



**1449** Hyde Street

Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers





1449 Hyde  
Street





**Dustin Dolby**

Executive Vice President  
+1 415 288 7869  
dustin.dolby@colliers.com

**Brad Lagomarsino**

Vice Chair  
+1 415 288 7847  
brad.lago@colliers.com

Showings by Appointment  
*Please Call Listing Agent*

Multifamily Investment Services Group  
[www.thedlteam.com](http://www.thedlteam.com)

101 Second Street | Suite 1100 | San Francisco, CA







1449 Hyde  
Street





# Table of Contents

06

Offering Summary

09

Property Summary

10

Financial Overview

13

Property Photographs

16

Amenities Map

18

Transportation Map

# Offering Summary

Colliers is delighted to present 1449 Hyde Street, a distinguished property nestled in the heart of Nob Hill, one of San Francisco's most prestigious neighborhoods renowned for its historic charm and breathtaking views. Positioned between Jackson and Washington Streets, this property offers residents unparalleled access to iconic city landmarks, upscale hotels, and architectural treasures. Residents can explore the renowned Grace Cathedral, indulge in the luxury of the Fairmont Hotel, or enjoy a leisurely stroll through the manicured landscapes of Huntington Park. Additionally, the vibrant culinary and cultural scene of Polk Street, along with the bustling neighborhoods of North Beach, Chinatown, and Downtown, are within easy reach.

The property features six (6) units: six (6) - one bedroom/one bathroom and one (1) parking space. Each unit boasts grand bedrooms, complemented by ample storage space and convenient amenities. Adding significant value, the property offers one enclosed parking spot ensuring convenience and peace of mind for residents.

Residents can savor panoramic vistas of the Golden Gate Bridge and Headlands, elevating the living experience to new heights. 1449 Hyde Street presents an exceptional opportunity for investors seeking to own a piece of Nob Hill's iconic real estate or looking for a property to owner occupy.











# The Property

## Property Information

Address: 1449 Hyde Street, San Francisco, CA 94109
District: Nob Hill
Property Type: Multifamily
APN: 0186-003
Units: 6
Building Area: 5,025 square feet (per tax record)
Lot Size: 2,186 square feet (per tax record)
Constructed: 1912
Zoning: RM-3

## Building Systems

Foundation: Concrete
Structure: Wood-Frame
Façade: Wood
Roof Composition: Modified Bitumen
Windows: Single Pane Wood/Aluminum
Electrical Service: 50 Amps/Unit, Separately Metered
Gas Service: Separately Metered (6 Meters)
Fire Protection System: Faraday Inc. Fire Alarm
Heat Source: Electric Wall Heating
Hot Water: Bradford Water Heater (75 Gallons)
Plumbing: Mixture Copper & Galvanized
Common Area Lights: Chandelier Lighting
Door Entry System: Lock & Key
Front Entryway: Tile
Mailboxes: Inside Entry Gate
Common Areas: Carpeted
Garbage: In Tradesman
Apartment Access: Central Staircase
Laundry: Maytag (Washer & Dryer)
Storage: In Garage
Backyard: Yes
Sprinklers: In Garage
Security: 7 Cameras

## Building Information

Unit Mix: 6 - One Bedroom/One Bathroom
1 - Parking
Kitchens: Gas Stove & Oven
Wood Cabinetry
Formica Counter Top
Aluminum Sinks
Over-Under Refrigerators
Center Mount Lighting
Dishwasher (In Some Units)
Bathrooms: Shower & Tub Combination
Fans
Window Ventilation
Cabinet Vanity
Tile Flooring
Bedrooms: Hardwood & Carpeted Flooring
Golden Gate Bridge Views
Living Room Area: Hardwood Floors
Mix of Single-Paned Wood Frame & Aluminum Windows
Center Mount, Sconce Lighting

## Notes

- Not on San Francisco Soft-Story Retrofit List
- Tremendous Natural Light
- Views of the Golden Gate Bridge & Headlands (In Some Units)



