



108 Naglee Ave., San Francisco, CA 94112-4151

\$1,950,000

108 Naglee

Multifamily | 4 Units



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Listing Added: Today

Listing Updated: Today



Details

Asking Price	\$1,950,000	Property Type	Multifamily
Subtype	Apartment Building, Single Family Rental Portfolio	Class	C
Square Footage	3,881	Units	4
Stories	2	Permitted Zoning	RH1
Lot Size (sq ft)	2,800	Broker Co-Op	Yes
APN	7065-007		

Marketing Description

FOR SALE: Recently Renovated 4-Unit Income Property | Strong Returns | \$1,950,000

Presenting a turn-key, fully occupied **4-unit multifamily investment property** in a prime location, offering excellent income and recent capital upgrades. This asset is ideal for investors seeking immediate cash flow, long-term appreciation, and minimal maintenance costs.

The property generates a **total monthly rental income of \$12,669**, translating to a **gross annual income of \$152,028**. With professional property management in place (6% fee), the **Net Operating Income (NOI) stands at \$142,906**. This results in a **strong Cap Rate of 7.33%**, well above market average in comparable neighborhoods.

The **Gross Rent Multiplier (GRM)** is a competitive **12.82 (12.82)**, indicating solid income potential relative to the purchase price. Recent **capital improvements totaling \$100,000** have modernized all units, reducing deferred maintenance and future capex needs. Upgrades include new kitchens, bathrooms, flooring, lighting, and system updates — making this a low-risk, high-performing asset.

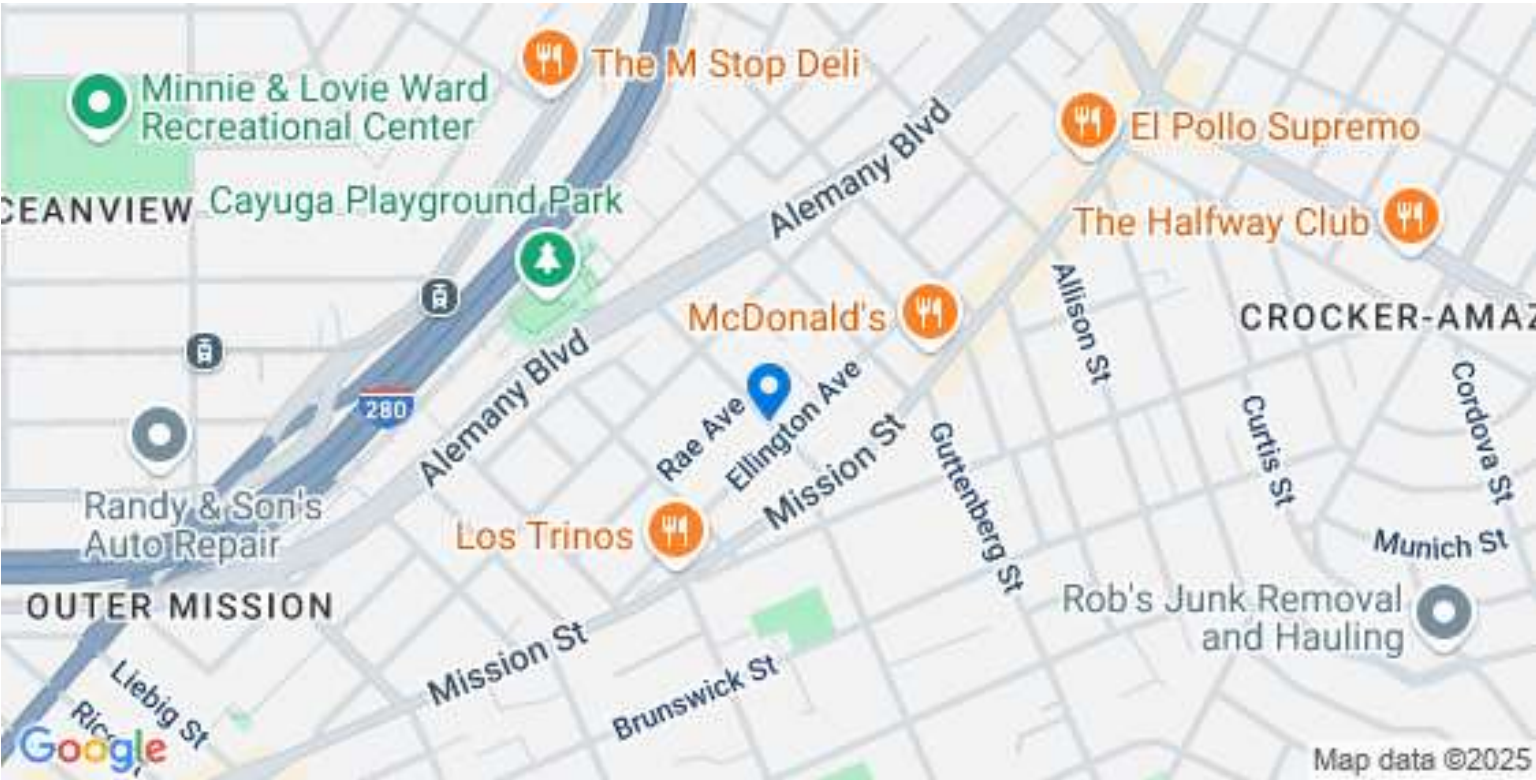
For those leveraging financing, assuming a 20% down payment plus improvements (\$490,000 total cash in), the **Cash-on-Cash Return is an impressive 29.16%**, assuming no debt service or with modest leverage. This is a rare opportunity to acquire a stabilized, income-producing asset with upside in rent growth and property appreciation.

Additional highlights:

- Professionally managed for hassle-free ownership
- Located in a high-demand rental market with low vacancy rates
- Off-street parking and tenant-friendly amenities
- Ideal 1031 exchange candidate or first-time multifamily acquisition

Whether you’re a seasoned investor or entering the multifamily space, this property offers the financials, condition, and location that check every box. Contact us today for a full financial package and private tour.

Location (1 Location)



Property Photos (12 photos)

