



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

# 8 UNIT EDWARDIAN APARTMENT BUILDING 152-154 CENTRAL AVE. | HAIGHT-ASHBURY

FOR SALE



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COLDWELL BANKER COMMERCIAL REALTY  
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# SALE

## 8 UNIT EDWARDIAN BUILDING | HAIGHT ASHBURY

152-154 Central Ave San Francisco, CA 94117



### PROPERTY HIGHLIGHTS

- Excellent Haight Ashbury Location!
- 1.5 Blocks from The Golden Gate Park Panhandle
- 8 Apartment Units Total
- 1 Five Room Flat + Back Shed
- 4 One Bedroom Apartments
- 3 Studio Apartments
- Reroofing Completed 2015
- Separately Metered for Gas & Electricity
- Not on SF Soft Story List
- Category A Historic Resource Present

### OFFERING SUMMARY

**OFFERED AT: \$1,725,000**

Number of Units:	8
Cap Rate:	6.3%
GRM:	9.7
Gross Scheduled Income:	\$177,064
NOI:	\$107,897
Price/Unit:	\$215,625
Price/SF:	\$431
Building Size:	Approx. 4,000 SF*
Lot Size:	Approx. 3,972 SF*
Lot Dimensions:	Irrregular
Year Built:	1906*
Zoning:	RM-1*
APN:	1234-023*

\*Per Realist Tax Records

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### PROPERTY DESCRIPTION

152-154 Central Ave is a well-maintained 8-unit apartment building in the heart of San Francisco's iconic Haight-Ashbury district. This Edwardian style building features a diverse unit mix, including: 1 five room ground floor flat, 4 one bedroom apartments, and 3 studio apartments. There is a well sized back yard with great potential including an exterior shed currently occupied by the tenant in unit 154, the ground floor flat. All units are separately metered for gas and electricity. Not on SF Soft Story List. Fantastic investment opportunity with tremendous upside!

### LOCATION DESCRIPTION

This property enjoys a prime location in the highly desirable Haight-Ashbury neighborhood—just moments away from a vibrant mix of restaurants, cafés, bars, and boutique shops. Situated only blocks from the legendary intersection of Haight and Ashbury Streets, residents have easy access to The Panhandle, Golden Gate Park, and Buena Vista Park, offering a seamless blend of urban living and outdoor recreation. With a Walk Score of 97, the location is truly a Walker's Paradise, and excellent bike lanes make commuting or running errands a breeze without the need for a car. Public transportation is abundant, with MUNI bus lines, BART, and freeway entrances nearby, providing quick and convenient access to Downtown San Francisco, the Financial District, Union Square, and the Waterfront. Proximity to freeway entrances also facilitates easy travel to the East Bay and the Peninsula's tech hubs.



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### INCOME & EXPENSE PRO-FORMA

<b>Scheduled Annual Gross Apartment Income (See Attached Rent Roll)</b>	<b>\$177,064</b>
Less Vacancy (estimated at 3%)	(5,312)
<b>Adjusted Annual Gross Income</b>	<b>\$171,752</b>

### Annual Property Expenses<sup>1</sup>:

Property Tax (Estimated at 1.1827% of \$1.725M)	\$20,402
Insurance <sup>2</sup>	11,266
Gas & Electricity	1,586
Water/Sewer	8,446
Garbage	4,512
Professional Fees	1,879
Misc.	1,176
Repairs & Maintenance (estimated at \$750 per unit)	6,000
Management (estimated at 5% of Adjusted Annual Gross)	8,588

<b>Estimated Annual Operating Expenses:</b>	<b>(63,855)</b>
<b>Estimated Net Operating Income:</b>	<b>\$107,897</b>

1. All Expenses estimated based on annualizing November 2025 YTD Income & Expense provided by Owner and Industry Standards.
2. Owner's actual 2025 insurance expense. Lately, insurance has been difficult to secure and has become more expensive. Buyers should obtain and use their own estimate for insurance.

