



36-40 Wayne Place

Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum

Colliers



36-40 Wayne
Place



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Showings by Appointment
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36-40 Wayne
Place



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Offering Summary

Nestled in the esteemed neighborhood of Nob Hill, 36-40 Wayne Place offers a distinguished living experience infused with historic charm and modern convenience. Situated near the intersection of Wayne Place and Pacific Avenue, this property provides residents with unparalleled access to the vibrant energy of San Francisco's city center. Within walking distance, one can explore the cultural richness of Chinatown, the bustling streets of Downtown, and the iconic landmarks that define the city's skyline.

This professionally managed property features three spacious units, each bathed in ample natural light and adorned with period details. The building is separately metered for gas and electricity for convenience of ownership. Moreover, the abundance of storage space ensures a clutter-free living environment, while the proximity to key amenities and attractions enhances the overall quality of life for occupants.

Investors seeking a prime real estate opportunity will find 36-40 Wayne Place to be an attractive asset in San Francisco's competitive market. Whether acquiring an income-producing property or securing a charming residence, this offering presents a rare chance to own a piece of Nob Hill's prestigious landscape.





The Property

Property Information

Address: 36-40 Wayne Place, San Francisco, CA 94133

District: Nob Hill

Property Type: Multifamily

APN: 0159-033

Building Square Feet: 3,972 square feet

Units: 3

Lot Size: 1,398 square feet

Constructed: 1907

Zoning: RH-3

Building Systems

Foundation: Concrete

Structure: Wood-Frame

Façade: Shiplap Wood

Roof Composition: Rolled Composite

Windows: Various Window Styles

Electrical Service: Separately Metered

Gas Service: Separately Metered

Fire Protection System: Hardwired Smoke Detectors (In-Units)

Heat Source: Electric Baseboard & Wall Heating

Hot Water: Richmond 40 Gallon & Rheem 30 Gallon Tanks

Plumbing: Mixture Copper & Galvanized

Common Area Lights: Flush Mount Lighting

Door Entry System: Lock & Key

Front Entryway: Terrazzo

Mailboxes: Mail Slots on Unit Doors

Common Areas: Terrazzo

Skylight: Yes

Garbage: Tradesman Alley

Apartment Access: Terrazzo Stairs

Laundry: In-Unit Electrolux Washer & Dryer

Storage: None

Building Information

Unit Mix: 2 - Two Bedroom/One Bathroom

1 - Three Bedroom/One Bathroom

Kitchens: Quartz Counter Tops

Wood Cabinetry

Single Basin Aluminum Sinks

Gas Stoves/Ovens

Over-Under Refrigerators

Dishwashers

Recessed Overhead Lighting / Natural Light

Tile Flooring

Bathrooms: Tile Flooring

Tile Surrounds

Mirrored Cabinet Vanities

Podium Sinks

Standing Showers

Window & Fan Ventilation

Vinyl Windows

Bedrooms: Engineered Hardwood Flooring

Window Blinds

Single-Paned Wood Frame Windows

Generous Closet Space

Center Mount Drum Lighting

Living Room Area: Engineered Hardwood Floors

Single-Paned Aluminum Windows

Fireplaces

Recessed Lighting

Large Closets

Notes

- Not on San Francisco Soft-Story Retrofit List
- Tremendous Natural Light
- Period Details

Financial Analysis

Financial Summary		Annual Gross Income	Current	Proforma
Price	\$2,100,000	Gross Potential Income	\$139,307	\$150,013
Down Payment	\$1,050,000	Vacancy (5.0%)	\$6,965	\$7,501
Number of Units	3	AGI	\$132,341	\$142,512
Price/Unit	\$700,000	Expenses	\$47,870	\$48,405
Gross Square Feet	3,972	NOI	\$84,471	\$94,107
Price/Square Foot	\$529			
CAP Rate - Current	4.02%			
CAP Rate - Proforma	4.48%			
GRM - Current	15.07			
GRM - Pro Forma	14.00			
Year Built	1907			
Lot Size	1,398			

