



OFFERING MEMORANDUM

729-733 RANDOLPH ST

San Francisco, CA 94132

Marcus & Millichap

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EXECUTIVE SUMMARY

Offering Summary
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OFFERING SUMMARY

729 RANDOLPH ST



Listing Price
\$1,400,000



of Units
3

FINANCIAL

Listing Price	\$1,400,000
NOI	\$71,574
Cap Rate	5.11%
Price/SF	\$431.83

OPERATIONAL

Gross SF	3,242 SF
Residential SF	2,242 SF
Commercial SF	1,000 SF
# of Units	3
Lot Size	0.03 Acres (1,306 SF)
Year Built	1947



729-733 RANDOLPH ST

San Francisco, CA 94132

INVESTMENT OVERVIEW

The Batlin Group is pleased to present 729-733 Randolph Street, a compelling mixed-use investment opportunity in San Francisco's desirable Ingleside Heights neighborhood. Built in 1947, the 3,347-square-foot building sits on a prominent corner lot, offering excellent visibility, strong curb appeal, and convenient access to nearby transit and neighborhood amenities.

The property features two residential units above a ground-floor retail space. The residential component consists of two (2) spacious two-bedroom, one-bathroom units, one of which is currently vacant—providing immediate upside through lease-up at market rents or the option for owner-occupancy.

The ground-floor retail space is occupied by an established neighborhood liquor store, delivering a stable income stream and diversified tenancy.

Tenants benefit from exceptional transit connectivity, with an M Muni line stop directly across the street and the Daly City BART station just minutes away. The property is also located near San Francisco State University, expanding the potential tenant base to include students, faculty, and local professionals.

With a blend of in-place income, leasing upside, and a well-located San Francisco asset, 729-733 Randolph Street offers investors an attractive opportunity for stable cash flow and long-term appreciation.

SECTION 2

02



PROPERTY INFORMATION

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729-733 RANDOLPH ST

PROPERTY DETAILS

SITE DESCRIPTION

Number of Residential Units	2
Number of Commercial Units	1
Floors	3
Year Built	1947
Residential SF	~2,242 SF
Commercial SF	~1,000 SF
Total Rentable SF	~3,242 SF
Lot Size	0.03 Acres



CONSTRUCTION

Framing	Wood
Exterior	Stucco
Roof	Tar and Gravel
Foundation	Concrete

UTILITIES

Electrical - Main Panel	200 Amp
Water	Owner Pays
Trash	Tenant Pays
PGE	Tenant Pays



