

# 1255 Montgomery Street

Telegraph Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers





1255 Montgomery  
Street





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1255 Montgomery Street





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# Offering Summary

Colliers International is delighted to showcase 1255 Montgomery Street, located between Union and Green Streets in the historic Telegraph Hill neighborhood of San Francisco. Known for its rich heritage, breathtaking views, and distinctive character, Telegraph Hill is one of the city's most iconic areas. Situated in the northeastern part of San Francisco, this neighborhood offers unparalleled viewpoints, excellent walkability, and superior weather. It also enjoys close proximity to North Beach, a lively district renowned for its vibrant nightlife, charming cafes, and diverse restaurants, which have attracted both tourists and locals for decades.

The property at 1255 Montgomery Street is a well-maintained 4-unit apartment building. It includes three (3) - 1 BD, 1 BA units and a luxurious 4 BD, 3.5 BA penthouse. The building features an enclosed garage with four covered parking spaces and additional storage. The three one-bedroom units have recently been renovated, providing immediate rental income opportunities.

The upper penthouse, an expansive two-story residence, offers four bedrooms and stunning 300-degree views of the Golden Gate Bridge, Bay Bridge, and Coit Tower. This remarkable unit includes an elevator with access to all levels, a private deck, upgraded appliances including a wine fridge, and large windows that enhance the breathtaking views of the city and bay.

This property presents an exceptional opportunity for both owner-users and investors to acquire a rare and well-maintained apartment building in the coveted Telegraph Hill neighborhood of San Francisco.











# The Property

## Property Information

Address: 1255 Montgomery Street, San Francisco, CA 94133

District: Telegraph Hill

Property Type: Apartment Building

APN: 0114-058

Building Square Feet: 4,912 SqFt

Units: 4

Lot Size: 1,750 SqFt

Constructed: 1906

Zoning: RH-3

## Building Systems

Foundation: Concrete

Structure: Wood Frame

Façade: Shingled Wood

Rear of Building: Shingled Wood

Roof Composition & Age: Modified Bitumen

Electrical Service: Separately Metered

Gas Service: Separately Metered

Fire Protection System: Redwood Fire Security & Sprinkler Room

Windows: Double Pane Wood Frame

Heat Source: Forced Air

Hot Water: A.O Smith 40 Gallon Water Heater

Plumbing: Copper

Door Entry System: Lock & Key

Mailboxes: In Entryway

Lobby/Common Areas: Carpeted Floors

Skylight: Yes

Garbage: In Garage

Apartment Access: Central Staircase

Laundry: 1 Washer & 1 Dryer (In Garage)

Storage: Storage Closets

Elevator: Dwan Elevator (Located in PH)

Parking: 4 Parking Spaces (2 Tandem)

## Building Information

Unit Mix: 3 - One Bed, One Bath

1 - Four Bed, 3.5 Bath (*Penthouse*)

**4 - Total Units**

Parking: 4 - Covered Tandem Parking Spots

Kitchens: Marble Counter Tops

Single Basin Aluminum Sinks

Gas Stove/Ovens

Wood Cabinetry

Wood Flooring

Over/Under Refrigerators

Dishwashers

Bathrooms: Tub/Shower Combinations

Vanity Lighting

Bedrooms: Carpeted Floors

Sliding Door Closets

Blinds

Dining / Living Room: Wood Flooring

Natural Light

Built-In Cabinetry

## Notes

- Not Listed on the SF Soft Story Ordinance List

### - 300 Degree Views from Penthouse

(Views of Coit Tower, Bay Bridge, Golden Gate Bridge, and Downtown)

**Penthouse Ammenities:** Fireplaces, Wine Fridge, Private Deck, Elevator, Dining Room, and Large Windows



# Financial Summary

Financial Summary		Annual Gross Income	Current	Proforma
Price	\$5,000,000	Gross Potential Income	\$303,228	\$321,360
Down Payment	\$2,500,000	Vacancy (5.0%)	\$15,161	\$16,068
Number of Units	4	AGI	\$288,067	\$305,292
Price/Unit	\$1,250,000	Expenses	\$84,496	\$85,221
Gross Square Feet	4,912	NOI	\$203,571	\$220,071
Price/Square Foot	\$1,018			
CAP Rate - Current	4.07%			
CAP Rate - Proforma	4.40%			
GRM - Current	16.49			
GRM - Pro Forma	15.56			
Year Built	1906			
Lot Size	1,750			

