



1048-1050 Oak Street
SAN FRANCISCO • CA

ENGEL & VÖLKERS®
COMMERCIAL

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2-Unit Multifamily Investment Opportunity

1048-1050 OAK STREET • SAN FRANCISCO

Discover a prime opportunity for investment with this charming two-unit multifamily property in San Francisco’s historic Lower Haight. Offering versatile living or rental potential, this residence combines classic character with strong income-producing possibilities.

PROPERTY INFORMATION	
Asking Price	\$895,000
Address	1048-1050 Oak Street
Cross Street	Oak Street
Parcel No.	1216-004
Land Area	0.06 AC
Building Size	±1,380 SF
Stories	2
Units	2
Built	1908
Neighborhood	Lower Haight
Zoning	RH3

BUILDING OVERVIEW	
Total NRSF	±1,380 SF
1st Floor	±690 SF
2nd Floor	±690 SF

Location Description

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San Francisco's vibrant Lower Haight neighborhood offers residents a unique blend of historic charm and modern city living. Known for its colorful Victorian architecture, eclectic boutiques, and lively cafes, the area exudes an authentic San Francisco character. With tree-lined streets and a central location, Lower Haight provides a welcoming atmosphere that attracts young professionals, long-time residents, and creatives alike.

This location also delivers unbeatable convenience. Just steps away are Divisadero Street's trendy restaurants, nightlife, and grocery stores, while nearby Duboce Park and Alamo Square provide plenty of green space for outdoor relaxation. Excellent transit access connects the neighborhood to Downtown, Hayes Valley, and the Castro, making it easy to navigate the city without a car. This balance of local energy, walkability, and connectivity makes Oak Street an ideal spot for both lifestyle and investment.



Financial Profile

1048-1050 OAK STREET • SAN FRANCISCO

SUMMARY

Price	\$895,000
Number of Units	2
Price Per Unit	\$447,500
Price Per SF	\$648

OPERATING DATA

Gross Scheduled Rent Income	\$56,724
Less Deductions	\$28,948
Net Operating Income	\$27,776

ESTIMATED ANNUAL EXPENSES

New Property Tax	1.1723%	\$14,009
Water		\$4,542
Insurance		\$8,695
Garbage		\$0
PG&E		\$0
Management Fee	3%	\$1,702
Total Expenses		\$28,948

RENT ROLL

Unit	Type	Rent
1048	3 BR/1.5 BA	\$2,524
1050	3 BR/1.5 BA	\$2,203
Total Monthly/Annual		\$4,727

Additional Photos

1048-1050 OAK STREET • SAN FRANCISCO



Additional Photos

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Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 1048-1050 Oak Street, San Francisco. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers San Francisco. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.