



DAN MCGIVERN  
COMPASS COMMERCIAL

3763-3767 CESAR CHAVEZ STREET

**9 UNITS | OFFERED AT \$3,500,000**



**Dan McGivern**

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**COMPASS  
COMMERCIAL**  
1699 Van Ness Ave, San Francisco, CA 94109

# INVESTMENT OVERVIEW



- Charming Noe Valley Location
- Seven One-Bedroom & Two Studio Units
- Onsite Laundry (Mobile App Operated)
- Two Units Delivered Vacant
- Extensive Recent Upgrades
- New Mini-Split Electric HVACs
- New Electric Heat Pump Water Heaters
- Separately Metered Electric

3763–3767 Cesar Chavez is a nine-unit multifamily property located on a quiet block in San Francisco's Noe Valley, between Dolores and Guerrero Streets. Constructed in 1911, the front building includes six one-bedroom units and two modern studios on the ground level. A separate rear cottage features an additional one-bedroom unit with updated amenities.

The property has undergone extensive renovations in recent years. Upgrades include new electric heat pump water heaters for all units (2017 and 2024), a new 400 AMP master electrical service (2023), fire alarm upgrade (2023), new ground floor fire sprinklers (2023), new rear stair landings (2023), and a new roof (2022). Many units have new windows (2017 and 2025) and almost all appliances have been updated. The ground level studios and rear cottage were added through San Francisco's ADU program in 2024. The soft story retrofit was originally completed in 2015 and further upgraded during the ADU construction in 2024.

Each unit is heated and cooled by mini split electric HVAC systems (2023 and 2024). The building is all electric with no gas service, and units are separately metered. Units 3763C and 3763D share a master metered electric water heater.

Ideally situated at the crossroads of Noe Valley, the Mission, and Bernal Heights, the property offers quick access to the shops, cafes, and restaurants of all three neighborhoods. The location provides convenient access to nearby parks, public transportation, and Highways 101, 280, and 80.

This is an exceptional opportunity to acquire a well-located multifamily property that has benefited from significant upgrades and renovations in recent years.

# PROPERTY DETAILS



## PROPERTY OVERVIEW

Year Built	1911
Parcel Number	6577-032
# of Units	9
Unit Mix	7 One-Bedrooms & 2 Studios
Sq. Feet	6,810*
Lot Sq. Feet	3,419
Neighborhood	Noe Valley
Zoning	RH-2
Laundry	Mobile App (PayRange)

## BUILDING SYSTEMS

Foundation	Concrete
Heat Source	Mini-Split Electric HVACs
Roof	Modified Bitumen
Yard	Rear Patio and Landscaping
Water Service	Master Metered
Electric Service	400 Amps
Gas & Electric Metering	Separately Metered (No Gas)
Soft Story Retrofit	Complete
Sleep Alarm Compliance	Complete

\*5,598 per tax records, plus 1,212 per ADU plans. Buyer should verify to their own satisfaction.

## RENT ROLL

Unit	Type	Base Rent	Pass Thru\$	Total Rent	Market Rent	Move-In Date
3763	1-Bdr	\$3,850.00		\$3,850.00	\$3,850.00	VACANT
3763A	1-Bdr	\$1,588.07	\$100.16	\$1,688.23	\$3,850.00	4/1/2005
3765	1-Bdr	\$3,450.00		\$3,450.00	\$3,850.00	05/01/2025
3765A	1-Bdr	\$3,418.76		\$3,418.76	\$3,850.00	11/01/2022
3767	1-Bdr	\$1,546.22	\$19.72	\$1,565.94	\$3,850.00	02/01/2010
3767A	1-Bdr	\$1,415.57	\$19.72	\$1,435.29	\$3,850.00	11/01/2007
3763B	1-Bdr Cottage	\$3,650.00		\$3,650.00	\$3,650.00	VACANT
3763C	Studio	\$2,250.00		\$2,250.00	\$2,650.00	4/1/2024
3763D	Studio	\$2,636.60		\$2,636.60	\$2,650.00	4/15/2024
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L	Laundry	\$120.00		\$120.00	\$120.00	
S	Storage	\$0.00		\$0.00	\$900.00	
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<b>Monthly Income</b>		<b>\$23,925.22</b>		<b>\$24,064.82</b>	<b>\$33,070.00</b>	
<b>Annual Income</b>		<b>\$287,102.64</b>		<b>\$288,777.84</b>	<b>\$396,840.00</b>	
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<b>Upside</b>		<b>38%</b>				



# FINANCIAL OVERVIEW



## Financial Overview

Price	\$3,500,000
Price Per Unit	\$388,889
Price per Sq Foot	\$514
GRM	12.1
Cap Rate	5.6%
Annual Income	\$288,778
Net Operating Income	\$194,467

## Estimated Expenses

New Property Taxes (est. @ 1.1797%)	\$41,000	
Insurance*	\$10,659	
PG&E	\$2,100	
Water	\$4,525	
Garbage	\$2,544	
Onsite Management	\$1,200	
Fire Alarm Monitoring	\$1,230	
Other	\$1,200	
Management	5%	\$14,439
Repairs & Maintenance	\$6,750	
Total Expenses	\$85,527	

\*Owners current insurance amount. Buyers are advised to obtain their own quote.

## Annualized Operating Data

Scheduled Gross Income	\$288,778	
Less Vacancy Rate	3.0%	\$8,663
Adjusted Gross Income		\$280,115
Less Expenses	29.7%	\$85,647
Net Operating Income		\$194,467

## PHOTOS

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