



1 Clipper Street

SAN FRANCISCO • CA



Multifamily dwelling with 6-units in Dolores Heights

1 CLIPPER STREET • SAN FRANCISCO

Welcome to 1 Clipper Street, a classic mid-century apartment building offering six bright and spacious one-bedroom units in the heart of San Francisco’s coveted Noe Valley. With approximately 4,700 sq ft of living space across three stories, this well-maintained property blends timeless charm with strong investment potential.

PROPERTY INFORMATION	
Suggested Price	\$1,650,000
Address	1 Clipper St, San Francisco
Cross Street	Dolores Street
Parcel No.	6551-001
Land Area	0.06 AC
Building Size	±4,700
Stories	3
Units	6
Built	1951
Neighborhood	Dolores Heights
Subdivision	Horners Land BI 60
Zoning	RH3

BUILDING OVERVIEW	
Total NRSF	±4,700
1st Floor	±1,567
2nd Floor	±1,567
3rd Floor	±1,567

Location Description

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LOCATION DESCRIPTION

Nestled at the crossroads of San Francisco's coveted Noe Valley and Mission Dolores neighborhoods, 1 Clipper Street offers a unique blend of historic charm and modern vibrancy. The surrounding area is known for its sun-splashed microclimate, tree-lined streets, and walkable access to some of the city's most desirable destinations. Just blocks away, residents can explore bustling Valencia Street, filled with acclaimed restaurants, coffee shops, and boutiques, or head to Dolores Park for sweeping skyline views and one of San Francisco's most iconic gathering spots.

The location also provides excellent connectivity, with nearby BART and Muni access offering direct routes to downtown and beyond, while tech shuttles and easy freeway access make commuting seamless. Highly regarded schools, local parks, and a strong sense of community further enhance the residential appeal. For investors, this intersection of lifestyle amenities, cultural energy, and consistent housing demand makes 1 Clipper Street a compelling opportunity within the dynamic San Francisco market.



Financial Profile

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Annual Operating Data	Current
Scheduled Rental Income	\$154,331.76
Gross Operating Income	\$154,331.76
Less Expenses	\$42,523.84
Net Operating Income	\$111,807.92

Estimated Annualized Expenses		Current
New Property Tax	1.1723%	\$21,688
Insurance		\$4,569
Utilities		\$8,550.84
Management Fee	5.0%	\$7,716
TOTAL EXPENSES		\$42,523.84
% of EGI		27.55%

RENT ROLL		
Unit	Type	Rent
1	1 BR/1 BA	\$1,650.00
2	1 BR/1 BA	\$1,085.98
3	1 BR/1 BA	\$2,750.00
4	1 BR/1 BA	\$2,150.00
5	1 BR/1 BA	\$2,400.00
6	1 BR/1 BA	\$2,650.00
Garage		\$175.00
TOTAL	Monthly	\$12,860.98
	Annual	\$154,331.76

