



# 1750 Washington Street

Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum





**1750 Washington  
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

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Multifamily Investment Services Group  
www.thedlteam.com  
101 Second Street | Suite 1100 | San Francisco, CA





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## Offering Summary

Nestled within the historic Nob Hill neighborhood, 1750 Washington Street embodies an exceptional investment prospect. This apartment building features 12 units consisting of twelve (12) - 1 BD / 1 BA, one (1) office alongside nine (9) storage spaces. The lobby and common areas are adorned with period details and carpeted floors.

Positioned between Polk Street and Van Ness Avenue, this property offers residents unparalleled access to iconic city landmarks, upscale hotels, delicious eateries, 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.

1750 Washington Street presents a blend of historical charm and modern convenience, promising both immediate rental returns and long-term appreciation potential for astute investors keen on tapping into the allure of Nob Hill's historic ambiance.





# The Property

## Property Information

Address: 1750 Washington Street, San Francisco, CA 94109  
 District: Nob Hill  
 Property Type: Multifamily  
 APN: 0598-007  
 Building Square Feet: 8,361 SqFt  
 Units: 12  
 Lot Size: 4,464 SqFt  
 Constructed: 1933  
 Zoning: NCD

## Building Systems

Foundation: Concrete  
 Structure: Wood-Frame  
 Façade: Stucco  
 Rear of Building: Wood  
 Roof Composition: Modified Bitumen  
 Windows: Mixture of Wood, Vinyl, & Aluminum Frames  
 Electrical Service: 400 Amps, Separately Metered  
 Gas Service: Separately Metered  
 Fire Protection System: E-FSC Alarm System  
 Fire Escapes: Front & Rear of Building  
 Heat Source: Electric Wall Heat  
 Hot Water: Bradford + White (100 Gallon Tank)  
 Plumbing: Mixture of Copper & Galvanized  
 Common Area Lights: Center Mounted Chandelier & Sconce Lighting  
 Door Entry System: Lock & Key  
 Front Entryway Landing: Hexagon Tile Flooring  
 Mailboxes: Inside Entry Gate on Right Side  
 Common Areas: Carpeted  
 Garbage: In Tradesman  
 Apartment Access: Central Stairwell  
 Laundry: None  
 Sprinklers: Ground Floor  
 Storage: Nine (9) Storage Spaces (900 SqFt)  
 Seismic Work: Completed

## Building Information

Unit Mix: 12 - 1 BD / 1 BA  
 1 - Office

Kitchens: Gas Stove/Ovens  
 Tile Countertops  
 Built-In Cabinetry  
 Single Basin Sinks  
 Over/Under Refrigerators  
 Ample Natural Light

Bathrooms: Tub/Shower Combinations  
 Tile Flooring  
 Mirrored Cabinet Vanities  
 Window Ventilation  
 Pedestal Sink

Bedrooms: Hardwood Flooring  
 Large Windows with Blinds  
 Center Mounted Pendant Lighting  
 Walk-In Large Closets  
 Bay Windows

## Notes

- Period Details

# Financial Analysis

Financial Summary		Annual Gross Income	
		Current	Proforma
Price	\$3,250,000	Gross Potential Income	\$297,145
Down Payment	\$1,462,500	Vacancy (5.0%)	\$14,857
Number of Units	12	AGI	\$282,288
Price/Unit	\$270,833	Expenses	\$113,356
Gross Square Feet	8,361	NOI	\$168,932
Price/Square Foot	\$389		
CAP Rate - Current	5.20%		
CAP Rate - Proforma	9.56%		
GRM - Current	10.94		
GRM - Pro Forma	7.28		
Year Built	1913		
Lot Size	4,464		

Financing		Cash Flow	
		Current	Proforma
Loan Amount	\$1,787,500	Less Debt Service	\$124,904
Loan Type	Fully Amortized	Cash Flow	\$44,028
Interest Rate	5.73%	Cash on Cash Return	3.01%
Program	5/30 Year Fixed	Expenses as % of Gross	38%
Loan to Value	55%	Expenses per Unit	\$9,446

Quote: Estimated at 55% LTV at 5.73% 5/30 Fixed  
(Loan information is time sensitive & subject to change)