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Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



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### RENT ROLL

Unit #	Unit Type	Current Rent	Market Rent <sup>1</sup>	Move in Date	Last Increase Date
1	Studio	\$2,078.70	\$2,300.00	06/15/2025	01/01/2026
2	Studio	\$789.00	\$1,950.00	06/01/1994	06/01/2025
3	Studio	\$2,322.06	\$2,300.00	09/01/2019	01/01/2026
4	1 Bedroom	\$2,180.10	\$2,500.00	05/25/2022	01/01/2026
5	1 Bedroom	\$2,250.00	\$2,500.00	03/15/2021	06/01/2025
6	1 Bedroom	\$1,698.00	\$2,500.00	Unknown	06/01/2025
7	1 Bedroom	\$1,977.30	\$2,500.00	03/10/2021	01/01/2026
154	5+ Rooms & Shed	\$1,460.16	\$3,000.00	Unknown	01/01/2026
Total Monthly		\$14,755.32	\$19,550.00		
Total Annually		\$17,063.84	\$234,600.00		

<sup>1</sup>. Stated rent is estimated market rent from Rentometer.com. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

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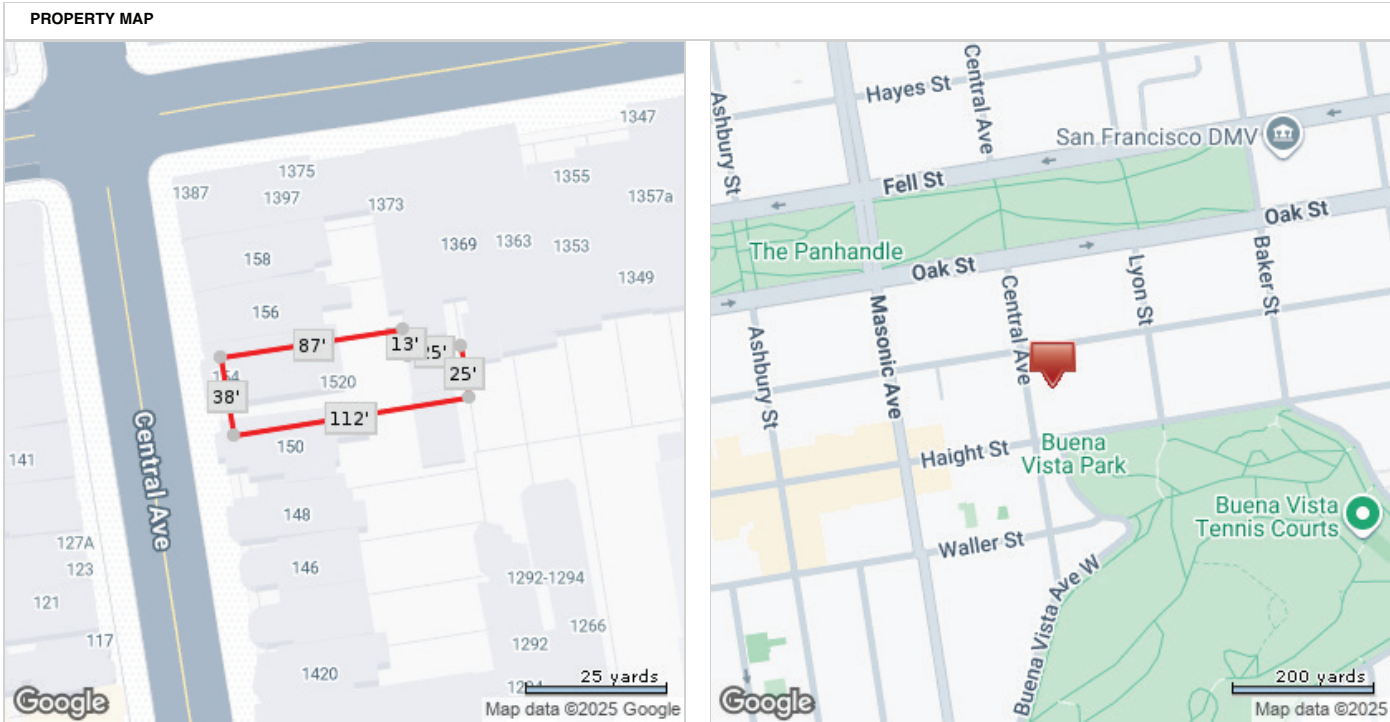




