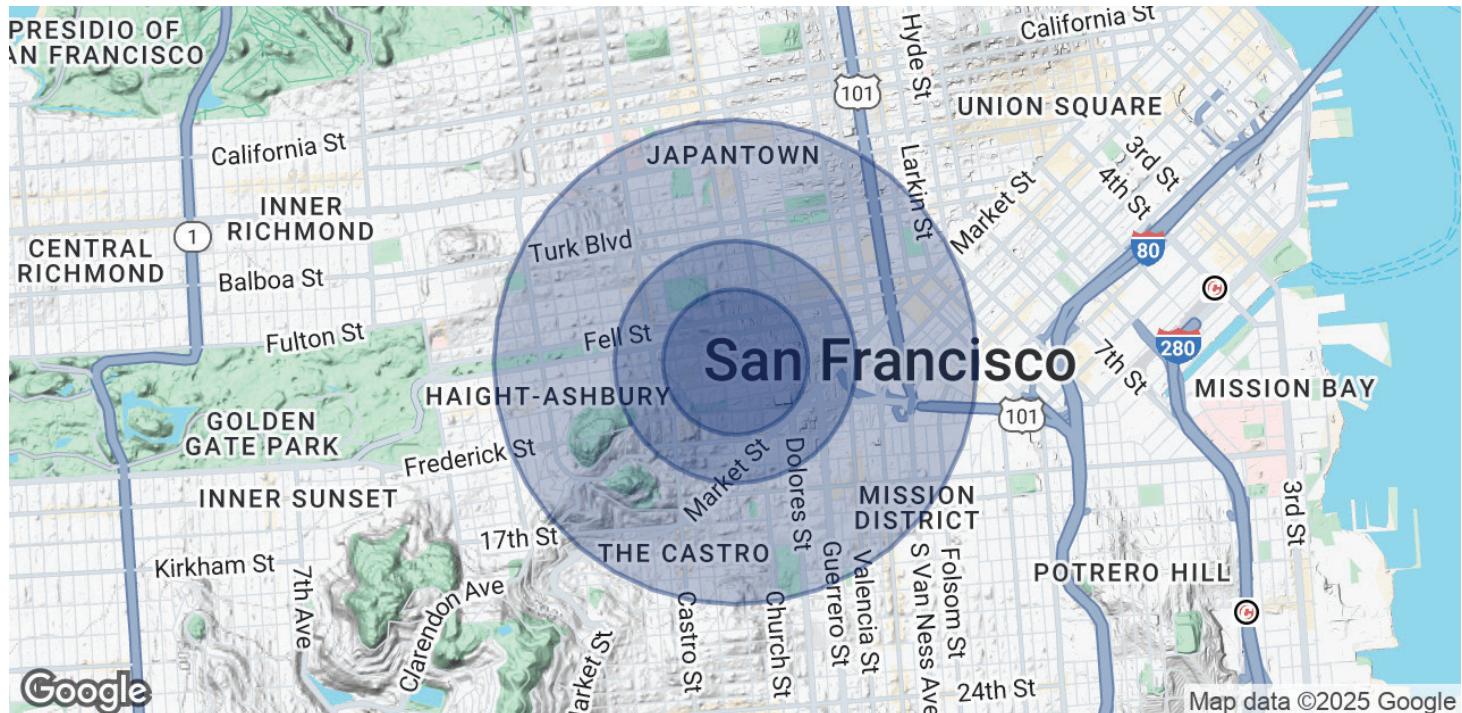


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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,374	29,664	101,837
Average Age	39	41	41
Average Age (Male)	40	41	41
Average Age (Female)	38	40	41

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,974	14,797	50,369
# of Persons per HH	2.1	2	2
Average HH Income	\$221,593	\$221,774	\$205,904
Average House Value	\$1,627,110	\$1,499,576	\$1,387,306

Demographics data derived from AlphaMap

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