# Financial Analysis

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17769% of Sales Price	\$38,275	\$3,190	34%	\$38,275	\$3,190	34%
Special Assessment Tax	From Owner's 2023-24 Tax Bill	\$3,871	\$323	3%	\$3,871	\$323	3%
Insurance	Estimated at \$1,100 per unit	\$13,200	\$1,100	12%	\$13,200	\$1,100	12%
Management Fee	Estimated at 5% of Gross Income	\$14,857	\$1,238	13%	\$14,857	\$1,238	13%
Repairs & Maintenance	Estimated at \$1,000 per unit	\$12,000	\$1,000	11%	\$12,000	\$1,000	11%
PGE	From Owner's 2024 Financials	\$8,250	\$688	7%	\$8,250	\$688	7%
Water	From Owner's 2024 Financials	\$7,340	\$612	6%	\$7,340	\$612	6%
Recology	From Owner's 2024 Financials	\$14,222	\$1,185	13%	\$14,222	\$1,185	13%
Landscaping	From Owner's 2023 Financials	\$450	\$38	0%	\$450	\$38	0%
SF Healthy Vector Fee	From Owner's 2023 Financials	\$334	\$28	0%	\$334	\$28	0%
SF Business Regulation Fee	From Owner's 2023 Financials	\$390	\$33	0%	\$390	\$33	0%
Fire inspection	From Owner's 2023 Financials	\$167	\$14	0%	\$167	\$14	0%
<b>Total Operating Expenses</b>		<b>\$113,356</b>	<b>\$9,446</b>	<b>100%</b>	<b>\$113,356</b>	<b>\$9,446</b>	<b>100%</b>

Gross Potential Income	\$297,145	\$446,400
Vacancy (5.0%)	\$14,857	\$22,320
AGI	\$282,288	\$424,080
Expenses	\$113,356	\$113,356
<b>NOI</b>	<b>\$168,932</b>	<b>\$310,724</b>
Expenses as % of Gross Income	38%	25%
Expense per Unit	\$9,446	\$9,446

# Rent Roll

Unit	Unit Type	Rent	Market Rents	Move-In Date	SqFt
1	1 Bed, 1 Bath	\$3,000.00	\$3,000	Vacant	
2	1 Bed, 1 Bath	\$892.68	\$3,000		
3	1 Bed, 1 Bath	\$748.70	\$3,000		
4	1 Bed, 1 Bath	\$1,900.00	\$3,000		
5	1 Bed, 1 Bath	\$884.78	\$3,000		
6	1 Bed, 1 Bath	\$1,889.92	\$3,000		
7	1 Bed, 1 Bath	\$3,000.00	\$3,000	Vacant	
8	1 Bed, 1 Bath	\$1,405.42	\$3,000		
9	1 Bed, 1 Bath	\$1,843.82	\$3,000		
10	1 Bed, 1 Bath	\$3,000.00	\$3,000	Vacant	
11	1 Bed, 1 Bath	\$1,996.79	\$3,000		
12	1 Bed, 1 Bath	\$3,000.00	\$3,000	Vacant	
<b>Monthly Income</b>		<b>\$23,562.11</b>	<b>\$36,000</b>		
Vacant Storage (9)		\$450.00	\$450	Vacant	900
Office Space		\$750.00	\$750	Vacant	300
<b>Total Monthly Income</b>		<b>\$24,762.11</b>	<b>\$37,200.00</b>		
<b>Annual Income</b>		<b>\$297,145</b>	<b>\$446,400</b>		<b>Upside: 50%</b>

Units  
 1 Bed, 1 Bath - 12  
 Storage - 9 - 900 sqft  
 Office - 1 - 300 sqft  
**Total Units - 12**

Notes  
 Market Rents Estimated using Rentometer.com  
 Rent Increases Effective on 10/1/24  
 Office Projected at \$2.5 per SqFt/Month  
 Storage Rent Projected at \$50 per Unit/Month

