

# 1840 Sacramento Street

Pacific Heights | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers

Accelerating success

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**1840 Sacramento  
Street**

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# Offering Summary

1840 Sacramento Street is a 13,760 square foot multi-family property on a 5,105 square foot lot in the heart of Pacific Heights, known for its historic charm and scenic beauty. The property is comprised of eight (8) studios and eight (8) one bedroom/one bathroom units. The units are individually metered for gas & electricity.

Pacific Heights offers a refined living experience in one of the city's most prestigious enclaves. For those seeking a blend of tranquility and urban sophistication, this neighborhood delivers with tree-lined streets, upscale boutiques, and Michelin-starred dining options. New residents will discover an array of cultural attractions, from the historic Fillmore District's jazz heritage to the recreational bliss of Lafayette Park. The community spirit is palpable, with regular events, farmer's markets, and a strong sense of camaraderie. With easy access to downtown and panoramic views of the Golden Gate Bridge, Pacific Heights promises not just a residence, but an exclusive lifestyle where luxury meets the vibrant pulse of city living.

1840 Sacramento Street presents a unique opportunity for investors to own a piece of San Francisco's iconic real estate in the affluent Pacific Heights neighborhood. With its prime location, classic architecture, and income potential, this property is poised to deliver both immediate and long-term returns.

Below, please find a list of establishments to eat, drink and shop in the area:

## Restaurants:

House of Prime Rib  
Lord Stanley  
Crustacean Restaurant  
ROH Bar & Restaurant  
Le Colonial  
Ti Piacera Ristorante  
Izakaya Yoki  
Nob Hill Cafe  
Acquerello

## Bars:

Sutter Pub & Restaurant  
The Blue Light  
Owl Tree  
Black Horse London Pub  
McTeague's Saloon  
Hyde Out  
Tonga Room  
Bottle Club Pub  
Shanghai Kelly's

## To Do:

Lafayette Park  
Painted Ladies  
Grace Cathedral  
San Francisco Cable Car Museum  
Union Square  
Polk Street  
San Francisco Museum of Modern Art  
Huntington Park  
Lyon Street Steps

# The Property

## Property Information

Address:	1840 Sacramento Street
District:	Pacific Heights
Property Type:	Multifamily
APN:	0623-001
Building Square Feet:	13,760
Units:	16
Lot Size:	5,105
Constructed:	1927
Zoning:	RM-3

## Building Systems

Foundation:	Concrete
Structure:	Steel Frame, Brick Fascia
Façade:	Brick
Rear of Building:	Brick
Roof Composition & Age:	2007 Modified Bitumen
Elevator Service:	DC Elevator, Modernized Cab
Gas Service:	Individually Metered
Electric Service:	400 Amp (Individually Metered)
Fire Protection System:	Faraday Dire Alarm (FireWatch 1)
Windows:	Single Pane Aluminum / Wood Frame
Heat Source:	Steam Heat (Peerless Boiler)
Hot Water:	AO Smith, Mighty Therm 2 (119 Gal Storage Tank)
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	Mircom Entry System
Front Landing:	Checkered Marble
Mailboxes:	In Lobby
Lobby:	Carpeted
Lobby Lighting:	Modern Sconce / Mirrored Arched Walls
Garbage:	In Tradesman Alley
Apartment Access:	Carpeted Staircase & Elevator
Landing Areas:	Carpeted
Skylight:	In Hallway
Laundry:	1 Washer / 1 Dryer (Can Upgrade)
Security:	4K Network Video Recorder (6 Cameras), Remote Access

## Building Information

Unit Mix:	8 - Studios
	8 - 1 Bed / 1 Bath
	8 - Parking
Kitchens:	Formica & Granite Counter Tops
	Single Stainless Steel Sinks
	Gas Stove/Ovens
	White Shaker Cabinetry
	Linoleum, Hardwood & Engineered Flooring
	Over/Under Refrigerators
	Modern Lighting
	Dishwashers (In Some Units)
Bathrooms:	Tub Shower Combinations with Shower Curtains
	Vanity Sinks w/ Storage
	Window Ventilation
Bedrooms:	Hardwood & Carpeted Floors
	Walk-In Closets
	Center Mount Dome Lighting
	Bay Windows (In Some Units)