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$2,500,000	Less Debt Service	\$183,741	\$183,741
Loan Type	Fully Amortized	Cash Flow	\$19,830	\$36,330
Interest Rate	6.20%	Cash on Cash Return	0.79%	1.45%
Program	5/30 Year Fixed	Expenses as % Of Gross	28%	27%
Loan to Value	50%	Expenses per Unit	\$21,124	\$21,305

*Loan Quote: Estimated at 50% LTV at 6.20% 5/30 Year Fixed (Loan information is time sensitive & subject to change)*



# Operating Expenses

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.17769% of Sales Price</i>	\$58,885	\$14,721	70%	\$58,885	\$14,721	69%
Special Assessment Tax	<i>From Owner's 2023-24 Tax Bill</i>	\$1,182	\$296	1%	\$1,182	\$296	1%
Insurance	<i>Commercial Coverage Indicator</i>	\$4,800	\$1,200	6%	\$4,800	\$1,200	6%
Property Management	<i>Estimated at 4% of Gross Income</i>	\$12,129	\$3,032	14%	\$12,854	\$3,214	15%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$3,000	\$750	4%	\$3,000	\$750	4%
Electrical	<i>Estimated at \$150/unit</i>	\$600	\$150	1%	\$600	\$150	1%
Water	<i>Estimated at \$600/unit</i>	\$2,400	\$600	3%	\$2,400	\$600	3%
Sewer	<i>Estimated at \$100/unit</i>	\$400	\$100	0%	\$400	\$100	0%
Gas	<i>Estimated at \$200/unit</i>	\$800	\$200	1%	\$800	\$200	1%
Elevator	<i>Estimated at \$75/unit</i>	\$300	\$75	0%	\$300	\$75	0%
<b>Total Operating Expenses</b>		<b>\$84,496</b>	<b>\$21,124</b>	<b>100%</b>	<b>\$85,221</b>	<b>\$21,305</b>	<b>100%</b>
<b>Gross Potential Income</b>		<b>\$303,228</b>			<b>\$321,360</b>		
Vacancy (5.0%)		\$15,161			\$16,068		
AGI		\$288,067			\$305,292		
Expenses		\$84,496			\$85,221		
<b>NOI</b>		<b>\$203,571</b>			<b>\$220,071</b>		
Expenses as % of Gross Income		28%			27%		
Expense per Unit		\$21,124			\$21,305		



# Rent Roll

Unit No.	Unit Type	Rent	Market Rents	Move in Date	SqFt	Notes
1	1 Bed, 1 Bath	\$2,289.00	\$3,500	10+ Years	750	
2	<b>1 Bed, 1 Bath</b>	<b>\$3,500.00</b>	<b>\$3,500</b>	<b>Vacant</b>	<b>750</b>	<b>Renovated</b>
3	<b>1 Bed, 1 Bath</b>	<b>\$3,500.00</b>	<b>\$3,500</b>	<b>Vacant</b>	<b>750</b>	<b>Renovated</b>
4	<b>PH</b>	<b>\$15,000.00</b>	<b>\$15,000</b>	<b>Vacant</b>	<b>2,677</b>	
<b>Monthly Income</b>		<b>\$24,289.00</b>	<b>\$25,500</b>			
Occupied Parking (1)		\$0.00	\$300			
<b>Vacant Tandem Parking (3)</b>		<b>\$900.00</b>	<b>\$900</b>			
Laundry		\$80.00	\$80			
<b>Total Monthly Income</b>		<b>\$25,269.00</b>	<b>\$26,780.00</b>			
<b>Annual Income</b>		<b>\$303,228</b>	<b>\$321,360</b>			