729-733 RANDOLPH ST

VACANT UNIT



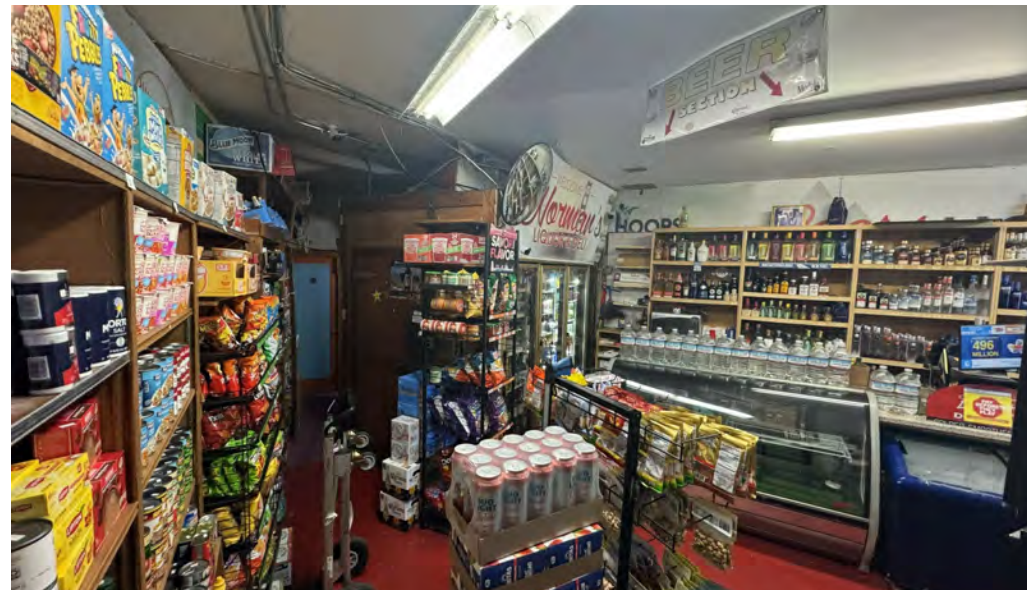
729-733 RANDOLPH ST

VACANT UNIT



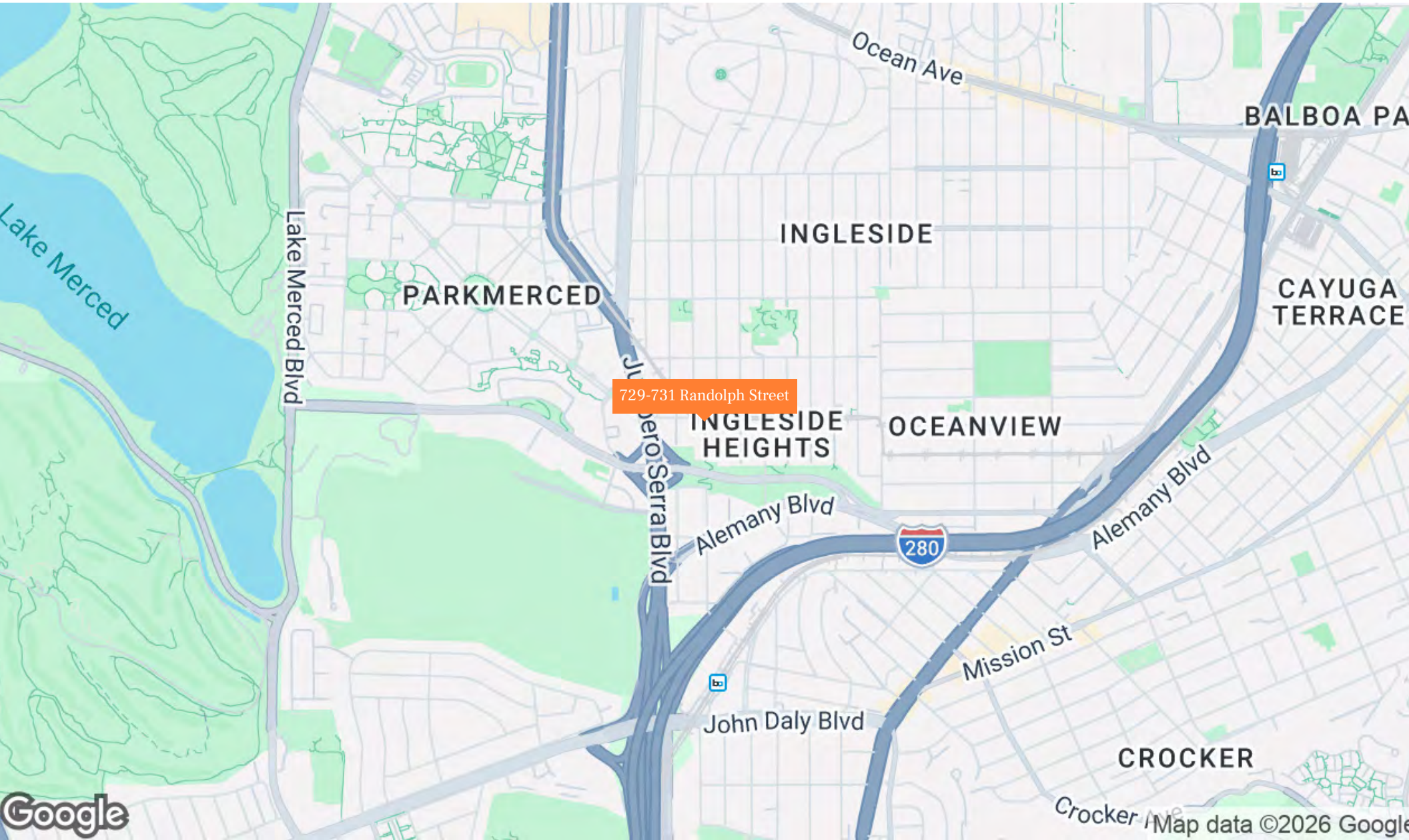
729-733 RANDOLPH ST

RETAIL UNIT



729-733 RANDOLPH ST

REGIONAL MAP



SECTION 3

03

FINANCIAL ANALYSIS

Financial Details

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FINANCIAL DETAILS

As of March,2026

UNIT	UNIT TYPE	Square Feet	SCHEDULED Rent / Month	SCHEDULED Rent / SF/ Month	POTENTIAL Rent / Month	POTENTIAL Rent/ SF/ Month
729	Vacant 2bd/1ba	1,121	\$3,350	\$2.99	\$3,350	\$2.99
731	2bd/1ba	1,121	\$2,625	\$2.34	\$3,350	\$2.99
733	Commercial	1,000	\$2,650	\$2.65	\$3,250	\$3.25
Total		Square Feet: 3,242	\$8,625	\$2.66	\$9,950	\$3.07

729-733 RANDOLPH ST

FINANCIAL DETAILS

INCOME	Current		Year 1	NOTES	PER UNIT	PER SF
Rental Income						
Gross Potential Rent	119,400		119,400		39,800	36.83
Loss / Gain to Lease	(15,900)	13.3%	0		0	0.00
Gross Scheduled Rent	103,500		119,400		39,800	36.83
Physical Vacancy	(3,105)	3.0%	(3,582)	3.0% [1]	(1,194)	(1.10)
TOTAL VACANCY	(\$3,105)	3.0%	(\$3,582)	3.0%	(\$1,194)	(\$1)
EFFECTIVE GROSS INCOME	\$100,395		\$115,818		\$38,606	\$35.72