Financing		Cash Flow	Current	Proforma
Loan Amount	\$1,050,000	Less Debt Service	\$65,100	\$65,100
Loan Type	Proposed New	Cash Flow	\$19,371	\$29,007
Interest Rate	6.20%	Cash on Cash Return	1.84%	2.76%
Program	3 Year Interest Only	Expenses as % of Gross	34%	32%
Loan to Value	50%	Expenses per Unit	\$15,957	\$16,135

*Quote: Estimated at 50% LTV at 6.20% 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>	\$24,731	\$8,244	52%	\$24,731	\$8,244	51%
Special Assessment Tax	<i>From Owner's 2023 Tax Bill</i>	\$1,162	\$387	2%	\$1,162	\$387	2%
Insurance	<i>From Owner's 2023 Financials</i>	\$4,130	\$1,377	9%	\$4,130	\$1,377	9%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$6,965	\$2,322	15%	\$7,501	\$2,500	15%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$2,250	\$750	5%	\$2,250	\$750	5%
Professional Services	<i>From Owner's 2023 Financials</i>	\$60	\$20	0%	\$60	\$20	0%
Fire & Life Safety	<i>From Owner's 2023 Financials</i>	\$742	\$247	2%	\$742	\$247	2%
Vector Control	<i>From Owner's 2023 Financials</i>	\$120	\$40	0%	\$120	\$40	0%
Violation Radar Fees	<i>From Owner's 2023 Financials</i>	\$130	\$43	0%	\$130	\$43	0%
Electric	<i>From Owner's 2023 Financials</i>	\$2,199	\$733	5%	\$2,199	\$733	5%
Gas	<i>From Owner's 2023 Financials</i>	\$1,121	\$374	2%	\$1,121	\$374	2%
Water	<i>From Owner's 2023 Financials</i>	\$2,062	\$687	4%	\$2,062	\$687	4%
Trash	<i>From Owner's 2023 Financials</i>	\$2,198	\$733	5%	\$2,198	\$733	5%
Total Operating Expenses		\$47,870	\$15,957	100%	\$48,405	\$16,135	100%
Gross Potential Income		\$139,307			\$150,013		
Vacancy (5.0%)		\$6,965			\$7,501		
AGI		\$132,341			\$142,512		
Expenses		\$47,870			\$48,405		
NOI		\$84,471			\$94,107		
Expenses as % of Gross Income		34%			32%		
Expense per Unit		\$15,957			\$16,135		

Rent Roll

Unit	Unit Type	Rent	Market Rent	Move in Date
36	2 Bed, 1 Bath	\$3,102.82	\$3,995	10/15/2022
38	3 Bed, 1 Bath	\$4,500.00	\$4,500	Vacant
40	2 Bed, 1 Bath	\$3,995.00	\$3,995	Vacant
Monthly Income		\$11,597.82	\$12,490	
Bond Passthrough		\$11.08	\$11	
Total Monthly Income		\$11,608.90	\$12,501.08	
Annual Income		\$139,307	\$150,013	Upside 8%