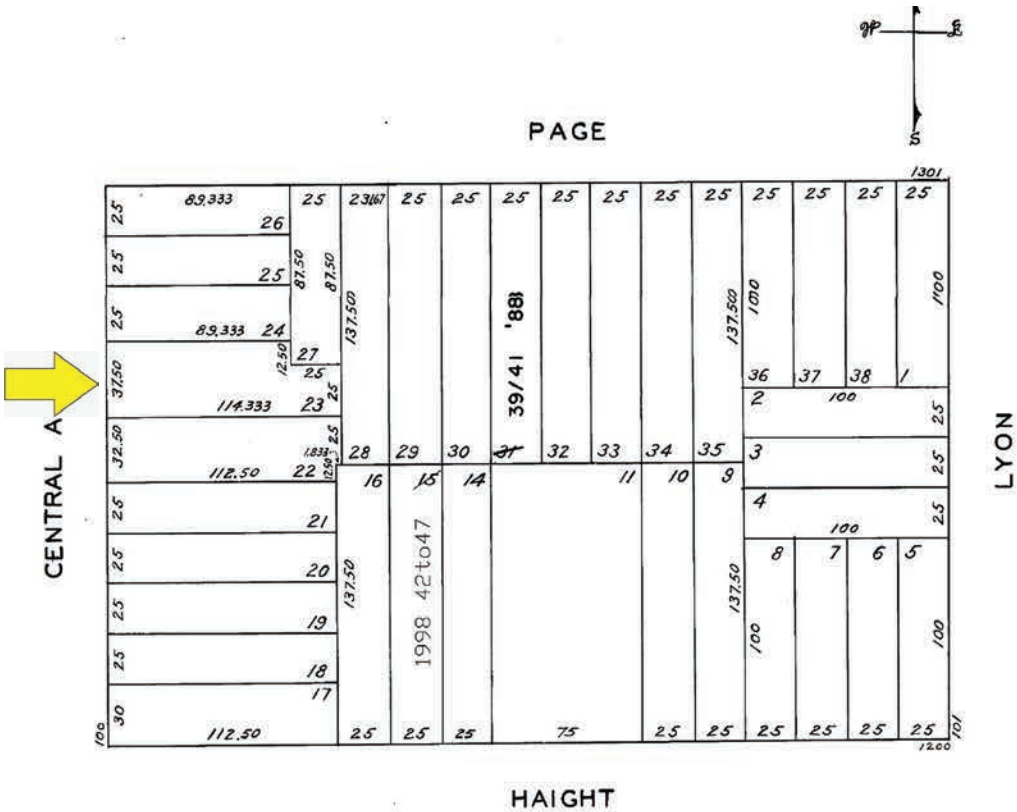
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REALIST TAX RECORD INFORMATION



\*Lot Dimensions are Estimated



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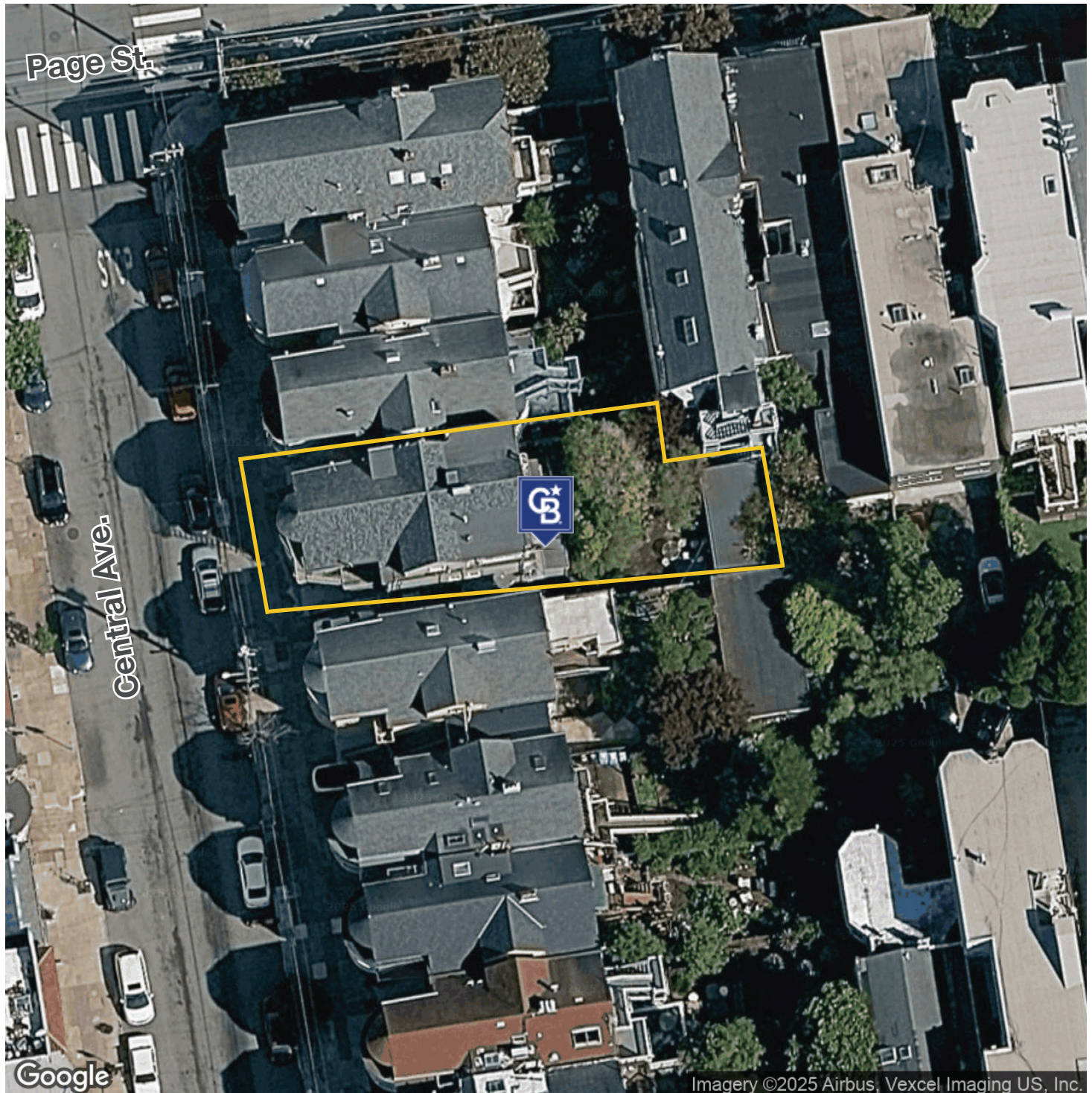