EXPENSES	Current		Year 1	NOTES	PER UNIT	PER SF
Real Estate Taxes	16,400		16,400	[2]	5,467	5.06
Special Assessments	1,003		1,003	[3]	334	0.31
Utilities - Water & Sewer	1,920		1,920	[4]	640	0.59
Repairs & Maintenance	1,500		1,500	[5]	500	0.46
Insurance	7,998		7,998	[6]	2,666	2.47
TOTAL EXPENSES	\$28,821		\$28,821		\$9,607	\$8.89
EXPENSES AS % OF EGI	28.7%		24.9%			
NET OPERATING INCOME	\$71,574		\$86,997		\$28,999	\$26.83

- [1] Vacancy Factor = Estimated at 3%
- [2] Real Estate Taxes = Price (x) Composite Tax Rate (1.17143563%)
- [3] Special Assesments = Per Tax Records
- [4] Utilities based on Owners 2025 P&L
- [5] Repairs and Maintenance - Estimated at \$500 per unit
- [6] Insurance Based on Owners 2025 P&L

729-733 RANDOLPH ST

FINANCIAL DETAILS

SUMMARY

Price	\$1,400,000	
Down Payment	\$1,400,000	100%
Number of Units	3	
Price Per Unit	\$466,667	
Price Per SqFt	\$431.83	
Gross SqFt	3,242	
Lot Size	0.03 Acres	
Approx. Year Built	1947	

RETURNS

	Current	Year 1
CAP Rate	5.11%	6.21%
GRM	13.53	11.73
Cash-on-Cash	5.11%	6.21%
Debt Coverage Ratio	N/A	N/A

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
2	2bd/1ba	1,121	\$2,988	\$3,350
1	Commercial	1,000	\$2,650	\$3,250