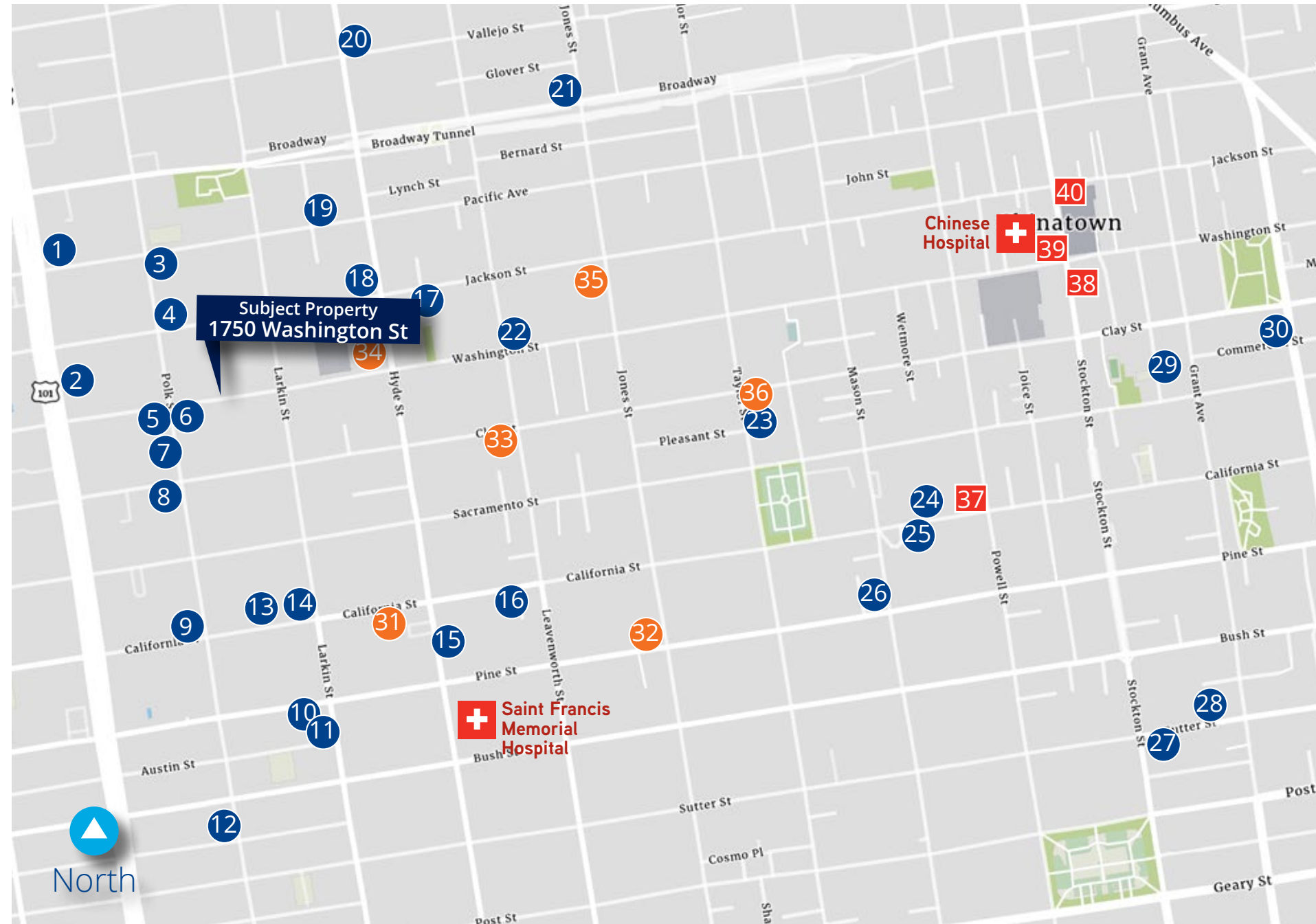


Property Photos





# Amenities Map



- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- + Hospitals/Clinics

## Neighborhood Amenities

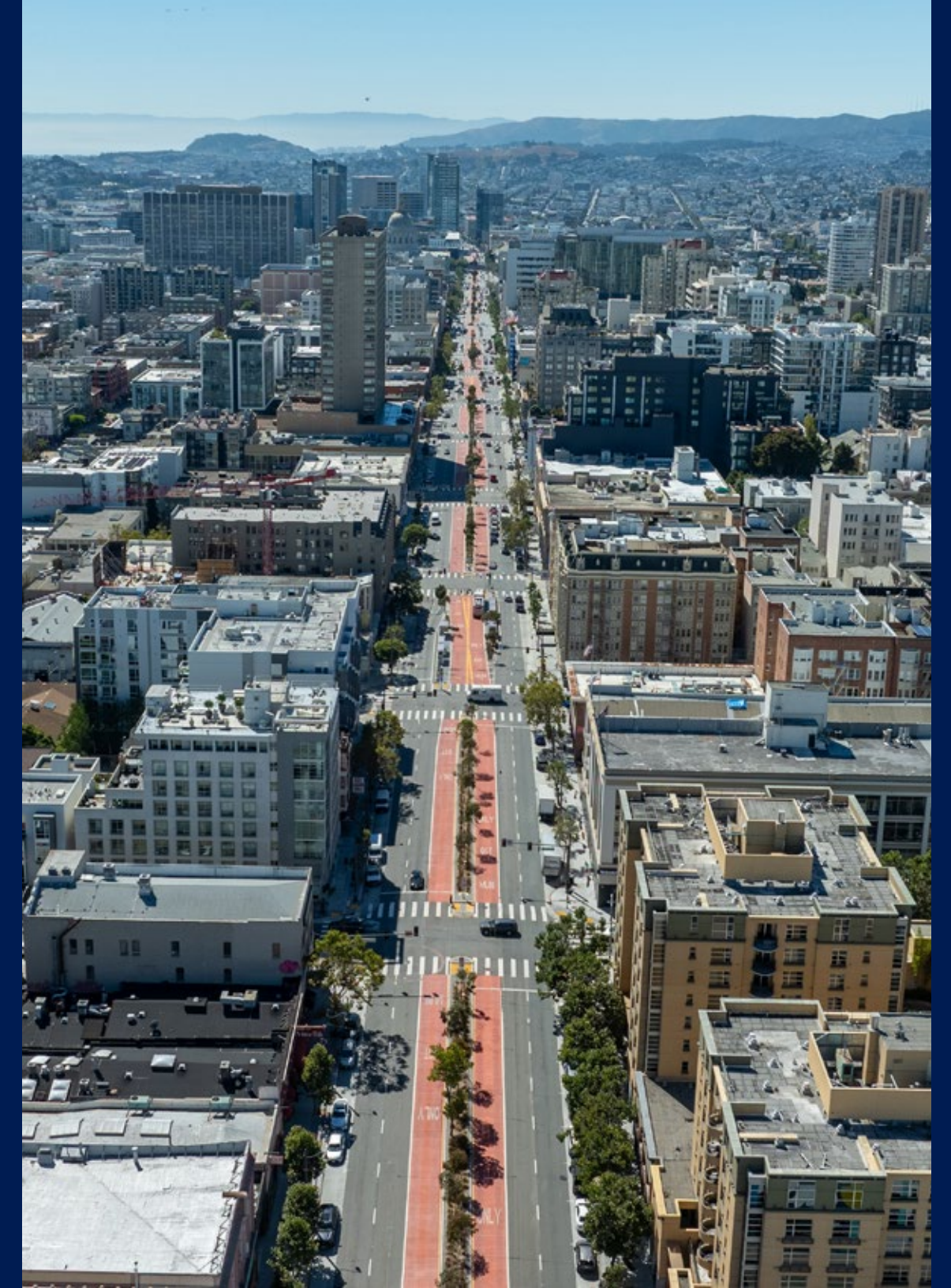
<b>1</b> Harris' Steak House	<b>11</b> Ben Thai Cafe	<b>21</b> Serafina	<b>31</b> Trader Joe's
<b>2</b> House of Prime Rib	<b>12</b> Mayes Oyster House	<b>22</b> Sushi Rapture	<b>32</b> Pine & Jones Market
<b>3</b> Cafe Reveille	<b>13</b> Nob Hill Pizza & Shawarma	<b>23</b> Nob Hill cafe	<b>33</b> Le 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 Iepic 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> The Soapbox Cafe	<b>30</b> R & G Lounge	<b>40</b> First Republic Bank

# Public Transportation



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

The area around 1750 Washington 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.





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