



3344-3348 18th St, San Francisco, CA
291-293 Capp St, San Francisco, CA
\$1,650,000

Mixed Use 4-Plex

3 residential units and 1 Retail unit

4,260 sq ft

Property Overview

This mixed-use investment offering consists of two adjacent buildings with a diversified residential and commercial unit mix located in an established San Francisco neighborhood. The portfolio includes 3344–3348 18th Street and 291–293 Capp Street, providing a total of four income-producing units comprised of three residential units and one ground-floor retail space.

The property is offered at \$1,650,000, reflecting an in-place cap rate of approximately 6.3% based on current operations. The cap rate calculation assumes actual in-place rents, a 5% vacancy allowance, and limited landlord-paid expenses including property taxes, insurance, water, and garbage. Property taxes are underwritten at an estimated 1.18% of value, and insurance is normalized to market coverage levels. No management fee or additional operating reserves are assumed in the cap rate, consistent with current ownership operations.

This offering is priced to reflect existing income, vintage construction, and current expense structure, presenting an attractive opportunity for investors seeking strong yield today with long-term upside through active ownership, expense optimization, and future rent growth. The mixed-use configuration provides income diversification and stability within a supply-constrained San Francisco submarket.

Income and expense information is provided for underwriting guidance only and should be independently verified by buyers. Property is offered as-is. Please do not disturb tenants.

Building Type	4-Plex	Year Built	1911	Building Size	4,260 SF
Building Height	2 Stories	Building Class	C	Typical Floor Size	2,100 SF





Features

- Fully leased mixed-use 4-plex with 3 residential units and 1 street-level retail space
- Strong in-place income supported by current rents totaling \$148,308 annually
- Approximately 6.3% in-place cap rate at an offering price of \$1,650,000
- Diversified revenue stream combining residential and neighborhood-serving retail tenancy
- Low operating expense profile with limited landlord-paid expenses
- Located in an established, supply-constrained San Francisco neighborhood with long-term rental demand

Rent Roll

SPACE	SIZE	LEASE	RENTAL RATE	SPACE USE	UNIT DETAILS	YEARLY INCOME
291 Capp St	~1,150 SF	Month to Month	\$3,100/mo	Residential	3 bed/2 bath	\$37,200
293 Capp St	~1,150 SF	Month to Month	\$2,312/mo	Residential	3 bed/2 Bath	\$27,744
3344 18 th St	~1,150 SF	Month to Month	\$2,427/mo	Residential	3 bed/2 Bath	\$29,124
3348 18 th St	~800 SF	Month to Month	\$4,520/mo	Retail	Ground Level	\$54,240

Financials and Pro Forma Model

UNIT	CURRENT RENT	MARKET/ PRO FORMA	MONTHLY UPSIDE	CURRENT ANNUAL INCOME	MARKET/ PRO FORMA ANNUAL INCOME
291 Capp St	\$3,100/mo	\$3,600/mo	\$500/mo	\$37,200	\$43,200
293 Capp St	\$2,312/mo	\$3,100/mo	\$788/mo	\$27,744	\$37,200
3344 18 th St	\$2,427/mo	\$3,100/mo	\$673/mo	\$29,124	\$37,200
3348 18 th St	\$4,520/mo	\$4,950/mo	\$430/mo	\$54,240	\$59,400
Total	\$12,359/mo	\$14,750/mo	\$2,391/mo	\$148,308	\$177,000

Cap Rate

<ul style="list-style-type: none">• Gross Scheduled Income: \$148,308• Vacancy Allowance (5%): (\$7,415)• Effective Gross Income: \$140,893	<p>Operating Expenses:</p> <ul style="list-style-type: none">• Property Taxes: \$19,470• Insurance: \$4,500• Water & Garbage: \$7,000 <p>Total: \$30,970</p>	<ul style="list-style-type: none">• Net Operating Income (NOI): \$103,923• Cap Rate @ \$1,650,000: 6.3%
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Disclaimer

All information contained herein is provided for marketing and informational purposes only and is deemed reliable but not guaranteed. Income, expenses, projections, and cap rate calculations are estimates and should not be relied upon as representations of future performance. Prospective purchasers are advised to conduct their own independent investigations and verify all information, including financials, rents, zoning, and property condition. The property is offered as-is, subject to prior sale, change in price, or withdrawal without notice, and the seller and broker make no representations or warranties. Buyers shall not rely on this information without independent verification, and tenants shall not be contacted or disturbed.

About the Listing Agent

Corey McKinney is a commercial real estate advisor with eXp Commercial, specializing in the acquisition and disposition of commercial real estate across all asset classes, including mixed-use, multifamily, retail, office, industrial, land, and investment properties. Corey also represents buyers and sellers of operating businesses and residential real estate, providing clients with a truly integrated, all-in-one advisory platform.

Throughout his career, Corey has successfully closed transactions spanning income-producing commercial assets, owner-user properties, value-add opportunities, businesses, and residential homes, giving him a unique perspective on how capital moves across real estate and business ownership. His experience across multiple property types allows him to underwrite deals holistically, identify risk early, and structure transactions that align with each client's financial and operational goals.

Known for his data-driven underwriting, clear communication, and hands-on approach, Corey places a strong emphasis on fundamentals, cash flow, and long-term value creation. He works closely with investors, business owners, and property owners to deliver thoughtful guidance from initial valuation through closing. Corey is recognized for his ability to bridge the gap between commercial investment strategy and practical execution, making him a trusted advisor for clients seeking disciplined analysis, market insight, and results-driven representation.

Interested? Let's Connect



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