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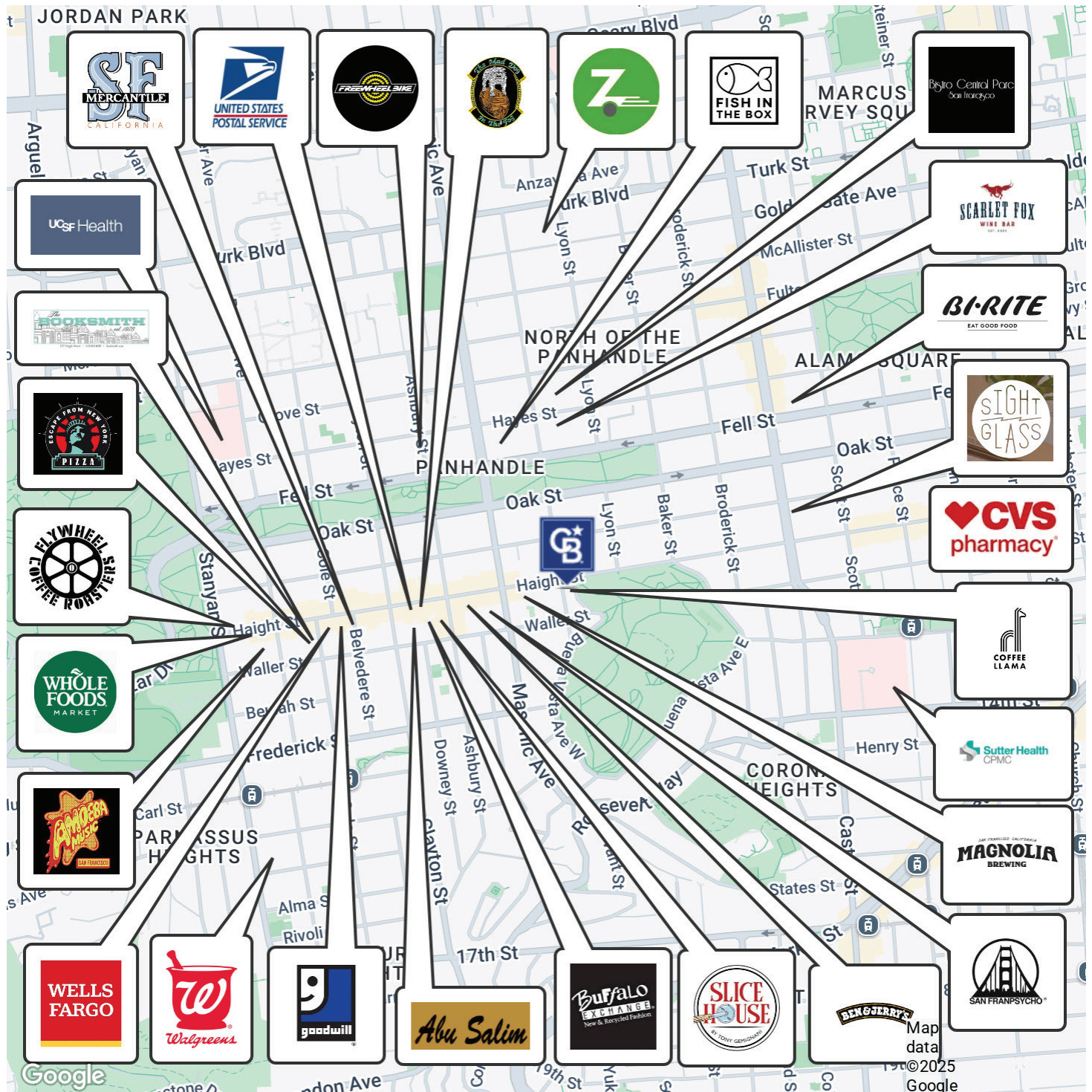
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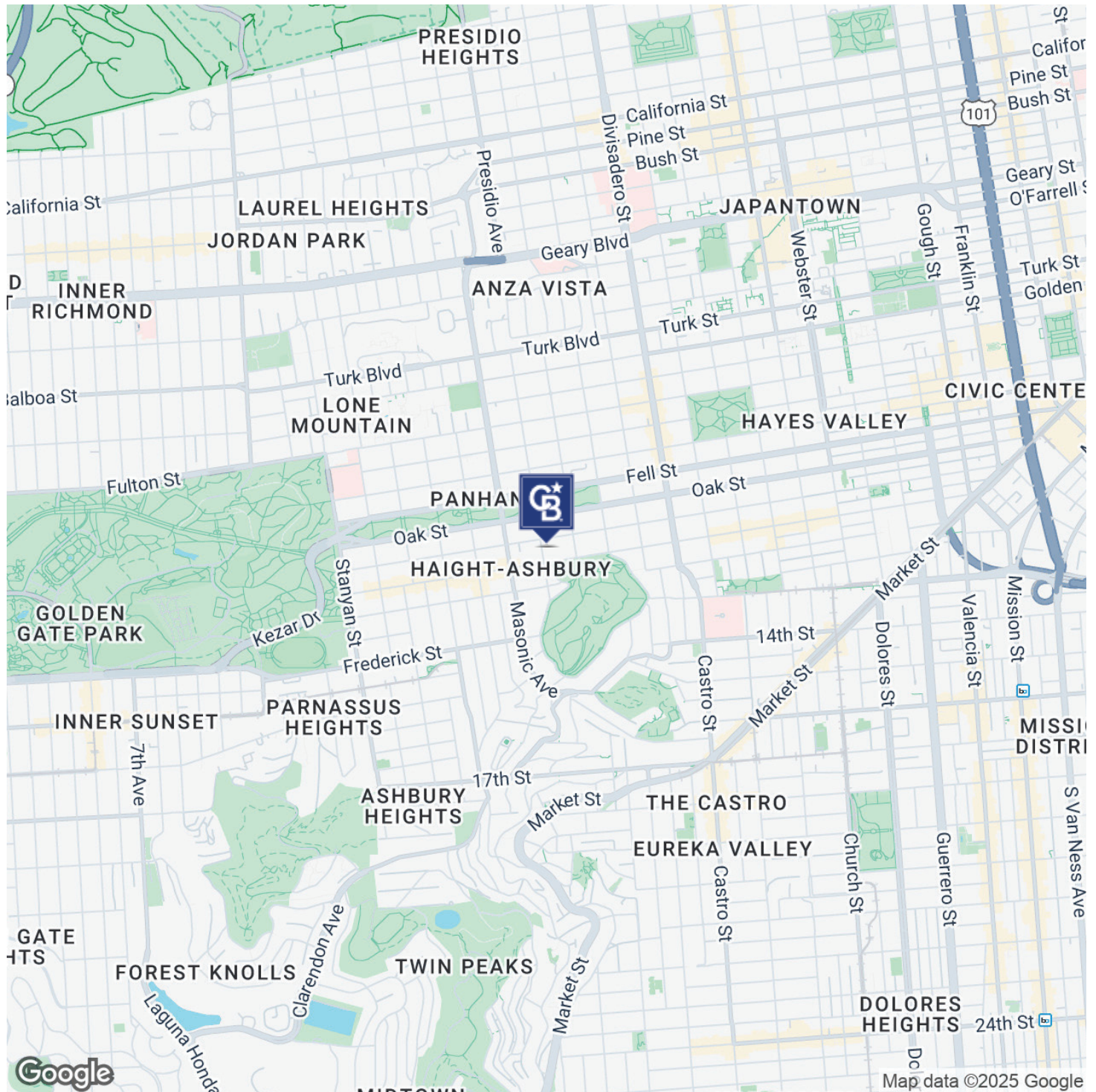
