

1517 7TH AVENUE, SAN FRANCISCO, CA

Inner Sunset Fourplex with Vacant Owner's Unit(s)



Mark Bonn
Managing Director

415.225.8658
mark.bonn@compass.com
lic.: 01008844

Mirella Webb
Senior Investment Advisor

415.640.4133
mirella.webb@compass.com
lic.: 01409540

COMPASS
COMMERCIAL

INVESTMENT HIGHLIGHTS

Discover this exceptional multi-unit property in the heart of San Francisco's highly sought-after Inner Sunset neighborhood. Built in 1975, this four-unit building offers approximately 3,944 square feet on a generous lot perfect for owner-users, TIC partners, or savvy investors.

Two units delivered vacant: A spacious 2-bedroom and a 3-bedroom unit provide immediate move-in readiness or rental income potential. A third unit may also be delivered vacant, offering even greater flexibility.

Three units remodeled: Three of the four units are completely remodeled with contemporary finishes.

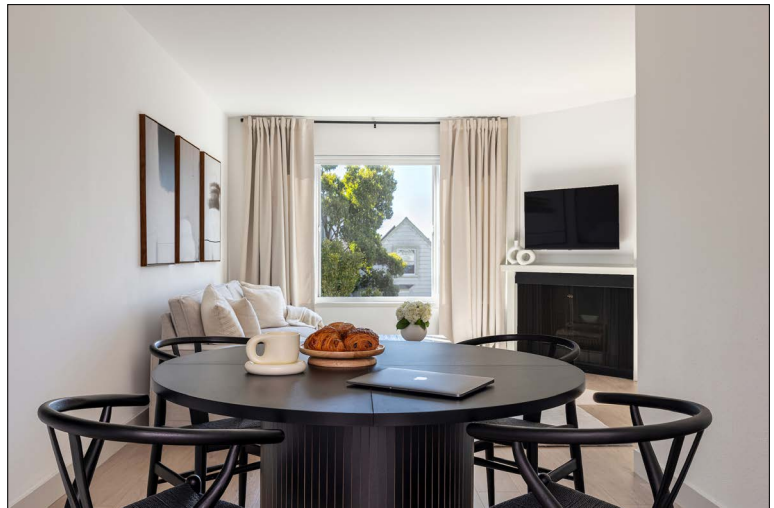
Abundant parking: 4-car parking in the garage.

Private rear yard: Perfect for relaxation, gardening, or outdoor entertaining.

Nice layouts: Suitable for a mix of owner-occupant or income-generating units. The property is ideal for TIC (Tenants-in-Common) partners or buyers seeking to live in one unit while generating reliable rental income from the others. Whether you're a partnership, a family looking for multi-generational living, or an investor capitalizing on Inner Sunset's desirability and rental demand, this property delivers versatility and long-term value.

Unbeatable Connectivity: Nestled in the vibrant Inner Sunset, this property is just blocks from UCSF Parnassus Campus and Hospital, ideal for medical professionals, faculty, and students. Enjoy effortless access to Golden Gate Park's trails, gardens, Academy of Sciences, and Japanese Tea Garden, plus Irving Street's lively restaurants, cafes, boutiques, and markets. With its walkable, community-oriented vibe, excellent transit, proximity to West Portal, and quick access to downtown, the location is truly unbeatable.





RENTAL INCOME

Unit	Type	Current Rent	Market Rent	Move In Date
1	3 bedroom / 1.5 bath	\$1,448	\$7,000	8/1/1992
2	2 bedroom / 1.5 bath	\$5,150	\$5,150	vacant
3	3 bedroom / 1.5 bath	\$7,000	\$7,000	vacant
4	2 bedroom / 1.5 bath	\$5,100	\$5,150	8/2/2025
Monthly Income		\$18,698	\$24,300	
Annual Income		\$224,370	\$291,600	



Estimated Scheduled Annual Revenue

Scheduled Annual Gross Income	\$224,370
(Vacancy Factor 3.0%)	(\$6,731)
Adjusted Scheduled Gross Income	\$217,639
(Estimated Annual Expenses)	\$56,350
NET OPERATING INCOME	\$161,289

Estimated Annual Expenses

New Real Estate Taxes	\$32,450
Property Insurance	\$9,000
Gas & Electricity	\$600
Water & Sewage	\$6,900
Garbage & Recycling	\$3,000
Fire Alarm / Safety	\$1,200
Janitorial	\$1,200
Repair & Maintenance (estimated @ \$500 per unit)	\$2,000
ANNUAL EXPENSES	\$56,350
% of expenses	25%

Pricing

Price	\$2,750,000
Number of Units	4
Price / Unit	\$687,500
Sq. Ft.	3,944
Price / Sq. Ft.	\$697
GRM	12.3
CAP Rate	5.9%



Confidentiality and disclaimer

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site. The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all-inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein. The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.