

Multifamily Property For Sale

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# 252 CHATTANOOGA ST.

252 Chattanooga St.  
San Francisco, CA 94114



Presented By:

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**URBAN CAPITAL**  
OF SAN FRANCISCO

# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

252 Chattanooga St. is a well-maintained 6-unit apartment building located in the heart of Noe Valley. Built in 1900, the property spans 4,623 square feet on a 7,945-square-foot lot. The unit mix includes four (4) spacious one-bedroom/one-bath units averaging 600 square feet and two (2) two-bedroom/one-bath units of approximately 800 square feet. The asset features a critical 1:1 parking ratio with 6 dedicated spaces (carport and surface) and 8 private storage lockers. With over 46% rent roll upside, this is a well-located property with immense potential for future growth and returns.

## LOCATION DESCRIPTION

The property is ideally situated on a premier residential block in Noe Valley (San Francisco District 5), one of the city's most stable and high-demand sub-markets. Residents benefit from immediate proximity to the vibrant 24th Street retail corridor, offering world-class dining, boutique shopping, and everyday conveniences. The location provides excellent transit connectivity for professionals, with easy access to tech shuttle stops, the J-Church MUNI line, and major thoroughfares leading to the Peninsula and Silicon Valley. The surrounding neighborhood is characterized by a mix of historic Victorian architecture and luxury single-family homes, ensuring long-term rental appeal and asset appreciation.

## OFFERING SUMMARY

Sale Price:	\$2,250,000
Number of Units:	6
Lot Size:	7,945 SF
Building Size:	4,623 SF
Gross Income :	\$192,502
NOI:	\$129,427.50
Cap Rate:	5.75%
GRM:	11.78

# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- 100% Occupied with Clear Rental Upside
- 4 One-Bedroom Units & 2 Two-Bedroom Units
- One-to-One Parking & Individual Storage for All Units
- Uncommonly Large Lot with Long-Term Flexibility
- Desirable Layouts with Abundant Natural Light
- Separate PG&E Meters, Water Heaters & Individual Heat
- Prime Noe Valley Location Near 24th Street Retail Corridor
- Excellent Access to Transit, Tech Shuttles & Major Commute Routes
- Well-Maintained Asset with Strong Ownership History
- High-Demand Rental Location with Limited Supply
- Functional Floor Plans Appealing to Broad Tenant Base
- Rare Six-Unit Asset in Core Noe Valley Location

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# RENT ROLL

SUITE	UNIT TYPE	SIZE SF	RENT	MARKET RENT
1	1x1	600 SF	\$3,000	\$3,200
2	1x1	600 SF	\$2,500	\$3,200
3	1x1	491 SF	\$700	\$3,200
4	2x1	824 SF	\$3,200	\$4,200
5	2x1	824 SF	\$4,000	\$4,200
6	1x1	491 SF	\$3,000	\$3,200
<b>TOTALS</b>		<b>3,830 SF</b>	<b>\$16,400</b>	<b>\$21,200</b>
<b>AVERAGES</b>		<b>638 SF</b>	<b>\$2,733</b>	<b>\$3,533</b>

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# INCOME & EXPENSES

## INCOME SUMMARY

Gross Scheduled Income	\$196,800
Laundry Income	\$1,440
Vacancy Cost	(\$5,732)
<b>GROSS INCOME</b>	<b>\$192,509</b>

## EXPENSES SUMMARY

Real Estate Taxes (1.182%)	\$24,777
Special Assessment Tax	\$1,350
Property Insurance (Estimated at \$1350/unit)	\$8,100
PG&E	\$1,828
Water & Sewer	\$6,500
Garbage & Recycling	\$5,190
Repairs & Maintenance	\$6,000
Property Management (5%)	\$9,336
<b>OPERATING EXPENSES</b>	<b>\$63,081</b>

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## NET OPERATING INCOME

**\$129,428**

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# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$2,250,000
Price per SF	\$487
Price per Unit	\$375,000
GRM	11.78
CAP Rate	5.75%
Cash-on-Cash Return (yr 1)	5.75%
Total Return (yr 1)	\$129,428

## OPERATING DATA

Gross Scheduled Income	\$196,800
Other Income	\$1,440
Total Scheduled Income	\$198,240
Vacancy Cost	\$5,732
Gross Income	\$192,509
Operating Expenses	\$63,081
Net Operating Income	\$129,428
Pre-Tax Cash Flow	\$129,428



Section



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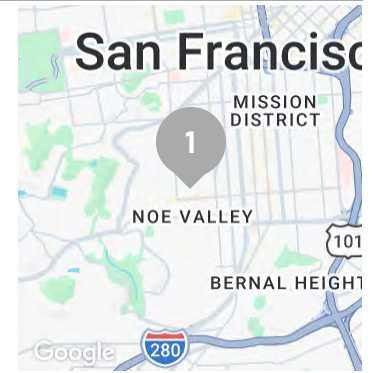
# SALE COMPS



**1**  
1013 NOE ST  
San Francisco, CA 94114

Sold 9/24/2025

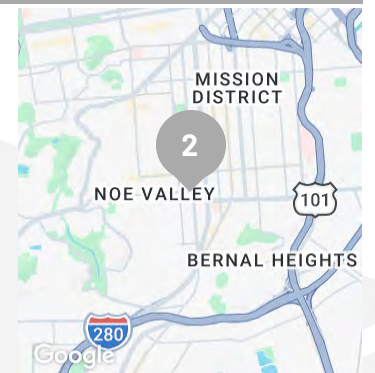
Price:	\$2,350,000	Bldg Size:	4,930 SF
No. Units:	5	Cap Rate:	5.69%



**2**  
1 CLIPPER ST  
San Francisco, CA 94114

Sold 10/8/2025

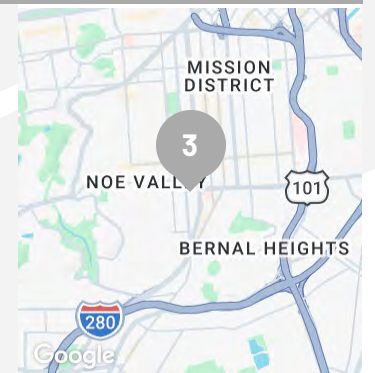
Price:	\$1,830,000	Bldg Size:	4,700 SF
No. Units:	6	Cap Rate:	6.11%



**3**  
3763-3767 CESAR CHAVEZ ST  
San Francisco, CA 94114

Sold 2/11/2026

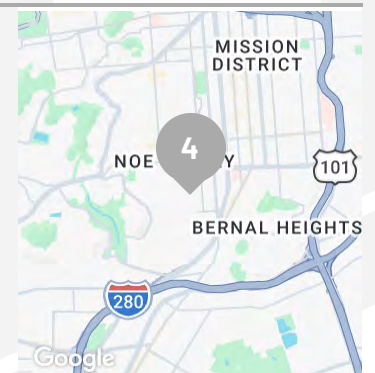
Price:	\$3,440,000	Bldg Size:	6,810 SF
No. Units:	9	Cap Rate:	5.90%



**4**  
1541-1543 SANCHEZ ST  
San Francisco, CA 94114

Sold 11/7/2025

Price:	\$2,505,000	Bldg Size:	5,550 SF
No. Units:	6	Cap Rate:	6.46%



# LOCATION MAP