Additional Photos

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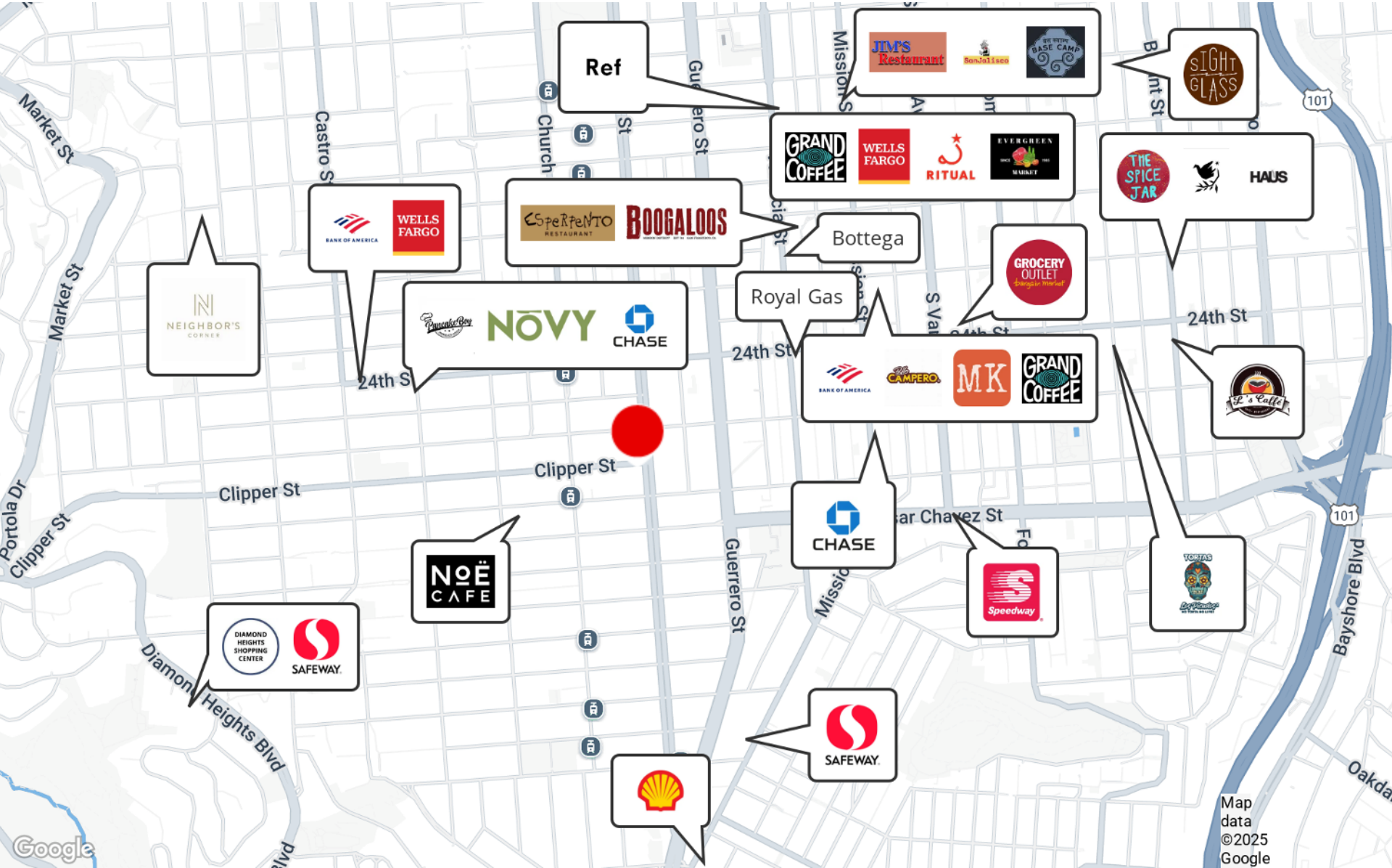
Additional Photos

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Retailer Map

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Confidentiality Agreement

This Offering Memorandum contains select information pertaining to the business and affairs of 1 Clipper St, San Francisco. This Memorandum was prepared based on information supplied by Seller and Broker. It contains selected information about the Property and the real estate market, but does not contain all the information necessary to evaluate the acquisition of the Property. The financial projections contained herein (or in any other Confidential Information) are for general reference only. The projections are based on assumptions relating to the general economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or legal analysis of such documents.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Engel & Völkers San Francisco. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Seller, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. While the information contained in the Memorandum and any other Confidential Information is believed to be reliable, neither Broker nor Seller guarantees its accuracy or completeness. Due to the foregoing and since the Property will be sold on an “As Is, Where Is” basis, a prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the Property without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information which may include engineering, environmental or other reports may be provided to qualified parties as marketing proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers, environmental and other experts.

By acknowledging your receipt of this Offering Memorandum from Engel & Völkers San Francisco, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this

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If applicable, cooperation does not include brokers that represent themselves as Principals or broker's whose member of his immediate family is participating in the purchase of the property. No broker will be recognized on a prospect that has previously contacted or been contacted by the Seller or the Seller's representatives.



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