

# 24 Bosworth Street

San Francisco, CA 94112 · Bernal Heights

CONFIGURATION  
**3 BD / 2.5 BA**

ABOVE-GRADE SF  
**1,320 SF**  
Per floor plan

TOTAL UNDER ROOF  
**2,195 SF**  
Incl. 875 SF lower level

PRICE / SF  
**\$843/SF**  
Total under roof

IN-PLACE RENT  
**\$6,600/mo**  
Tenant pays utilities

OFFERING PRICE  
**\$1,850,000**

## THE OPPORTUNITY

### A Rare Multi-Path Asset in Bernal Heights

Novo Real Estate is pleased to present **24 Bosworth Street**, a comprehensively renovated 1905 Victorian residence in San Francisco's coveted Bernal Heights neighborhood. This NC-1 zoned property presents a rare combination of immediate livability, in-place income, and long-term development upside exceptional for a single asset at this price point.

Renovated in 2011 with new electrical, plumbing, HVAC, kitchen, bathrooms, enlarged dormers, and replaced windows. Currently tenant-occupied at **\$6,600/mo** generating **\$79,200/yr gross** — in place from day one.

## SIX WAYS TO WIN

01  
**Owner-Occupant**

Turnkey Victorian in Bernal Heights — 98 Walk Score, ~5 min BART, garage, move-in ready.

02  
**Live / Work**

NC-1 permits ground-floor commercial. Salon, studio, office, or trade shop below; live above.

03  
**House Hack (JADU)**

Lower level is a candidate for ADU/JADU conversion under SF Planning Code §207.2.

04  
**In-Place Cash Flow**

\$79,200/yr gross income in place. Market range \$5,029-\$8,046/mo per comparable leases.

05  
**Value-Add / Flip**

Assessor record: 2BD/1BA. Permit legalization may unlock significant value uplift.

06  
**Development Play**

NC-1 / 40-X, 1,341 SF lot, transit-proximate. Recent CA legislation may expand pathways.

Walk 98 · Transit 73 · Bike 89 · Glen Park BART ~5 min walk

## PROPERTY DETAILS

Address	<b>24 Bosworth St, SF 94112</b>
Neighborhood	<b>Bernal Heights</b>
Property Type	<b>Single-Family Residence</b>
APN	<b>6721-008</b>
Above-Grade Living	<b>1,320 SF</b>
Lower Level	<b>875 SF</b>
Total Under Roof	<b>2,195 SF (ANSI Z765)</b>
Lot Size	<b>1,341 SF (0.031 ac)</b>
Bedrooms / Baths	<b>3 BD / 2.5 BA</b>
Year Built / Reno	<b>1905 / 2011</b>
Zoning / Height	<b>NC-1 / 40-X</b>

## LEASE & INCOME

Current Rent	<b>\$6,600/mo</b>
Annual Gross Income	<b>\$79,200/yr</b>
Lease Type	<b>Month-to-month</b>
Utilities	<b>Tenant pays all</b>