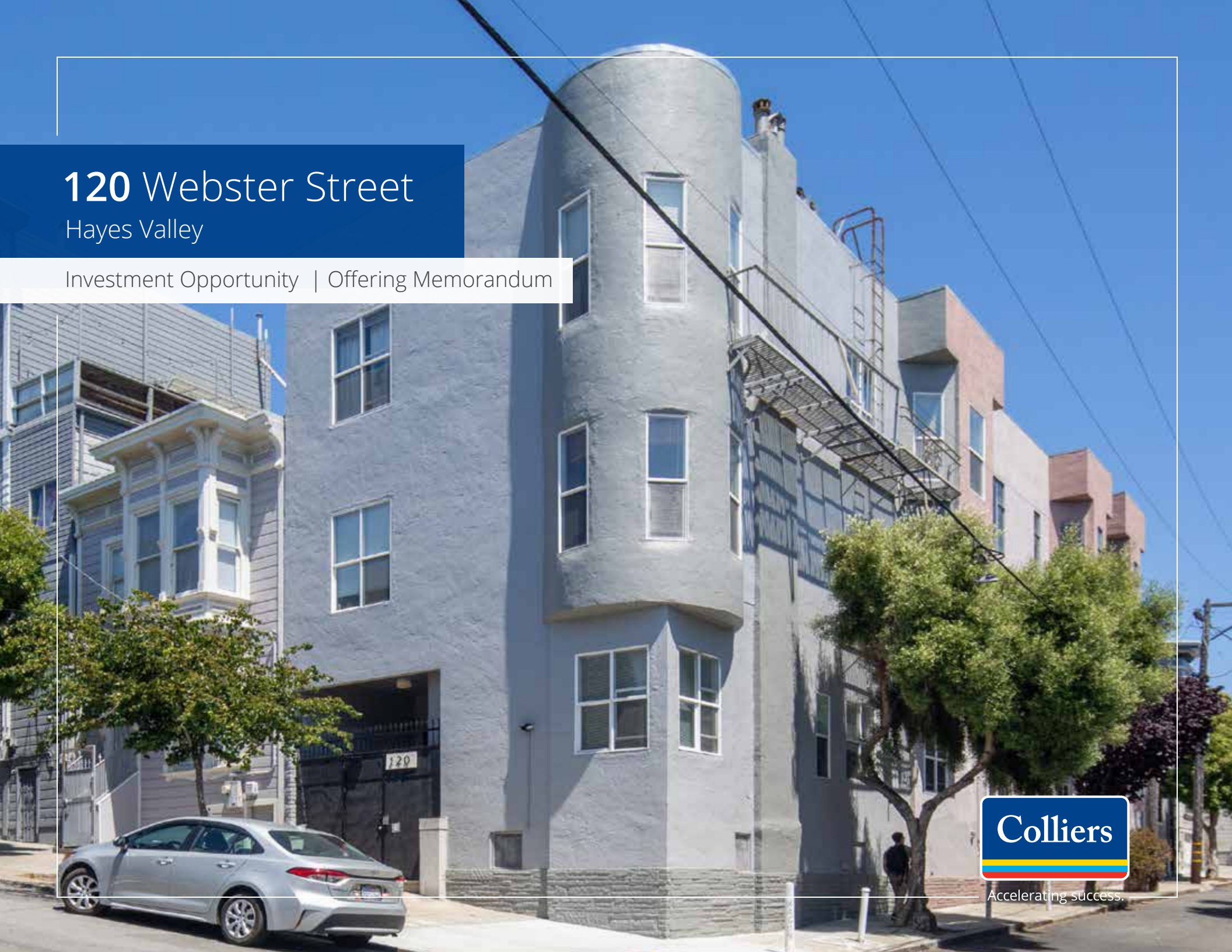


120 Webster Street

Hayes Valley

Investment Opportunity | Offering Memorandum



Accelerating success.

