



BARB CO
BARBAGELATA GROUP

PRESENTED BY MATTHEW GREENWELL AND PAUL BARBAGELATA

S. VAN NESS AVENUE

Grand Victorian Mixed Use Investment

- Built in 1885 • 10,568 Approx. Sq. Ft. (including residential and commercial spaces)
- 6 Total Units (3 commercial, 3 residential) • 7,500 Approx. Sq. Ft. Lot Size

Offered at \$2,695,000

An exceptional investment opportunity awaits with this remarkable grand-scale Victorian mixed-use property. Situated in the heart of San Francisco's vibrant Mission District, this unique and impressive property offers a fusion of history and charm with strong income. Currently at full occupancy with a blend of commercial and residential tenants, this sprawling property spans over 10,000 square feet, consisting of a semi-detached structure on a generously sized lot.

Financial Summary

Gross Annual Income: \$270,144

- Total Monthly Income (all units): \$22,512/mo.*
- Annual Expenses: \$56,680*
- Net Operating Income: \$213,464
- Cap Rate: 7.9
- GRM: 9.98

Annual Expenses: \$56,680/yr.*

- Insurance: \$18,500/yr.
- Water/Sewer: \$7,200.00/yr.
- Garbage: \$900/yr.
- PG&E: \$150/yr. (sump pump and service entrance lights)
- Property Taxes: \$29,930 (based on asking price and current property tax rate of 1.18%)

* Does not include maintenance, management fees and miscellaneous expenses
* Monthly income based on effective rent increases in April 2025.

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Information regarding square footage, lot size, permit history, year built, zoning, and number of parking spaces is obtained from third parties, are estimates only, and have not been verified by seller or listing broker. The prospective buyer should carefully verify to his or her own satisfaction the above information, and any other areas of concern, pertaining to the property. DRE# 02014153

Tenant Breakdown

Residential Units: The residential units showcase exquisite architectural details, high ceilings, and spacious kitchens that flow onto decks overlooking the lush, tropical garden.

423 S. Van Ness

3 Bedroom + Office; 2 Baths; 1,581 Sq. Ft. with 174 Sq. Ft. Deck

- Current Rent as of 4/1/2025: \$3,739 per month
- Move-In Date: 4/15/2022 - Month to Month Tenant

429 S. Van Ness

3 Bedrooms + Office & Den; 1 Bath; 1,565 Sq. Ft. with 165 Sq. Ft. Deck

- Current Rent as of 4/1/2025: \$2,003 per month
- Move-In Date: 8/1/1998 - Month to Month Tenant

431 S. Van Ness

3 Bedrooms + Office; 1 Bath; 1,569 Sq. Ft. with 183 Sq. Ft. Deck

- Current Rent as of 4/15/2025: \$2,705 per month
- Move-In Date: 6/15/2003 - Month to Month Tenant

Commercial Businesses: The commercial units share the same grand scale, featuring high ceilings and abundant space, perfectly suited for a range of uses such as retail, office space, or creative work environments.

425 S. Van Ness - 1,542 Sq. Ft. with 98 Sq. Ft. Deck

Rent Breakdown:

\$4,500 per month from 4/15/2025 to 4/14/2026

\$5,000 per month from 4/15/2026 to 4/14/2028

427 S. Van Ness - 1,658 Sq. Ft. with 124 Sq. Ft. Deck

Rent Breakdown:

\$4,565 per month from 4/1/2025 to 3/31/2026

433 S. Van Ness - 1,708 Sq. Ft.

Rent Breakdown:

\$5,000 per month from 4/1/2025 to 4/30/31

NOTE: Square footage amounts of entire building and lot size are approximate and per tax records. Square footage amounts for each unit are approximate and per graphic artist. Buyers are recommended to verify on their own the income, expense and lease amounts that may apply for subject property.