

1741 Jones Street

Russian Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum

Colliers





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1741 Jones
Street



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Offering Summary

Colliers International is pleased to present 1741 Jones Street (intersecting Vallejo St) in Russian Hill, known for its city landmarks and fabulous hotels. The building is steps from the iconic San Francisco landmarks such as Grace Cathedral, Huntington Park & the Masonic Auditorium. Russian Hill is within comfortable walking distance to a wonderful assortment of restaurants, nightlife, and shopping in the nearby neighborhoods of Union Square, Polk Street, North Beach and Chinatown. Due to its central location, transportation options are plentiful on Mason, Powell, Clay, Sacramento and California Streets.

The unit mix in the building consists of two (2) two bedrooms/one bath. The apartments feature hardwood floors, woodframe windows, in-unit washer & dryers, dishwashers, ample closet space and fireplaces in each of the living rooms. The building is separately metered for gas & electricity. There are three (3) large storage units in the basement and a roof deck with Golden Gate views.

This is an ideal opportunity for an investor or owner/user to purchase a recently renovated apartment duplex in a prime Russian Hill location.





The Property

Property Information

Address: 1741 Jones Street, San Francisco, CA 94109

District: Russian Hill

Property Type: Multifamily

APN: 0151-004

Building Square Feet: 2,320 square feet (per tax record)

Units: 2

Lot Size: 1,367 square feet (per tax record)

Constructed: 1912

Zoning: RH-3

Building Systems

Foundation: Concrete

Structure: Wood-Frame

Façade: Wood Façade

Rear of Building: Wood Sliding

Roof Composition: Modified Bitumen

Windows: Wood Frame Windows

Electrical Service: Separately Metered (200 amps service)

Gas Service: Separately Metered

Fire Protection System: Smoke & Carbon

Heat Source: Garner Forced Air

Hot Water: 2 - 40 Gallon Bradford Water Heaters

Plumbing: Mix of Copper & Galvanized

Door Entry System: Lock & Key

Front Entryway: Terrazo

Mailboxes: In-Door Mail Slots

Garbage: Tradesmen

Apartment Access: Key & Lock

Laundry: In-Unit Washer & Dryers

Storage: 3 Large Storage Spaces

Backyard: Small Backyard / Patio Space

Building Information

Unit Mix: 2 - Two Bedroom, One Bath

Kitchens: Granite Countertops

Wood Cabinetry

Single Basin Aluminum Sinks

Gas Stoves/Ovens

Over-Under Refrigerators

Decorative Backsplash

Dishwashers

Bathrooms: Tile Flooring

Tub/Shower Combinations with Tile Surrounds

Sink Base Cabinet

Fan Ventilation

Dome Lights & Vanity Lighting

Bedrooms: Hardwood Floors

Large Walk-In Closets

Living Room Area: Hardwood Floors

Fireplaces in Living Rooms

Dome Lighting

Period Details

Notes

- Rooftop Deck with Views of the Golden Gate Bridge

Financial Analysis

Financial Summary		Annual Gross Income	Current	Proforma
Price	\$1,795,000	Gross Potential Income	\$101,728	\$106,200
Down Payment	\$538,500	Vacancy (3.0%)	\$3,052	\$3,186
Number of Units	2	AGI	\$98,676	\$103,014
Price/Unit	\$897,500	Expenses	\$34,093	\$34,281
Gross Square Feet	2,320	NOI	\$64,584	\$68,733
Price/Square Foot	\$774			
CAP Rate - Current	3.60%			
CAP Rate - Proforma	3.83%			
GRM - Current	17.65			
GRM - Pro Forma	16.90			
Year Built	1912			
Lot Size	1,367			

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,256,500	Less Debt Service	\$105,428	\$105,428
Loan Type	Proposed New	Cash Flow	-\$40,844	-\$36,695
Interest Rate	7.50%	Cash on Cash Return	-7.58%	-6.81%
Program	3 Year Interest Only	Expenses as % of Gross	34%	32%
Loan to Value	70%	Expenses per Unit	\$17,046	\$17,141