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Showings by Appointment
Please Call Listing Agent

Multifamily Investment Services Group
www.thedlteam.com
101 Second Street | Suite 1100 | San Francisco, CA





Table of Contents

04

Offering Summary

06

Property Details

08

Financial Overview

11

Property Photos

18

Amenities Map

20

Transportation Map

22

Aerial of Property

Offering Summary

Colliers International is pleased to present 120 Webster Street (between Haight Street and Waller Street) in the revitalized and vibrant neighborhood of Hayes Valley in San Francisco.

This well maintained 8 unit apartment building consists of three (3) studios, one (1) jr one bedroom/1 bath, three (3) one-bedroom/1 bath and one (1) two-bedroom/2 bath apartments. The units feature hardwood floors and pendant lighting in the living areas, mirrored closets, and curved bay windows which bring in plenty of natural light. The common areas in the building have carpeted flooring with decorative wood paneling. There is one washer and dryer for the convenience of the tenants. The front exterior of the building was recently painted and weatherproofed.

The building is a short walk to the Divisadero Street corridor dotted with chic restaurants, hip bars, cool cafes, and a variety of shopping and entertainment. The neighborhood sits within easy access to some of San Francisco's most revered green spaces, including nearby Alamo Square Park, Buena Vista Park and the sprawling Golden Gate Park. With a walkability index of 97 and a variety of public transit options, this central location makes getting around quick, easy and very convenient.

This is an ideal opportunity for an investor to purchase a well-maintained asset in a prime Hayes Valley location with upside and development conversion potential.



The Property

| Property Information | |
|----------------------|---|
| Address | 120 Webster Street San Francisco, CA 94117 |
| District | Hayes Valley |
| Property Type | Apartment building |
| APN | 0858-017 |
| Building Square Feet | 6,500 square feet (per tax records) |
| Units | 8 |
| Lot Size | 2,500 square feet (per tax records) |
| Constructed | 1900 |
| Zoning | RTO - Residential Transit Oriented District |

| Building Systems | |
|------------------------|---|
| Foundation | Concrete foundation |
| Structure | Wood frame |
| Façade | Stucco (Front recently painted and weatherproofed) |
| Roof Composition & Age | Modified bitumen |
| Electrical Service | 200 AMPS, separately metered – circuit breakers at main service |
| Gas Service | Individual gas meters |
| Fire Protection System | Hard wired smoke detectors, smoke & carbons in-unit |
| Sprinklered | None |
| Fire Escapes/Egress | Front & back covered stairwells + exterior fire escape |
| Heat Source | Electric wall heater |
| Hot Water | Two (2) 50-Gallon Bradford & White Water Heaters (2019) |
| Plumbing | Mixture of copper and galvanized |
| Lobby Lighting | Hanging pendant lighting (timer system) |
| Door Entry System | Tiled staircase / landing |
| Front entry | Inside gate |
| Mailboxes | Inside front gate landing area |
| Common Areas | Carpeted flooring with decorative wood paneling |
| Apartment Access | Staircase |
| Windows | White double pane windows in front and sides of building (some single pane windows in back of building) |
| Elevator | No |
| Garbage | Tradesman (to the rear of the building) |
| Laundry | 1 washer/dryer (owned) |
| Skylights | Located in the lobby |
| Storage | 2 storage units (will be delivered vacant) |

| Building Information | |
|-------------------------|--|
| Unit Mix | 3 - studios, 1 bath 1 - jr one bedroom, 1 bath 3 - one bedroom, 1 bath 1 - two bedroom, 2 bath |
| Kitchens | Gas stoves/ovens with exhaust hoods Wood cabinets Corian counter tops Single basin stainless steel sinks Freezer over refrigerator Tiled floors |
| Bathrooms | Tile flooring Cabinet & vanity sinks & ceramic counters Mirrored cabinet storage Tub shower combinations with tile surrounds Window ventilation |
| Bedrooms | Hardwood floors Mini blinds Ample natural light Sliding door closets Center mount lighting Tremendous natural light |
| Dining/Living Room Area | Fire places Chandelier/pendant lights Hardwood floors Large windows with ample natural light Coved ceilings |