OPERATING DATA

INCOME

		Current		Year 1
Gross Scheduled Rent		\$103,500		\$119,400
Less: Vacancy/Deductions	3.0%	\$3,105	3.0%	\$3,582
Total Effective Rental Income		\$100,395		\$115,818
Other Income		\$0		\$0
Effective Gross Income		\$100,395		\$115,818
Less: Expenses	28.7%	\$28,821	24.9%	\$28,821
Net Operating Income		\$71,574		\$86,997
Cash Flow		\$71,574		\$86,997
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	5.11%	\$71,574	6.21%	\$86,997
Principal Reduction		\$0		\$0
TOTAL RETURN	5.11%	\$71,574	6.21%	\$86,997

EXPENSES

	Current	Year 1
Real Estate Taxes	\$16,400	\$16,400
Special Assessments	\$1,003	\$1,003
Utilities - Water & Sewer	\$1,920	\$1,920
Repairs & Maintenance	\$1,500	\$1,500
Insurance	\$7,998	\$7,998
TOTAL EXPENSES	\$28,821	\$28,821
Expenses/Unit	\$9,607	\$9,607
Expenses/SF	\$8.89	\$8.89

SECTION 4

04

MARKET OVERVIEW

Market Overview

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MARKET OVERVIEW

SAN FRANCISCO

The Bay Area is the birthplace of the semiconductor industry in the United States and remains the center of the computing industry today, even as its focus shifts from hardware to information systems. Some of the largest technology firms, financial companies and educational institutions are located here. These recognizable names work in tandem with the metro's cultural cachet to magnetize skilled workers. The San Francisco metro consists of San Francisco, San Mateo and Marin counties and contains a population of 1.84 million people. The city of San Francisco accounts for all of San Francisco County and comprises nearly 830,000 residents. Marin County is located to the north of the city and has 255,000 residents, while San Mateo County is south of San Francisco and has a population above 725,000 people. The area's population is slated to expand by just over 22,000 residents over the next five years.

METRO HIGHLIGHTS



WORLD-CLASS INSTITUTIONS

The Bay Area is home to top-ranked educational and research institutions, including one campus of the University of California system, along with the University of San Francisco.



EDUCATED WORKFORCE

The metro has one of the most skilled labor forces in the nation. More than half of residents ages 25 and older have obtained at least a bachelor's degree — well above the national rate.



HIGH-INCOME EARNERS

The tech and financial sectors contribute to a median household income that is roughly double that of the nation, supporting a vibrant live music scene and abundant restaurants.