## Notes

- Shared Backyard
- Building is not compliant with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1) - **Has Been Contracted & Scheduled w/ Byington Electric**
- Not on the San Francisco Soft-Story List
- Ability to Upgrade Security System to 8 Cameras & to Access Remotely via Smartphone App

# Financial Analysis

## 1840 Sacramento Street

Financial Summary	
Price	\$5,300,000
Down Payment	\$2,650,000
Number of Units	16
Price/Unit	\$331,250
Gross Square Feet	13,760
Price/Square Foot	\$385
CAP Rate - Current	4.83%
CAP Rate - Proforma	6.85%
GRM - Current	11.34
GRM - Pro Forma	9.64
Year Built	1927
Lot Size	5,105

Annual Gross Income	Current	Proforma
Gross Potential Income	\$467,220	\$549,600
Vacancy (3.5%)	\$16,353	\$19,236
AGI	\$450,868	\$530,364
Expenses	\$194,758	\$167,328
NOI	\$256,109	\$363,036
Expense per Gross Income	42%	30%
Expense per Unit	\$12,172	\$10,458

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.17769% of Sales Price</i>	\$62,418	\$3,901	32%	\$62,418	\$3,901	37%
Special Assessment Tax	<i>From Owner's 2024 Tax Bill</i>	\$1,616	\$101	1%	\$1,616	\$101	1%
Insurance	<i>From Owner's 2023 Financials</i>	\$28,993	\$1,812	15%	\$28,993	\$1,812	17%
On-Site Manager	<i>Estimated at \$2,350 per month</i>	\$28,200	\$1,763	14%	\$769	\$48	0%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$12,000	\$750	6%	\$12,000	\$750	7%
Fire Protection Expenses	<i>From Owner's 2023 Financials</i>	\$3,088	\$193	2%	\$3,088	\$193	2%
Internet / Cable	<i>From Owner's 2023 Financials</i>	\$2,240	\$140	1%	\$2,240	\$140	1%
Pest Control	<i>From Owner's 2023 Financials</i>	\$1,380	\$86	1%	\$1,380	\$86	1%
Utilities - Garbage	<i>From Owner's 2023 Financials</i>	\$8,505	\$532	4%	\$8,505	\$532	5%
Utilities - PG&E	<i>From Owner's 2023 Financials</i>	\$28,244	\$1,765	15%	\$28,244	\$1,765	17%
Utilities - Water	<i>From Owner's 2023 Financials</i>	\$18,074	\$1,130	9%	\$18,074	\$1,130	11%
<b>Total Operating Expenses</b>		<b>\$194,758</b>	<b>\$12,172</b>	<b>100%</b>	<b>\$167,328</b>	<b>\$10,458</b>	<b>100%</b>

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$2,650,000	Less Debt Service	\$164,300	\$164,300
Loan Type	Proposed New	Cash Flow	\$91,809	\$198,736
Interest Rate	6.20%	Cash on Cash Return	3.46%	7.50%
Program	3 Year Interest Only	Expenses as % of Gross	42%	30%
Loan to Value	50%	Expenses per Unit	\$12,172	\$10,458

(Loan information is time sensitive and subject to change)

