MORGAN THOMAS

DAN MCGIVERN
COMPASS COMMERCIAL

741 14TH STREET

6 UNITS | OFFERED AT $2,895,000





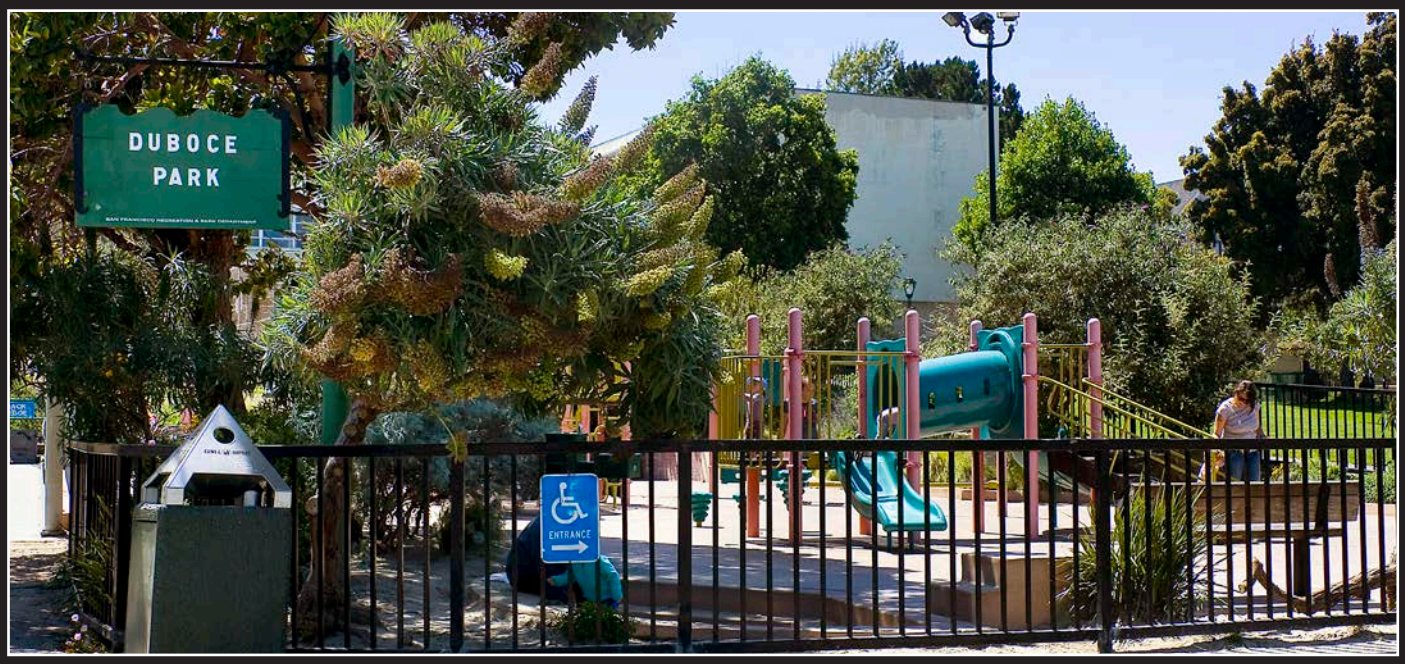
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INVESTMENT OVERVIEW



- Prime Duboce Triangle Location
- Six Spacious One-Bedroom Units
- Two-Car Garage Parking
- New Boiler (2023)
- Upgraded Electrical Panels (2024)
- Balcony Inspection & Repairs Completed (2025)
- Freshly Painted Exterior (2026)
- Roof Resurfaced (2020)
- Separately Metered for Gas & Electric
- Steps from Duboce Park, the Castro & Muni Metro

741 14th Street is a charming six-unit building in San Francisco's Duboce Triangle neighborhood, pairing nearly a century of character with a recent round of major system upgrades.

Built in 1929, the property offers six one-bedroom apartments and a two-car garage. The units are well laid out, with large bedrooms and living rooms, eat-in kitchens, and converted closets that work well as home offices. Most units have been updated with modern fixtures, appliances and dishwashers. The building also has seven storage closets, all currently unassigned and available to rent for additional income.

The building has had significant capital investment in recent years. All apartments are served by a central water heater and a central boiler, which was replaced in November 2023. The electrical panels were upgraded and inspected by the insurer in 2024. Balcony inspections and repairs were completed in November 2025, most of the exterior was repainted in 2026, and the roof was resurfaced in 2020.

Rents were set before the recent climb in San Francisco rents and currently sit 34% below market, leaving room to bring units up to market as they turn over.

Duboce Park is a few minutes' walk away. The Castro, Church Street, Lower Haight and Mission corridors are all nearby, as is the Church Street Muni Metro station.