Units

2 Bed, 1 Bath - 2
3 Bed, 1 Bath - 1

Notes

Market rents provided from Owner
Bond Passthrough from owner's 2023 financials

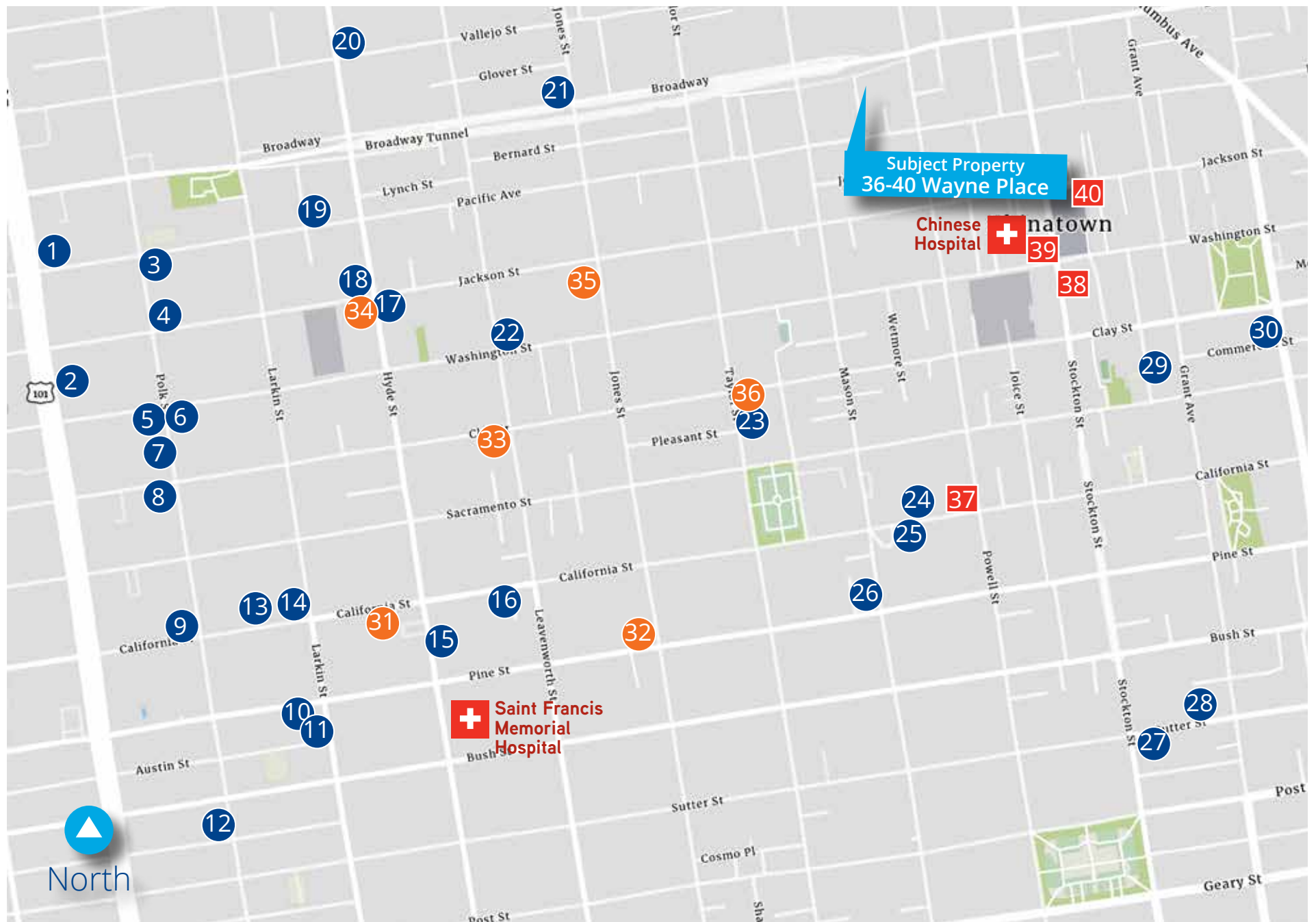
Property Photos







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 Iepic 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