*Loan Quote: Estimated at 70% LTV at 7.50% 5/30 Year
Fixed (Loan information is time sensitive & subject to change)*

Financial Analysis

Annual Operating Expenses	Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp	
Property Taxes	<i>1.17769% of Sales Price</i>	\$21,140	\$10,570	62%	\$21,140	\$10,570	62%
Special Assessment Tax	<i>From Owner's 2023 Tax Bill</i>	\$886	\$443	3%	\$886	\$443	3%
Insurance	<i>From Owner's 2023-24 Financials</i>	\$3,224	\$1,612	9%	\$3,224	\$1,612	9%
Property Management	<i>From Owner's 2023-24 Financials</i>	\$5,122	\$2,561	15%	\$5,310	\$2,655	15%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$1,500	\$750	4%	\$1,500	\$750	4%
Water	<i>From Owner's 2023-24 Financials</i>	\$2,114	\$1,057	6%	\$2,114	\$1,057	6%
Garbage	<i>From Owner's 2023-24 Financials</i>	\$108	\$54	0%	\$108	\$54	0%
Total Operating Expenses		\$34,093	\$17,046	100%	\$34,281	\$17,141	100%
Gross Potential Income		\$101,728			\$106,200		
Vacancy (3.0%)		\$3,052			\$3,186		
AGI		\$98,676			\$103,014		
Expenses		\$34,093			\$34,281		
NOI		\$64,584			\$68,733		
Expenses as % of Gross Income		34%			32%		
Expense per Unit		\$17,046			\$17,141		

Rent Roll

Unit No.	Unit Type	Rents	Market Rent	SqFt	Move in Date	Notes
1741	2 Bed, 1 Bath	\$4,000.00	\$4,000	1,000	Vacant	4 Rooms
1743	2 Bed, 1 Bath	\$4,027.35	\$4,400	1,400	4/21/2021	5 Rooms
Monthly Income		\$8,027.35	\$8,400.00			
Vacant Storage (3)		\$450.00	\$450			
Total Monthly Income		\$8,477.35	\$8,850.00			
Annual Income		\$101,728	\$106,200	Upside 4%		