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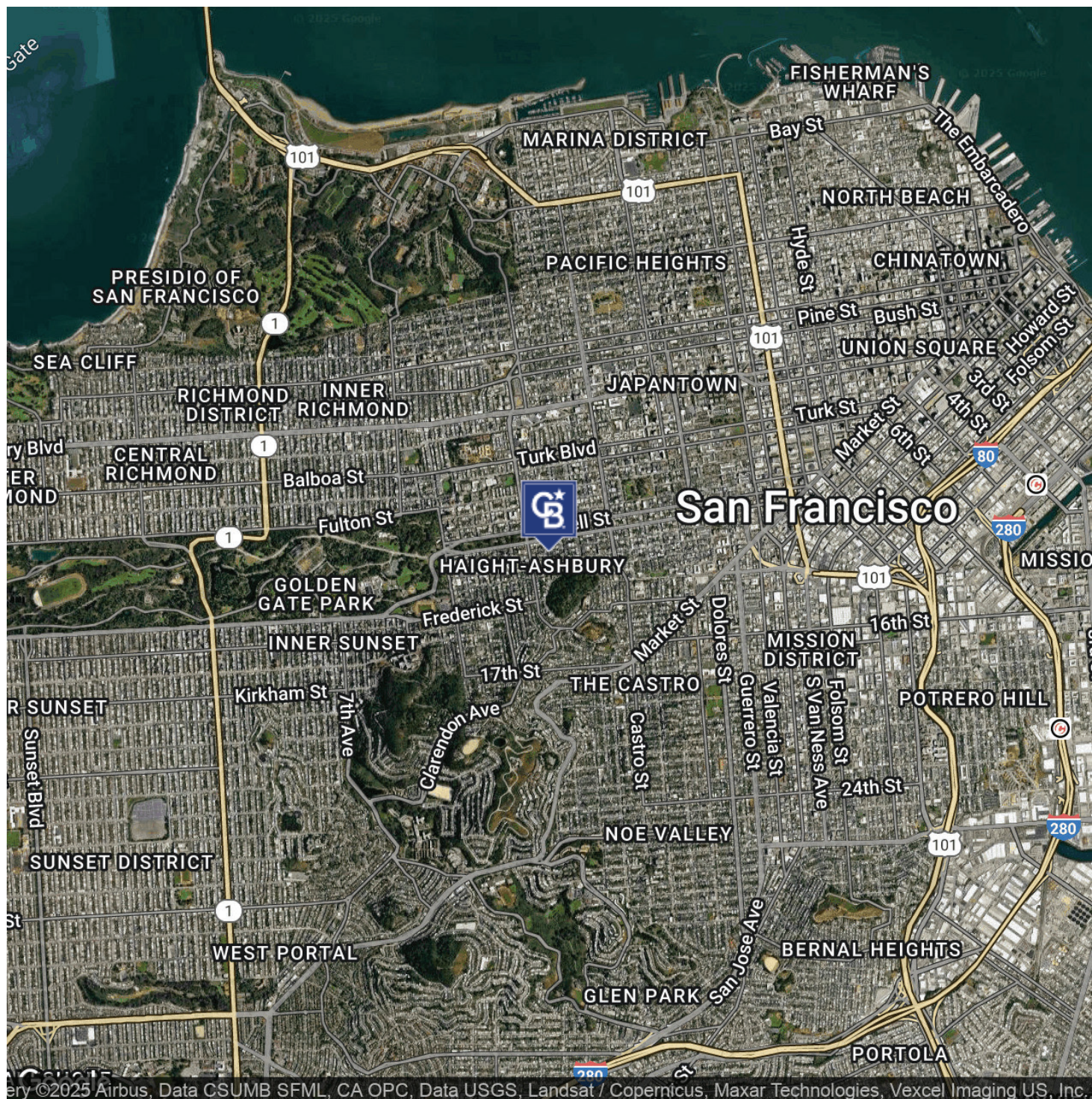
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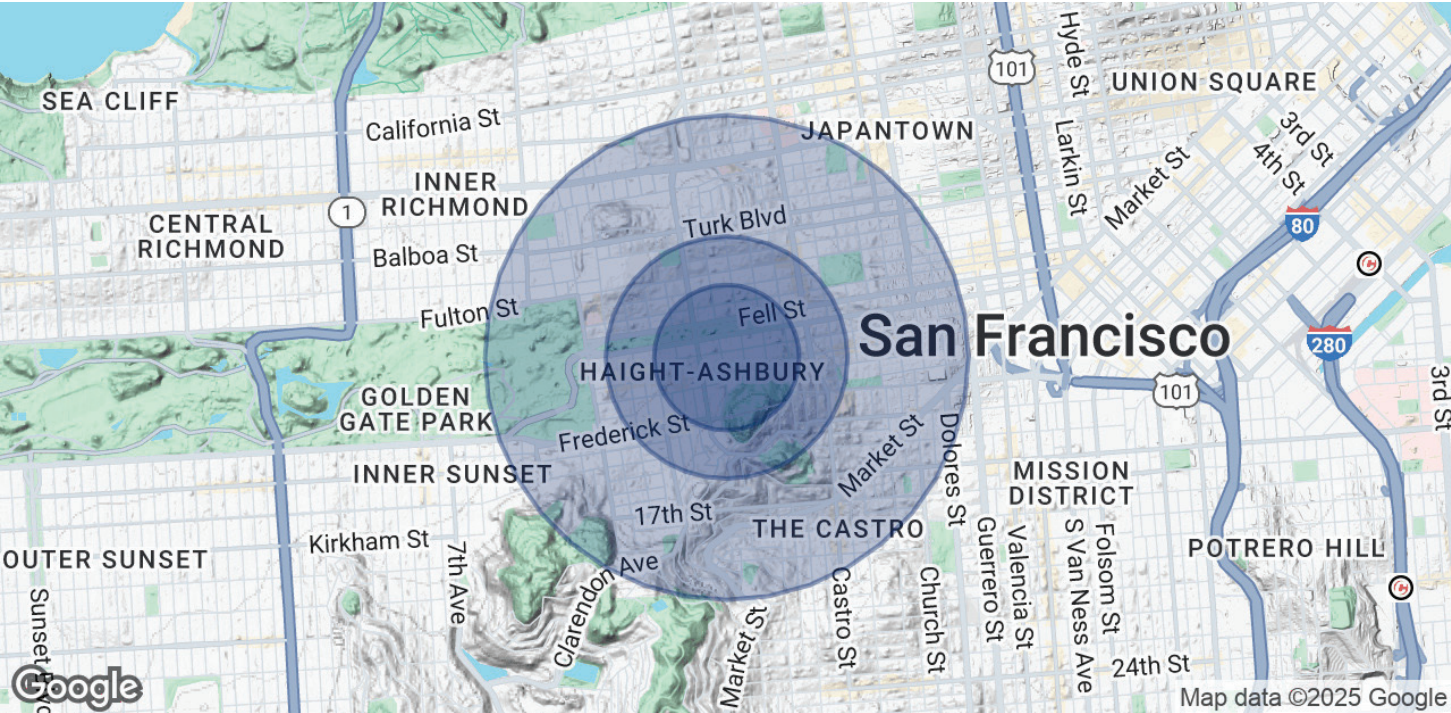
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,937	23,417	76,574
Average Age	40	38	40
Average Age (Male)	40	39	40
Average Age (Female)	39	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,752	10,358	35,659
# of Persons per HH	2.2	2.3	2.1
Average HH Income	\$234,123	\$250,575	\$229,148
Average House Value	\$1,617,047	\$1,581,034	\$1,522,812

Demographics data derived from AlphaMap

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