This is an exceptional opportunity to acquire a multifamily property in one of San Francisco's best neighborhoods, positioned for long-term value.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1929
Parcel Number	3542-037
# of Units	6
Unit Mix	Six One-Bedrooms
Sq. Feet	5,190
Lot Sq. Feet	2,265
Neighborhood	Duboce Triangle
Structure	Wood Frame
Foundation	Concrete

BUILDING SYSTEMS

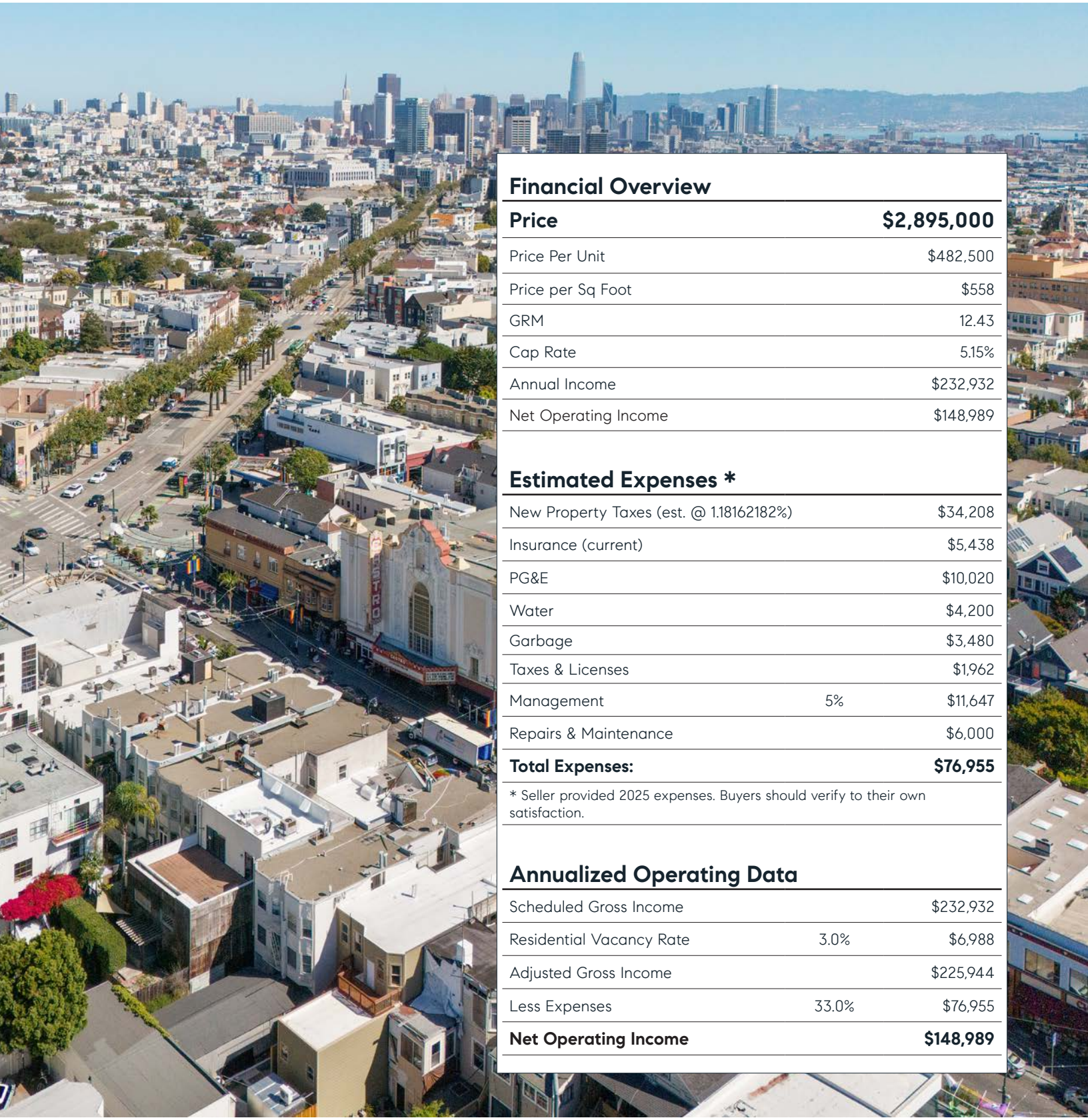
Heat Source	Central Steam Boiler, Replaced in 2023
Roof	Resurfaced in 2020
Electrical Panels	Upgraded in 2024
Water Service	Master Metered
Water Heat	Master Heater
Gas & Electric Metering	Separately Metered
Balconies	Inspected & Repair in 2025
Sleep Alarm Upgrade	Not Complete
Soft Story Retrofit	Exempt from Program, Seismic Work Completed in 1991

RENT ROLL

Unit	Type	Rent	Market Rent
1	One-Bedroom	$3,262	$4,200
2	One-Bedroom	$2,150	$4,200
3	One-Bedroom	$3,155	$4,200
4	One-Bedroom	$3,244	$4,200
5	One-Bedroom	$3,250	$4,200
6	One-Bedroom	$3,600	$4,200
G 1-2	Garage (Two Cars)	$750	$800
	Monthly Income	**$19,411**	**$26,000**
	Annual Income	**$232,932**	**$312,000**
	Upside	**34%**	



FINANCIAL OVERVIEW



Financial Overview

Price		**$2,895,000**
Price Per Unit		$482,500
Price per Sq Foot		$558
GRM		12.43
Cap Rate		5.15%
Annual Income		$232,932
Net Operating Income		$148,989

Estimated Expenses *

New Property Taxes (est. @ 1.18162182%)		$34,208
Insurance (current)		$5,438
PG&E		$10,020
Water		$4,200
Garbage		$3,480
Taxes & Licenses		$1,962
Management	5%	$11,647
Repairs & Maintenance		$6,000
Total Expenses:		**$76,955**

* Seller provided 2025 expenses. Buyers should verify to their own satisfaction.

Annualized Operating Data

Scheduled Gross Income		$232,932
Residential Vacancy Rate	3.0%	$6,988
Adjusted Gross Income		$225,944
Less Expenses	33.0%	$76,955
Net Operating Income		**$148,989**

INTERIOR PHOTOS













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