# Financial Analysis

Financial Summary		Annual Gross Income	Current	Proforma
Price	\$2,000,000	Gross Potential Income	\$183,864	\$209,880
Down Payment	\$1,000,000	Vacancy (5.0%)	\$9,193	\$10,494
Number of Units	6	AGI	\$174,671	\$199,386
Price/Unit	\$333,333	Expenses	\$56,158	\$57,459
Gross Square Feet	5,025	NOI	\$118,513	\$141,927
Price/Square Foot	\$398			
CAP Rate - Current	5.93%			
CAP Rate - Proforma	7.10%			
GRM - Current	10.88			
GRM - Pro Forma	9.53			
Year Built	1912			
Lot Size	2,186			

Financing		Cash Flow	Current	Proforma
Loan Amount	\$1,000,000	Less Debt Service	\$73,496	\$73,496
Loan Type	Fully Amortized	Cash Flow	\$45,017	\$68,431
Interest Rate	6.20%	Cash on Cash Return	4.50%	6.84%
Program	5/30 Year Fixed	Expenses as % of Gross	31%	27%
Loan to Value	50%	Expenses per Unit	\$9,360	\$9,576

*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>	\$23,554	\$3,926	42%	\$23,554	\$3,926	41%
Special Assessment Tax	<i>From Owner's 2023-24 Tax Bill</i>	\$548	\$91	1%	\$548	\$91	1%
Insurance	<i>From Owner's 2024 Financials</i>	\$4,713	\$786	8%	\$4,713	\$786	8%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$9,193	\$1,532	16%	\$10,494	\$1,749	18%
Repairs & Maintenance	<i>Estimated at \$1,000/unit</i>	\$6,000	\$1,000	11%	\$6,000	\$1,000	10%
Healthy Vector	<i>Annualized Owner's 2024 Financials</i>	\$119	\$20	0%	\$119	\$20	0%
Recology	<i>Annualized Owner's 2024 Financials</i>	\$2,038	\$340	4%	\$2,038	\$340	4%
PG&E	<i>Annualized Owner's 2024 Financials</i>	\$3,064	\$511	5%	\$3,064	\$511	5%
PUC	<i>Annualized Owner's 2024 Financials</i>	\$3,929	\$655	7%	\$3,929	\$655	7%
Reserves	<i>Estimated at \$500/unit</i>	\$3,000	\$500	5%	\$3,000	\$500	5%
Total Operating Expenses		\$56,158	\$9,360	100%	\$57,459	\$9,576	100%
Gross Potential Income		\$183,864			\$209,880		
Vacancy (5.0%)		\$9,193			\$10,494		
AGI		\$174,671			\$199,386		
Expenses		\$56,158			\$57,459		
NOI		\$118,513			\$141,927		
Expenses as % of Gross Income		31%			27%		
Expense per Unit		\$9,360			\$9,576		



# Rent Roll

Unit	Unit Type	Rent	Market Rent	Move in Date	Notes
1	1 Bed, 1 Bath	\$832.00	\$3,000		4 Room
2	1 Bed, 1 Bath	\$2,700.00	\$2,700	Vacant	3 Room
3	1 Bed, 1 Bath	\$3,000.00	\$3,000	Vacant	4 Room
4	1 Bed, 1 Bath	\$2,700.00	\$2,700	Vacant	3 Room
5	1 Bed, 1 Bath	\$3,000.00	\$3,000	Vacant	4 Room
6	1 Bed, 1 Bath	\$2,700.00	\$2,700	Vacant	3 Room
<b>Monthly Income</b>		<b>\$14,932.00</b>	<b>\$17,100</b>		
<b>Parking (1)</b>		<b>\$300.00</b>	<b>\$300</b>	<b>Vacant</b>	
Laundry		\$90.00	\$90.00		
<b>Total Monthly Income</b>		<b>\$15,322.00</b>	<b>\$17,490.00</b>		
<b>Annual Income</b>		<b>\$183,864</b>	<b>\$209,880</b>		<b>Upside 14%</b>