Notes



129

Financial Summary

| Financial Summary | |
|---------------------|-------------|
| Price | \$2,200,000 |
| Down Payment | \$880,000 |
| Number of Units | 8 |
| Price/Unit | \$275,000 |
| Gross Square Feet | 6,500 |
| Price/Square Foot | \$338 |
| CAP Rate - Current | 5.17% |
| CAP Rate - Proforma | 7.71% |
| GRM - Current | 11.82 |
| GRM - Pro Forma | 8.93 |
| Year Built | 1900 |
| Lot Size | 2,495 |

| Financing | | Cash Flow After Debt Service | Current | Proforma |
|---------------|----------------------|------------------------------|----------|----------|
| Loan Amount | \$1,320,000 | Less Debt Service | \$83,160 | \$83,160 |
| Loan Type | Proposed New | Cash Flow | \$30,611 | \$86,551 |
| Interest Rate | 6.30% | Cash on Cash Return | 3.48% | 9.84% |
| Program | 3 Year Interest Only | Expenses as % Of Gross | 36% | 28% |
| Loan to Value | 60% | Expenses per Unit | \$8,350 | \$8,651 |

Loan Quote (loan information is time sensitive & subject to change)

Operating Expenses

| Annual Operating Expenses | | Current | Exp/Unit | % /Exp | Market | Exp/Unit | % /Exp |
|---------------------------------|--|------------------|----------------|-------------|------------------|----------------|-------------|
| Property Taxes | <i>1.1797% of Sales Price</i> | \$25,953 | \$3,244 | 39% | \$25,953 | \$3,244 | 38% |
| Special Assessment Tax | <i>Estimated at 1.5% of Property Tax</i> | \$389 | \$49 | 1% | \$389 | \$49 | 1% |
| Insurance | <i>Owners Statement 2023</i> | \$5,930 | \$741 | 9% | \$5,930 | \$741 | 9% |
| Property Management | <i>Estimated at 4% of Gross Income</i> | \$7,446 | \$931 | 11% | \$9,852 | \$1,232 | 14% |
| Repairs & Maintenance | <i>Estimated at \$750/unit</i> | \$6,000 | \$750 | 9% | \$6,000 | \$750 | 9% |
| Janitorial | <i>Owners Statement 2023</i> | \$3,060 | \$383 | 5% | \$3,060 | \$383 | 4% |
| Locksmith | <i>Owners Statement 2023</i> | \$839 | \$105 | 1% | \$839 | \$105 | 1% |
| Pest Control | <i>Owners Statement 2023</i> | \$2,604 | \$326 | 4% | \$2,604 | \$326 | 4% |
| Supplies | <i>Owners Statement 2023</i> | \$18 | \$2 | 0% | \$18 | \$2 | 0% |
| Electricity & Gas | <i>Owners Statement 2023</i> | \$1,800 | \$225 | 3% | \$1,800 | \$225 | 3% |
| Garbage | <i>Owners Statement 2023</i> | \$4,575 | \$572 | 7% | \$4,575 | \$572 | 7% |
| Water | <i>Owners Statement 2023</i> | \$6,671 | \$834 | 10% | \$6,671 | \$834 | 10% |
| Environmental Health Section | <i>Owners Statement 2023</i> | \$304 | \$38 | 0% | \$304 | \$38 | 0% |
| Business Tax Registration | <i>Owners Statement 2023</i> | \$120 | \$15 | 0% | \$120 | \$15 | 0% |
| Gross Receipts Tax | <i>Owners Statement 2023</i> | \$758 | \$95 | 1% | \$758 | \$95 | 1% |
| Fire Department | <i>Owners Statement 2023</i> | \$334 | \$42 | 0% | \$334 | \$42 | 0% |
| Total Operating Expenses | | \$66,802 | \$8,350 | 100% | \$69,208 | \$8,651 | 100% |
| Gross Potential Income | | \$186,158 | | | \$246,308 | | |
| Vacancy (3%) | | \$5,585 | | | \$7,389 | | |
| AGI | | \$180,573 | | | \$238,919 | | |
| Expenses | | \$66,802 | | | \$69,208 | | |
| NOI | | \$113,771 | | | \$169,711 | | |
| Expenses as % of Gross Income | | 36% | | | 28% | | |
| Expense per Unit | | \$8,350 | | | \$8,651 | | |