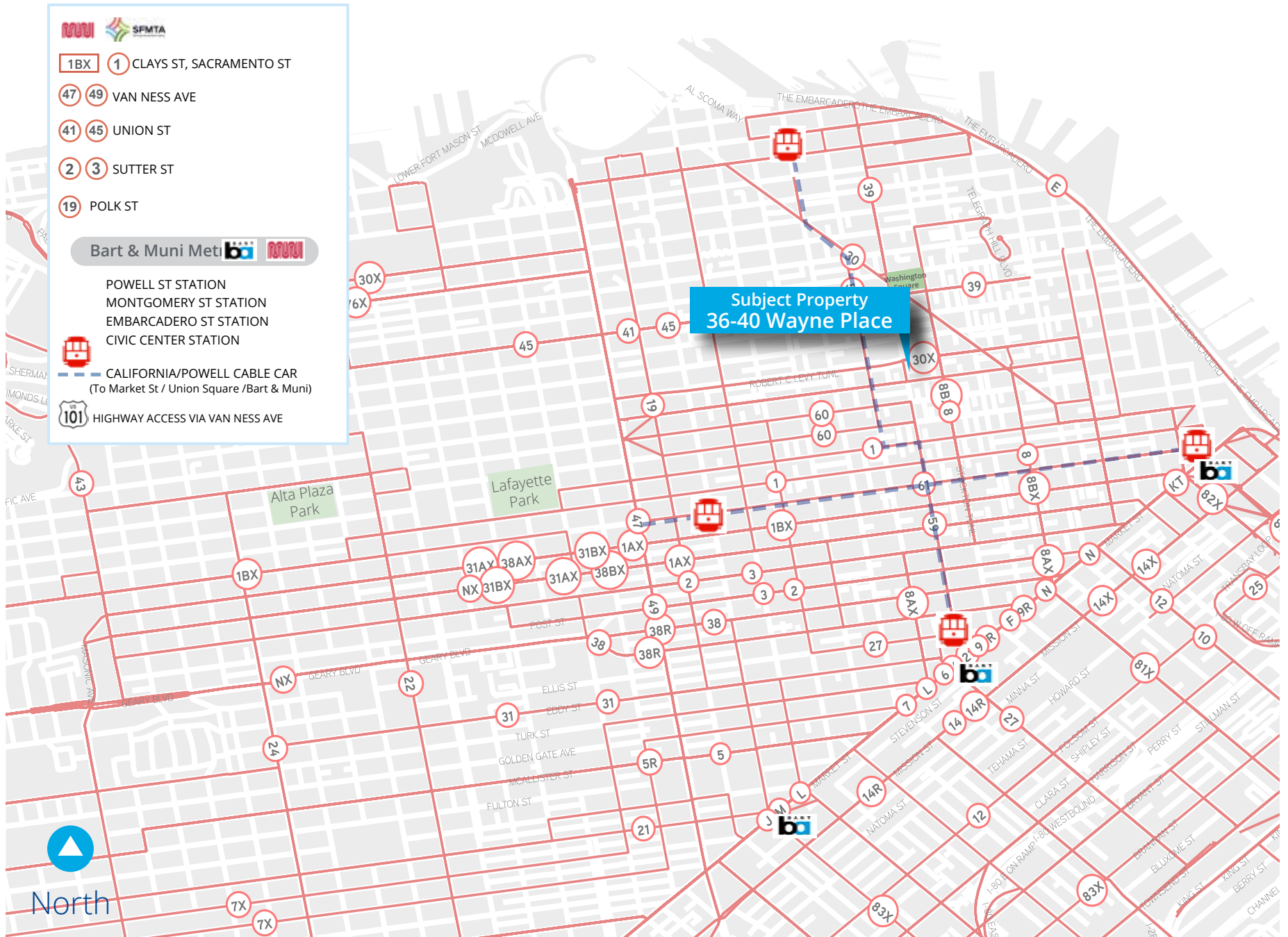
- 1BX 1 CLAYS ST, SACRAMENTO ST
- 47 49 VAN NESS AVE
- 41 45 UNION ST
- 2 3 SUTTER ST
- 19 POLK ST

Bart & Muni Metro 

POWELL ST STATION
MONTGOMERY ST STATION
EMBARCADERO ST STATION
CIVIC CENTER STATION

 CALIFORNIA/POWELL CABLE CAR
(To Market St / Union Square / Bart & Muni)

 HIGHWAY ACCESS VIA VAN NESS AVE



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

The area around 36-40 Wayne Place 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 Broadway, Pacific & Stockton 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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This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 36-40 Wayne Place, San Francisco, CA 94133. 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 36-40 Wayne Place 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.

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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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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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