## Units

1 Bed, 1 Bath - 6

Parking - 1

## Notes

Market rents estimated using Rentometer.com

Parking projected at \$300 per space/month



# Property Photos





# Property Photos

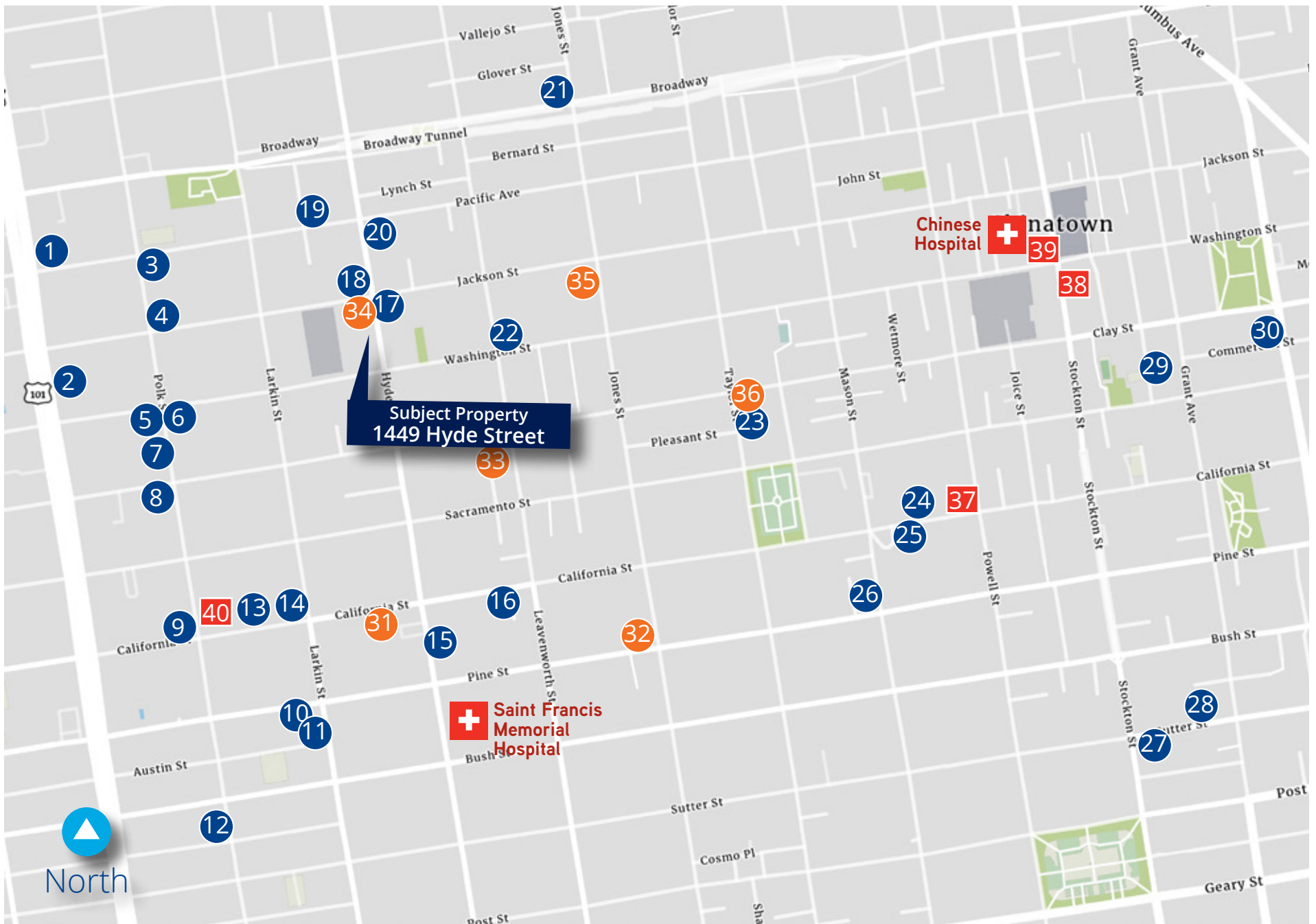








# Amenities Map





 Restaurants & Bars

 Convenience & Grocery Stores

 Banks & ATM's

 Hospitals/Clinics

## Neighborhood Amenities

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



# Public Transportation





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

The area around 1449 Hyde 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, Jackson & 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.









# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1449 Hyde Street, San Francisco, CA 94109. 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 1449 Hyde 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 1449 Hyde 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 1449 Hyde 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.



**Dustin Dolby**

Executive Vice President  
+1 415 288 7869  
dustin.dolby@colliers.com

**Brad Lagomarsino**

Vice Chair  
+1 415 288 7847  
brad.lago@colliers.com

[www.thedlteam.com](http://www.thedlteam.com)

Multifamily Investment Services Group  
101 Second Street | Suite 1100 | San Francisco, CA

**1449** Hyde Street

Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.