Rent Roll

| Unit No. | Unit Type | Rents | Bond-General | Market Rent | Move in Date | Notes |
|-----------------------------|---------------|--------------------|----------------|--------------------|--------------|--------------------|
| 1 | Jr 1 bed | \$1,263.75 | \$5.17 | \$2,100 | 7/14/2006 | |
| 2 | Studio | \$1,962.17 | \$5.17 | \$2,100 | 7/1/2020 | |
| 3 | Studio | \$1,453.36 | \$5.17 | \$2,100 | 9/1/2009 | |
| 4 | 1 Bed, 1 Bath | \$2,700.00 | | \$2,800 | 10/8/2022 | |
| 5 | Studio | \$2,050.00 | | \$2,100 | 8/10/2022 | |
| 6 | 1 Bed, 1 Bath | \$2,704.99 | \$4.99 | \$2,800 | 5/1/2021 | |
| 7 | 1 Bed, 1 Bath | \$2,011.49 | \$4.99 | \$2,800 | 6/1/2006 | |
| 8 | 2 Bed, 1 Bath | \$1,041.72 | \$5.17 | \$3,400 | 10/31/2001 | |
| Monthly Income | | \$15,187.48 | \$30.66 | \$20,200 | | |
| Storage (2) | | \$175.00 | | \$175 | | |
| Laundry | | \$120.00 | | \$120 | | |
| Bond-General | | \$30.66 | | \$30.66 | | |
| Total Monthly Income | | \$15,513.14 | | \$20,525.66 | | |
| Annual Income | | \$186,158 | | \$246,308 | | Upside: 32% |