## Units

1 BD, 1 BA - 3

Penthouse - 1

Tandem Parking - 4

**Total Units - 4**

## 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

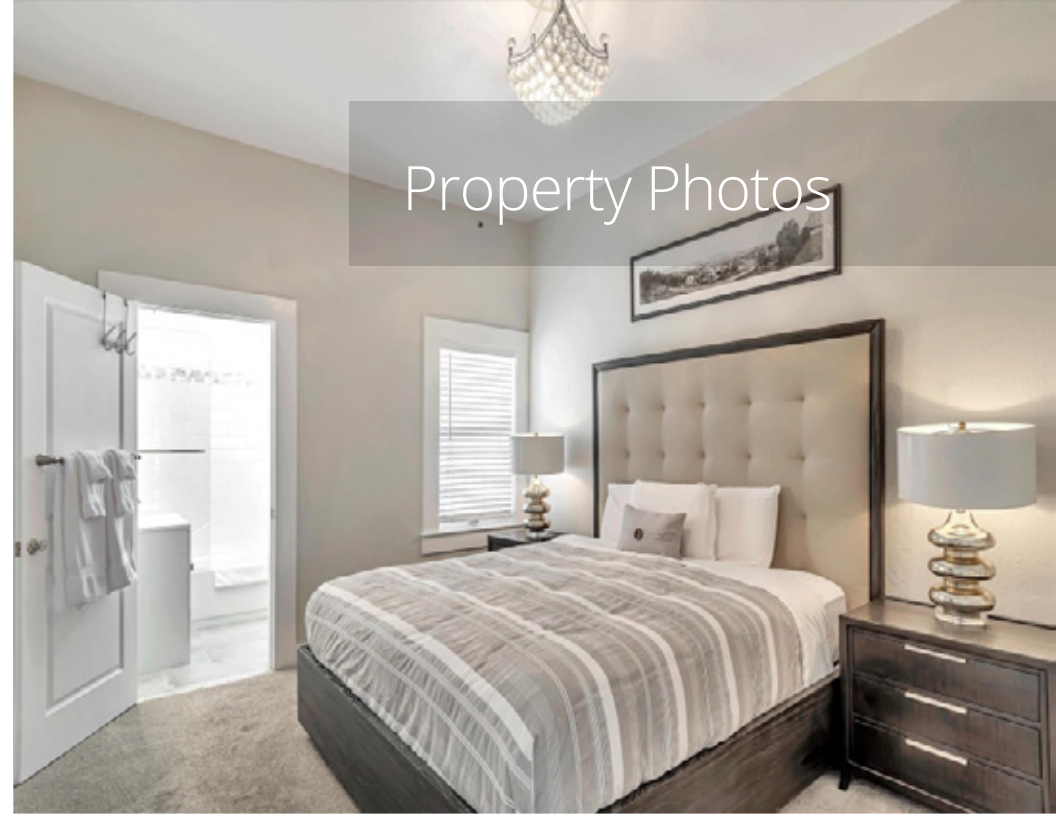




# Property Photos

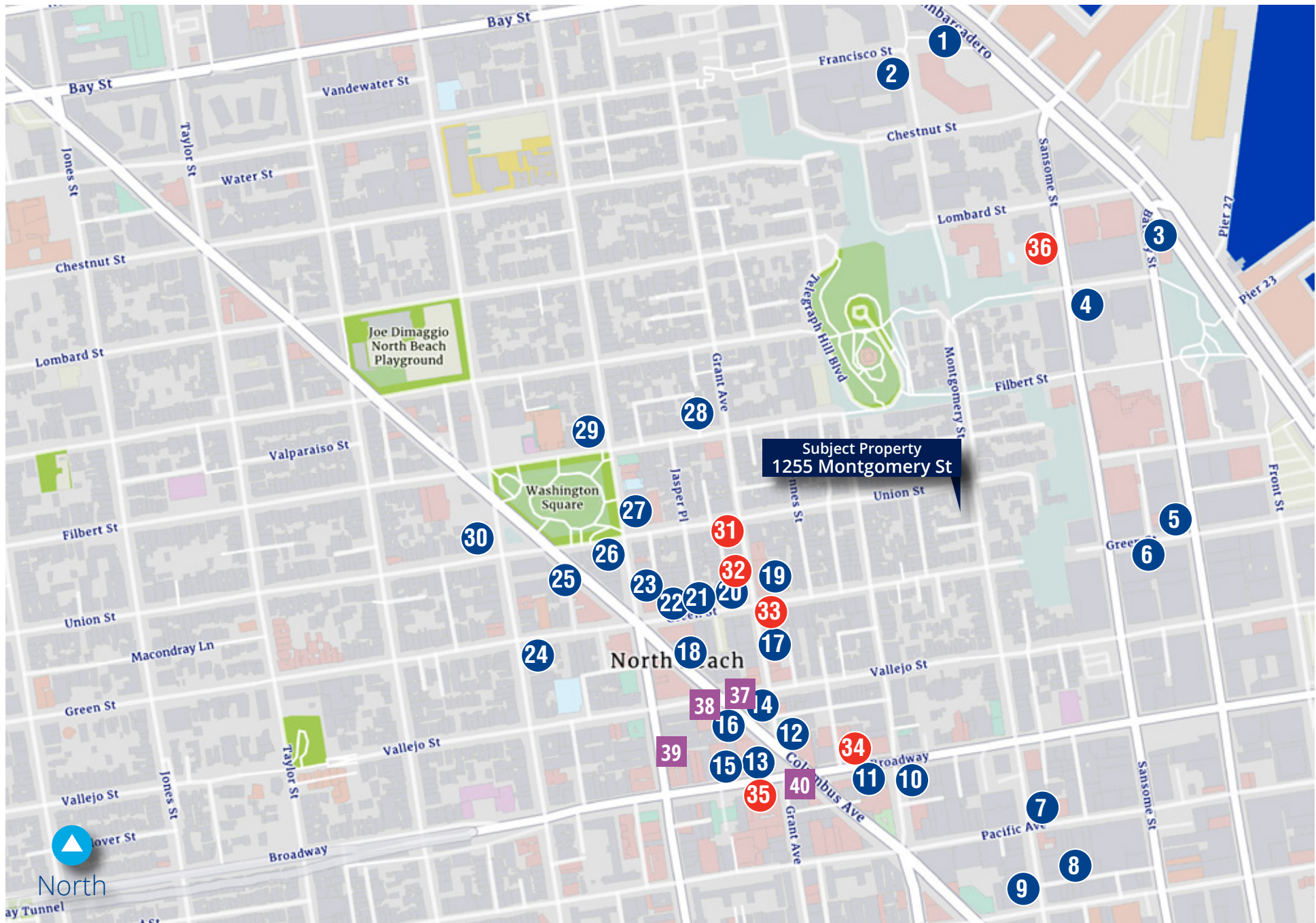








# Amenities Map





● Restaurants & Bars

● Convenience & Grocery Stores

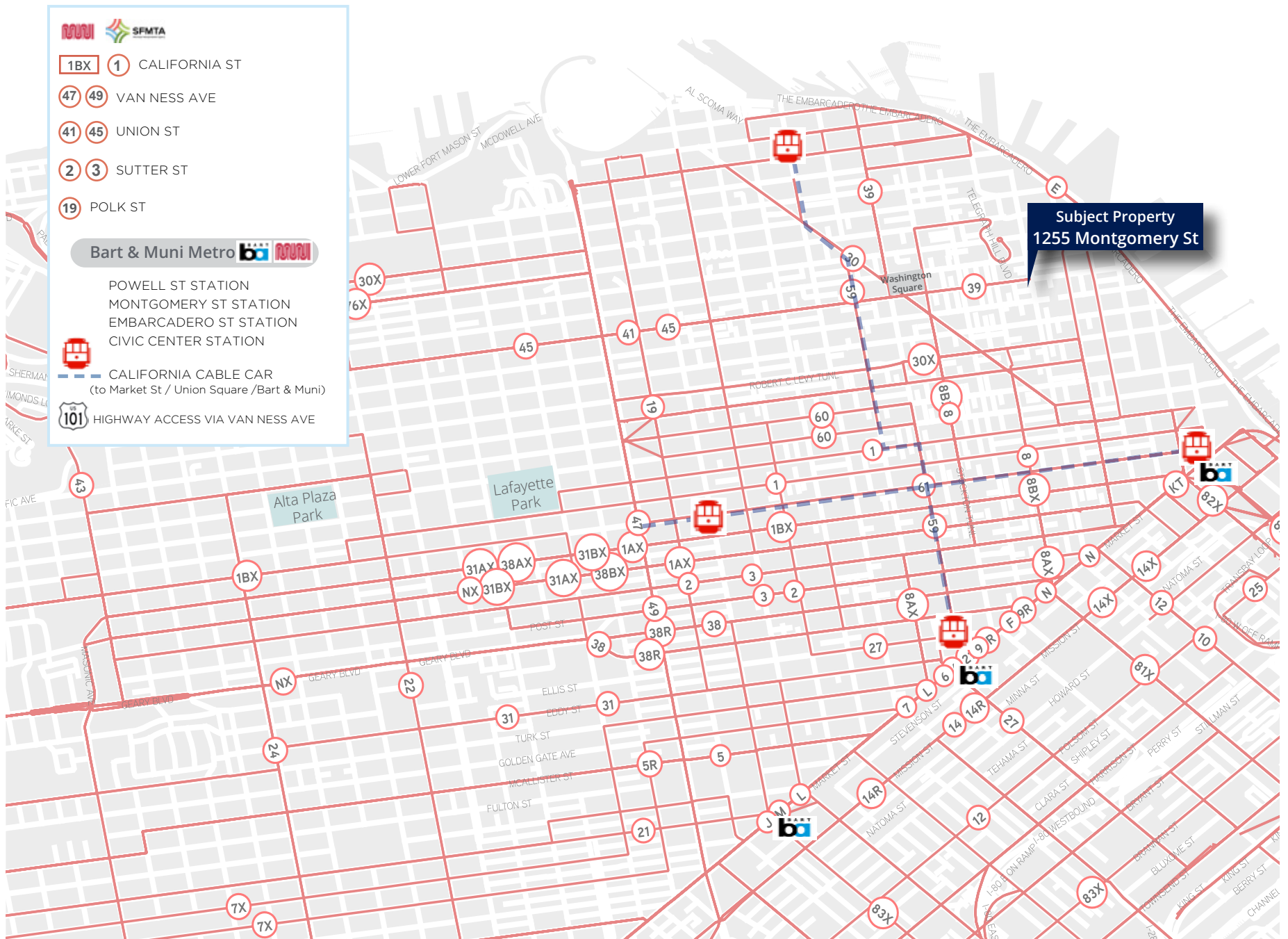
● Banks & ATM's

## Neighborhood Amenities

1 Hillstone	11 Late Night Cuisine	21 Sotomare	31 S & S Grocery
2 Hillstone Montgomery	12 Betty Lou's Seafood Grill	22 Chubby Noodle North Beach	32 Grant & Green Market
3 Fog City	13 Sam's Pizza & Burgers	23 North Beach Restaurant	33 The Nature Shop
4 Starbucks	14 Casaro Pizzeria	24 Northstar Cafe	34 North Beach Market & Deli
5 Piperade Basque	15 China Live	25 Il Pollaio	35 ABC Super Market
6 Indie Wine & Beer Bar	16 Mona Lisa Restaurant	26 Original Joe's	36 R J'S Market
7 Cotogna	17 Mo's Grill	27 Acquolina	37 Bank of the West
8 Bix	18 Stella Pastry	28 Don Pistos	38 Bank of America
9 Roka Akor	19 American Bites	29 Mama's on Washington Square	39 Chase Bank
10 Tommaso's Ristorante	20 Sodinis	30 Noren Izakaya	40 Wells Fargo Bank



# Public Transportation





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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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