# Rent Roll

## 1840 Sacramento Street

Unit No.	Unit Type	Rents	Parking	Market Rent	Move In Date	SqFt	Notes
101	1 Bed, 1 Bath	\$2,440.00		\$2,995	7/1/2021	810	
102	Studio	\$1,802.00		\$2,350	6/5/2021	537	
<b>103</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,995.00</b>		<b>\$2,995</b>	<b>Vacant</b>	<b>810</b>	
104	Studio	\$2,350.00	Included	\$2,350	2/16/2021	537	Manager
201	1 Bed, 1 Bath	\$2,490.00	\$450.00	\$2,995	5/1/2021	810	2 Parking Spaces
<b>202</b>	<b>Studio</b>	<b>\$2,350.00</b>		<b>\$2,350</b>	<b>Vacant</b>	<b>537</b>	
203	1 Bed, 1 Bath	\$2,035.00	Included	\$2,995	12/1/2005	810	
204	Studio	\$1,844.00	\$300.00	\$2,350	12/30/2020	537	
301	1 Bed, 1 Bath	\$2,636.00		\$2,995	7/1/2020	810	
302	Studio	\$1,378.00		\$2,350	1/1/2009	537	
303	1 Bed, 1 Bath	\$2,490.00		\$2,995	4/15/2021	810	
304	Studio	\$2,190.00		\$2,350	7/9/2023	537	
401	1 Bed, 1 Bath	\$2,790.00	\$300.00	\$2,995	10/1/2022	810	
402	Studio	\$2,100.00		\$2,350	6/14/2023	537	Relocated from 202
403	1 Bed, 1 Bath	\$2,710.00	\$290.00	\$2,995	7/1/2022	810	
404	Studio	\$2,310.00		\$2,350	9/26/2021	537	
<b>Monthly Income</b>		<b>\$36,910.00</b>	<b>\$1,340.00</b>	<b>\$42,760</b>			
Occupied Parking (7)		\$1,340.00		\$2,100			
Vacant Parking (1)		\$300.00		\$300			
Laundry		\$272.28		\$320			
Misc. Income		\$112.75		\$320			
<b>Total Monthly Income</b>		<b>\$38,935.02</b>		<b>\$45,800.00</b>			
<b>Total Annual Income</b>		<b>\$467,220</b>		<b>\$549,600</b>	<b>Upside: 18%</b>		

### Units

Studio - 8  
 1 Bed, 1 Bath - 8  
 Parking - 8

### Notes

Market rents estimated using Rentometer.com  
 Parking projected at \$300 per space/month  
 Laundry projected at \$20 per unit/month