Units

Studio - 3

Jr 1 bed, 1 bath - 1

1 Bed, 1 Bath - 3

2 Bed, 2 Bath - 1

Storage - 2

Notes

Market rents estimated using Rentometer.com

Laundry Estimated at \$15 per unit

Storage estimated at \$175

Property Photos



Property Photos





Property Photos



Property Photos



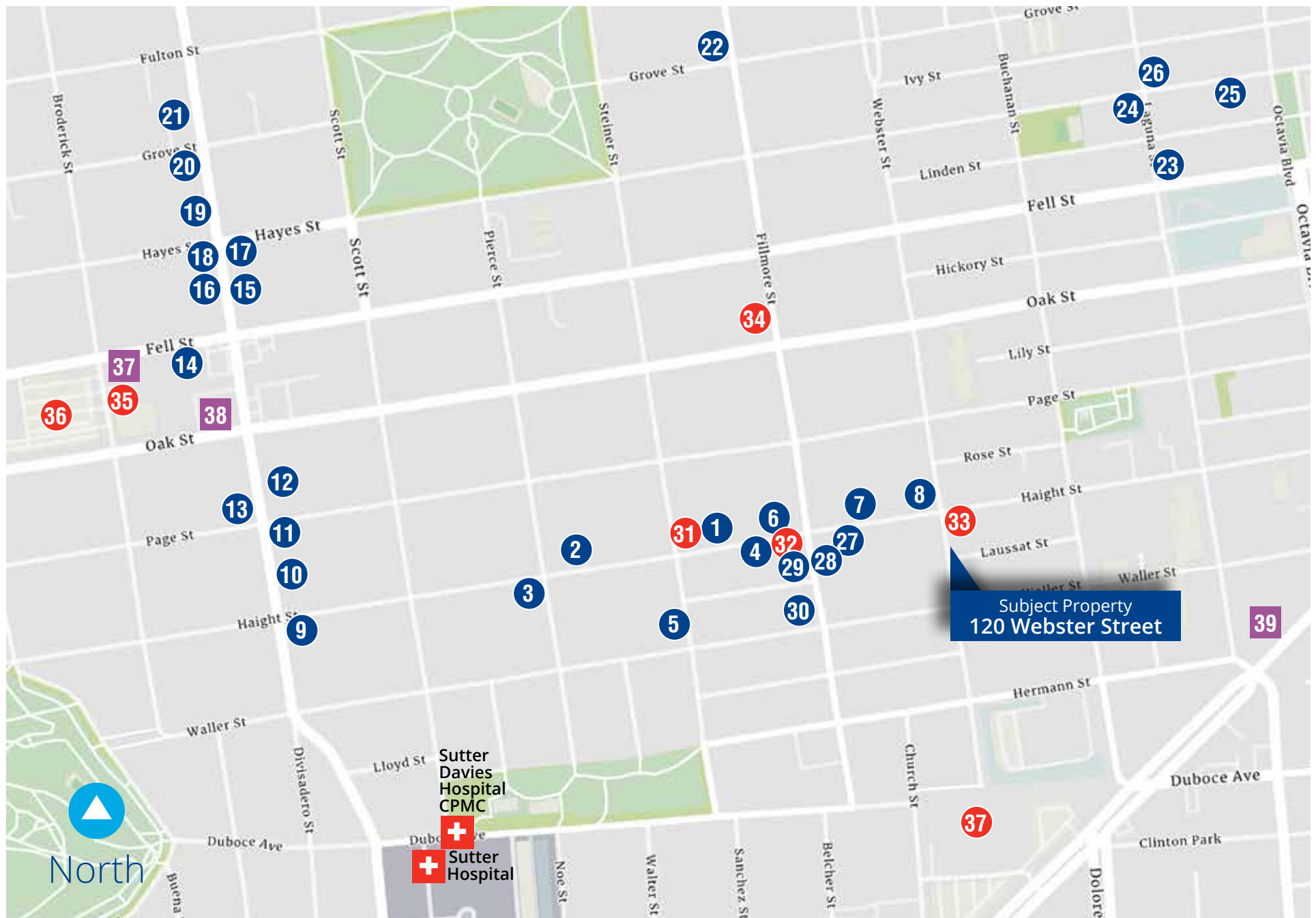
Property Photos



Property Photos



Amenities Map

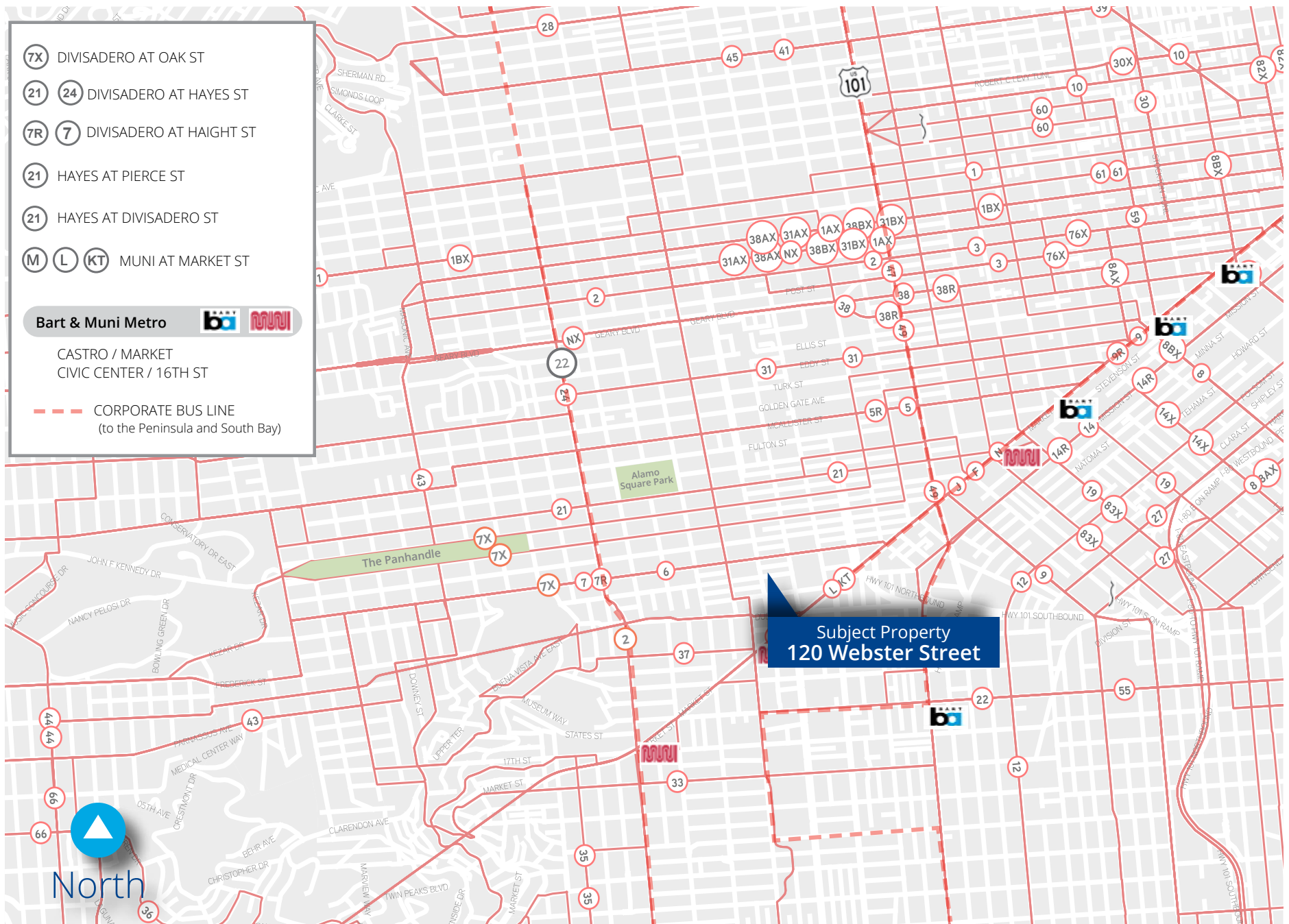


● Restaurants & Bars
 ● Convenience & Grocery Stores
 ■ Banks & ATM's
 + Hospitals

Neighborhood Amenities

| | | | |
|----------------------------------|-------------------------------------|-------------------------------|---|
| 1 Uva Enoteca | 11 The Page | 21 4505 Burgers & BBQt | 31 O'Looney's Market |
| 2 Otra | 12 Mangrove Kitchen | 22 Alamo Square Grill | 32 Haight Fillmore Whole Foods Co. |
| 3 Fort Point Lower Haight | 13 Sightglass Coffee | 23 Urban Ritual Cafe | 33 S & W Market |
| 4 Toronado | 14 Hahdough | 24 Suppenkuche | 34 Key Food Market |
| 5 Cafe Reveille | 15 Horsefeather | 25 Souvla | 35 Falletti Foods |
| 6 Nara | 16 Souvla | 26 Salt & Straw | 36 Farmer's Market |
| 7 Seniore's Pizza | 17 Nopa | 27 Kate's Kitchen | 37 Safeway |
| 8 Kibatsu | 18 Popeyes Louisiana Kitchen | 28 Choux | 38 Wells Fargo ATM |
| 9 Phuket | 19 Zaytoon | 29 Iza Ramen | 39 Bank of America |
| 10 Powder | 20 Beretta Pop-Up | 30 Le Cafe du Soliel | 40 Bank of America ATM |

Public Transportation



With Immediate Access to **One of the Nation's Best Public Transit Systems**

The area around 120 Webster Street offers an extensive transportation network which ensures superior regional access throughout San Francisco and the surrounding Bay Area. Atlantic Cities' "Access Across America, Transit 2020" ranked San Francisco second only to New York for public transit efficiency, based on how many jobs a resident can access within a 10 to 30 minute commute during the morning rush hours of 7am to 9am. The subject property is within walking distance of a variety of public transit systems on Turk Street, Divisadero Street & McAllister Street, in addition to a variety of San Francisco's caravan of 'Tech Shuttles' moving busloads of Google, Genentech, Facebook, and Apple employees from their homes in San Francisco to their job centers in Silicon Valley via Divisadero Street and Van Ness Avenue.





120
Webster
Street

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 120 Webster Street San Francisco, CA 94117. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. 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 Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 120 Webster Street from sources it deems reliable. Owner, 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. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 120 Webster Street 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 Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 120 Webster Street or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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Hayes Valley | San Francisco, CA

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