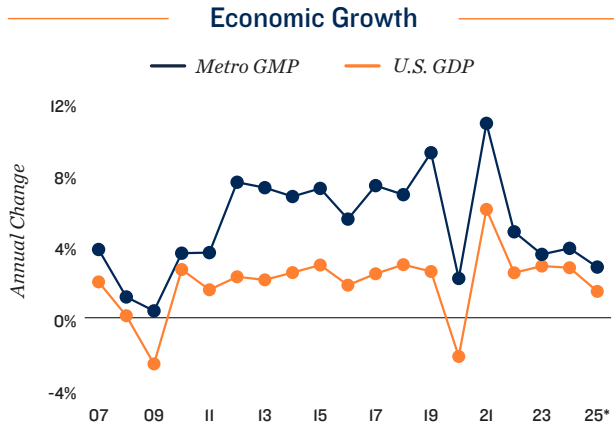


729-733 RANDOLPH ST

MARKET OVERVIEW

ECONOMY

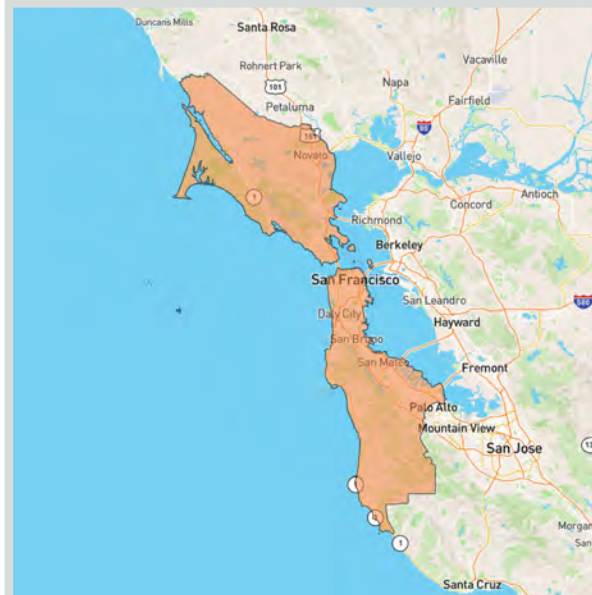
- The metro is home to more than 40 Fortune 500 companies that span a diverse range of sectors. Firms include Wells Fargo, Meta, Salesforce, Gilead Sciences, Inc., and PG&E Corp.
- Tourism is a strong economic driver, expecting to draw more than 20 million visitors in 2025. The sector has shown continuous improvement in the wake of the health crisis, with the expected return of international travel boosting the outlook.
- The Bay's urban density contributes to high property values and demand for rental housing, while also bringing foot traffic for retail businesses. The latter is also helped by robust public transit.



* Forecast

MAJOR AREA EMPLOYERS

- Sutter Health
- Wells Fargo & Co.
- Uber Technologies, Inc.
- Pacific Gas & Electric
- Salesforce
- Genentech
- Amazon
- Visa
- Gilead Sciences
- Deloitte



SHARE OF 2025 TOTAL EMPLOYMENT

- 3% **MANUFACTURING**
- 12% **TRADE, TRANSPORTATION AND UTILITIES**
- 12% **GOVERNMENT**
- 13% **EDUCATION AND HEALTH SERVICES**
- 7% **FINANCIAL ACTIVITIES**
- 26% **PROFESSIONAL AND BUSINESS SERVICES**
- 4% **CONSTRUCTION**
- 9% **LEISURE AND HOSPITALITY**
- 10% **INFORMATION**
- 3% **OTHER SERVICES**

Note: Figures are rounded to nearest whole percentage point

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MARKET OVERVIEW

DEMOGRAPHICS

- The metro's populace is slated to expand by 1.2 percent through 2029. In the same period, roughly 9,000 households will be formed, generating demand for housing.
- Home prices significantly above the U.S. median result in a homeownership rate near 47 percent, which is well below the national rate, providing a strong rental market.
- Despite a large student population, San Francisco's appeal to skilled professionals skews its median age above the U.S.

QUALITY OF LIFE

San Francisco is recognized worldwide for its spectacular physical beauty, culture, business opportunities and professional sports teams. It also acts as the administrative, financial, cultural and services hub for the West Coast. San Francisco's cost of living, however, is one of the most expensive in the nation, due in part to the tight housing market and elevated cost of goods and services. The metro also has one of the highest discretionary income levels in the U.S., as a result of the area's educated workers and its large concentration of jobs in well-paying industries. Cultural and recreational opportunities abound, including a theater district, symphony, opera and more than 80 museums.

SPORTS

Baseball | **MLB** | Giants
Basketball | **NBA** | Warriors



EDUCATION

- San Francisco State University
- University of San Francisco
- University of California, San Francisco
- City College of San Francisco



ARTS & ENTERTAINMENT

- Golden Gate Park
- The Walt Disney Family Museum
- San Francisco Museum of Modern Art



QUICK FACTS



POPULATION

1.8M

Growth 2025-2029*
1.2%



HOUSEHOLDS

758K

Growth 2025-2029*
1.2%



MEDIAN AGE

42

U.S. Median:
39



MEDIAN HOUSEHOLD INCOME

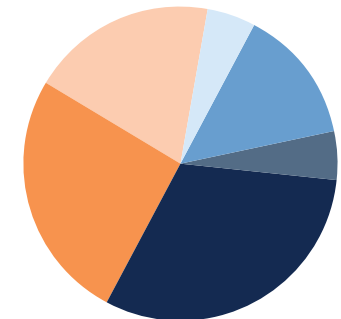
\$152,000

U.S. Median:
\$76,000

*Forecast

2025 Population by Age

5%	0-4 years
14%	5-19 years
5%	20-24 years
31%	25-44 years
26%	45-64 years
19%	65+ years



*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

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