Property Photos







Property Photos



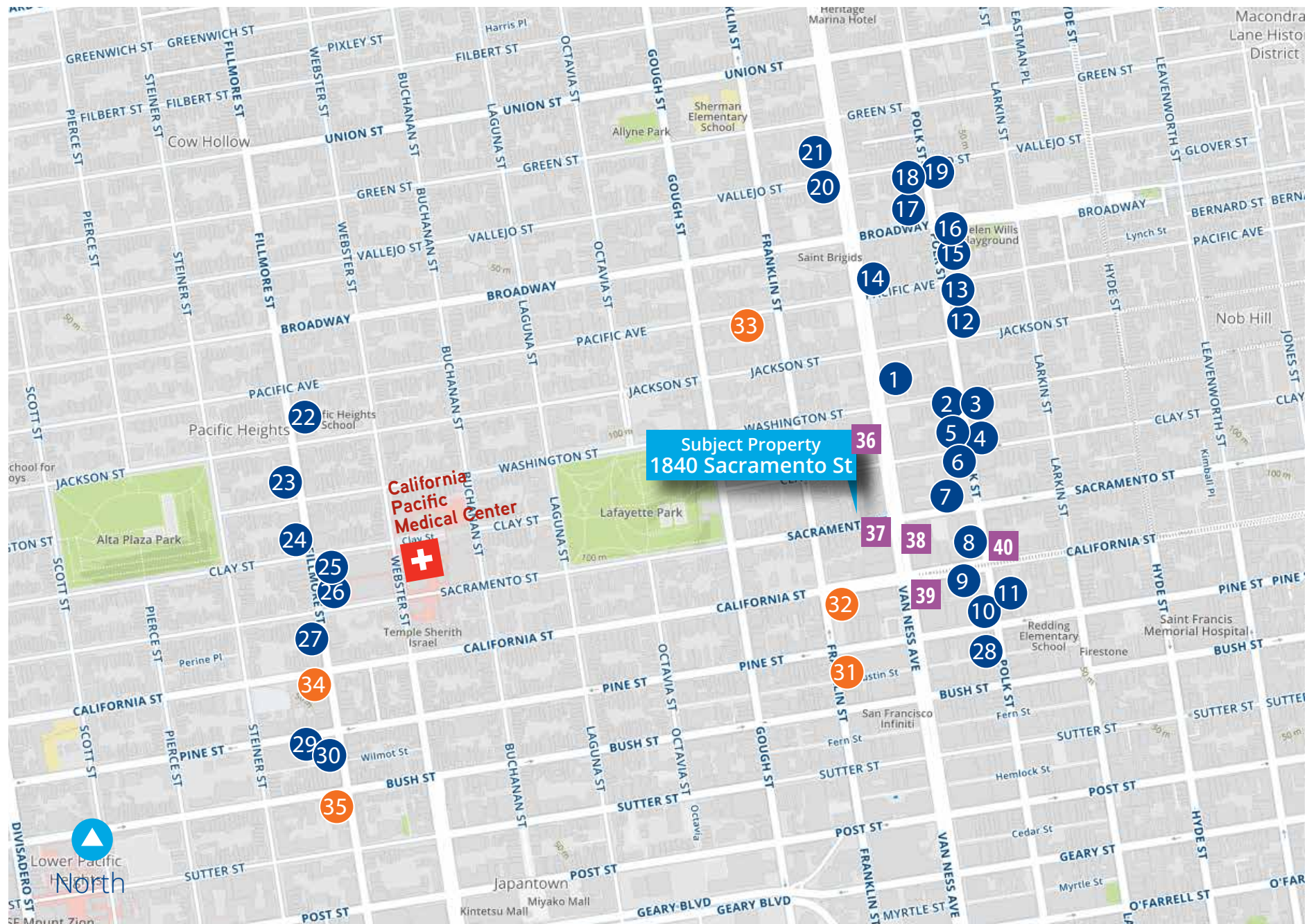
# Property Photos




Property Photos



# Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores

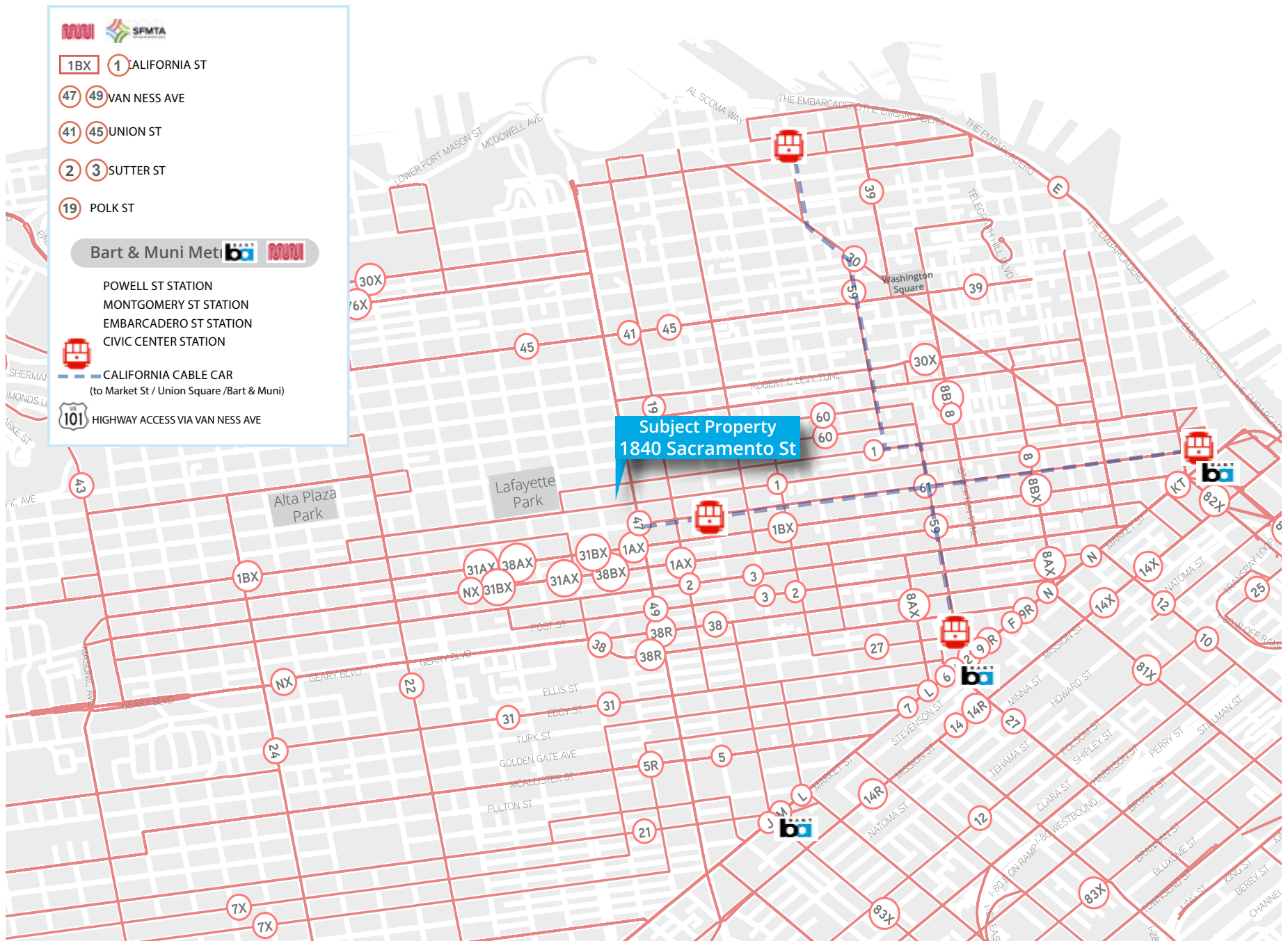
 Banks & ATM's

 Hospitals

## Neighborhood Amenities

<b>1</b> House of Prime Rib	<b>11</b> The Village Cafe	<b>21</b> Matterhorn Restaurant & Bar	<b>31</b> Franklin Market
<b>2</b> The Crepe House	<b>12</b> Bell Tower	<b>22</b> Jackson Fillmore Trattoria	<b>32</b> Whole Foods Market
<b>3</b> Amelie San Francisco	<b>13</b> Cafe Reveille	<b>23</b> Chouquet's	<b>33</b> Avenue Fine Food Market
<b>4</b> Korean Soul Kitchen	<b>14</b> Harris' Steakhouse	<b>24</b> The Snug	<b>34</b> Mollie Stone's Market
<b>5</b> The Cinch Saloon	<b>15</b> Robber Baron	<b>25</b> Palmer's Tavern	<b>35</b> Walgreens
<b>6</b> Harper & Rye	<b>16</b> Shanghai Kelly's	<b>26</b> La Mediterranee	<b>36</b> Citi Bank
<b>7</b> Acquerello	<b>17</b> Berber	<b>27</b> Jane on Fillmore	<b>37</b> First Republic Bank
<b>8</b> Ti Piacera Ristorante	<b>18</b> Street Restaurant & Bar	<b>28</b> Ben Thai Cafe	<b>38</b> Bank of America
<b>9</b> Crustacean	<b>19</b> Hummus	<b>29</b> La Boulangerie	<b>39</b> Wells Fargo Bank
<b>10</b> Shalimar	<b>20</b> Wasabi & Ginger	<b>30</b> Roam Artisan Burgers	<b>40</b> Chase Bank

# Public Transportation



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

The area around 1840 Sacramento 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 2021" 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 Van Ness Avenue (*the new Van Ness Rapid Transit Project*), California Street, Pacific Avenue 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.







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By acknowledging your receipt of this Offering Memorandum from 1840 Sacramento 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.

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