Units

2 Bedroom, 1 Bath - 2
Storage - 3

Notes

Market rents estimated using Rentometer.com
Storage estimated at \$150 per unit

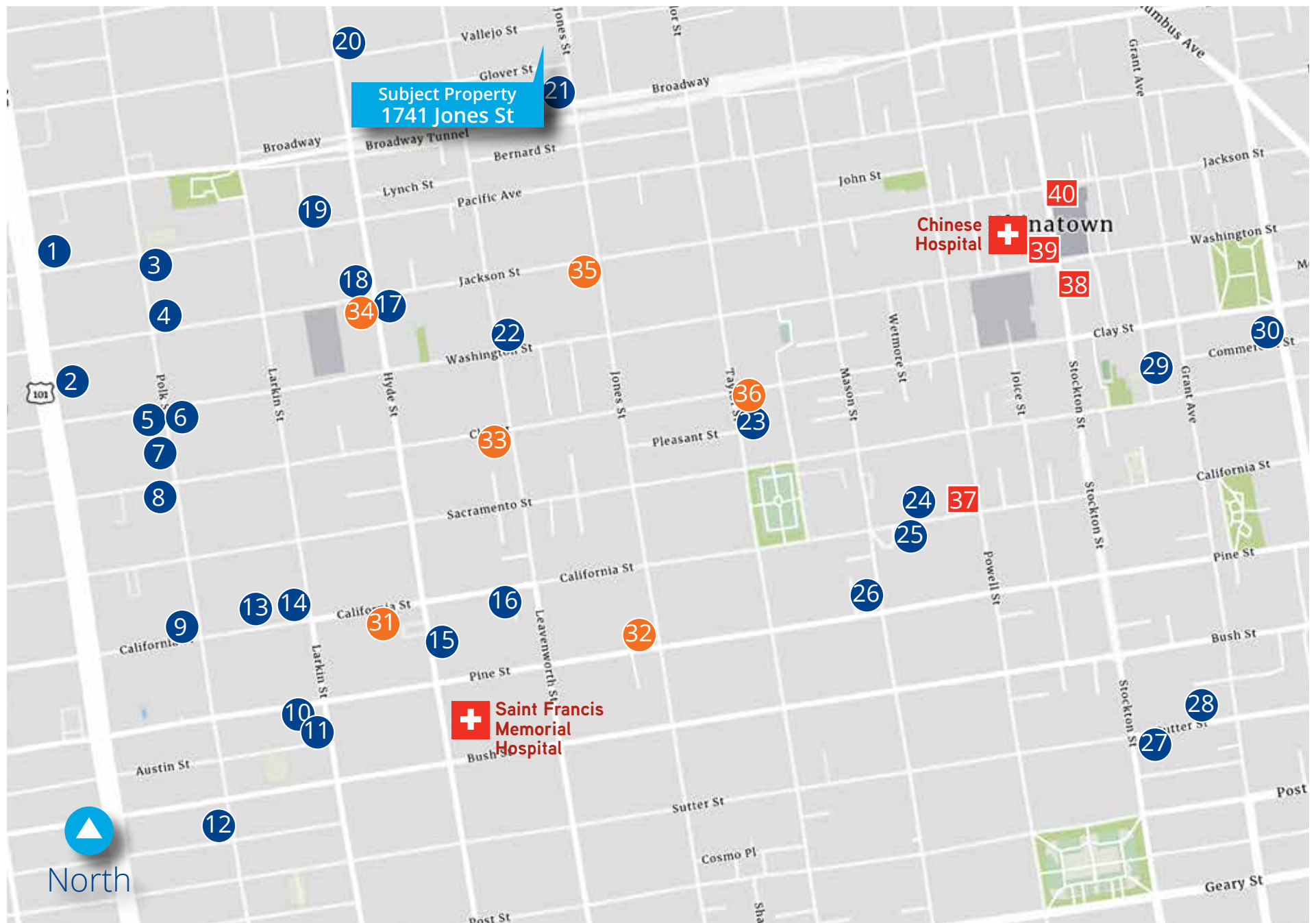
Property Photos







Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores

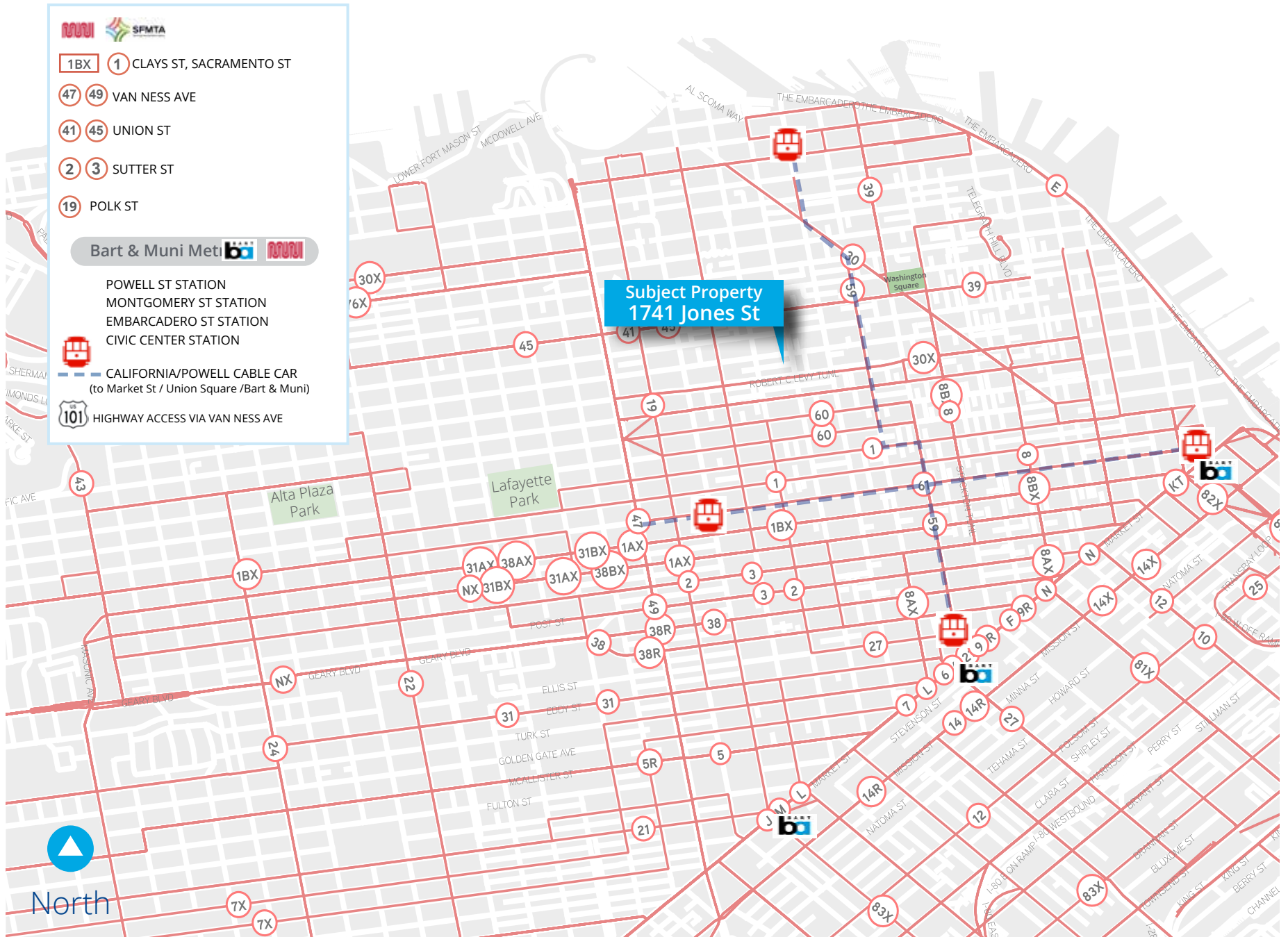
 Banks & ATM's

 Hospitals/Clinics

Neighborhood Amenities

1 Harris' Steak House	11 Ben Thai Cafe	21 Serafina	31 Trader Joe's
2 House of Prime Rib	12 Mayes Oyster House	22 Sushi Rapture	32 Pine & Jones Market
3 Cafe Reveille	13 Nob Hill Pizza & Shawarma	23 Nob Hill cafe	33 Le Beau Market
4 Bell Tower	14 Mymy	24 Tonga Room & Bar	34 J & H Grocery
5 The Crepe House	15 Nourish Cafe	25 Top of the Mark	35 Jackson Market
6 Amelie San Francisco	16 Zeki's Bar	26 Rue lepic French Restaurant	36 V J Grocery
7 The Cinch Saloon	17 Hot Sauce & Panko To Go	27 Campton Place Bar & Bistro	37 US Bank
8 Harper & Rye	18 Hyde Street Seafood & Bar	28 E & O Kitchen & Bar	38 Bank of America
9 Ti Piacera Ristorante	19 Ristorante Milano	29 Mister Jiu's	39 Wells Fargo Bank
10 Grubstake Diner	20 The Soapbox Cafe	30 R & G Lounge	40 First Republic Bank

Public Transportation



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

The area around 1741 Jones 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 Pacific, Mason & Union 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.





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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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If you wish not to pursue negotiations leading to the acquisition of 1741 Jones Street or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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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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