

275 Grand View Avenue

Noe Valley | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Accelerating success.

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An aerial photograph of a city, likely San Francisco, showing a dense residential area with colorful houses and buildings. In the background, there are mountains and a body of water under a blue sky with some clouds. A white line with a circular endpoint points to a specific location in the city.

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**275 Grand View
Avenue**

Offering Summary

275 Grand View Avenue is a well-appointed 15-unit multifamily property situated in the desirable Noe Valley neighborhood of San Francisco. This investment opportunity features a blend of updated and classic units, offering both immediate income potential and long-term value appreciation.

The property spans 13,447 square feet on a 6,324 square foot lot and includes fourteen (14) dedicated parking spaces—an attractive amenity in this sought-after area. Residents enjoy on-site laundry facilities, sprinklered storage spaces, and expansive city views through large windows, with select units boasting private balconies. Renovated units feature modern conveniences such as garbage disposals, updated appliances, and contemporary finishes, enhancing their market appeal.

275 Grand View Avenue benefits from its prime location near the vibrant Valencia Corridor, known for its eclectic mix of dining, bars, and boutique shopping. Noe Valley's charm, combined with easy access to transit and urban conveniences, makes this an attractive option for renters seeking a blend of neighborhood tranquility and city accessibility.

With strong rental demand, desirable amenities, and a premium location, 275 Grand View Avenue presents an outstanding opportunity for investors looking to acquire a stable and well-maintained asset in one of San Francisco's most coveted residential markets.

Below, please find a list of establishments to eat, drink and shop in the area:

Restaurants:

Novy Restaurant
Noe Valley Bakery
Saru Sushi Bar
Noe Cafe
La Taqueria
Papalote
Beretta Valencia
Itria
Fiore Cafe

Bars:

The Peaks
The Valley Tavern
The Dubliner
The Liberties
Pop's Bar
Mission Bar
Buddy
Lone Palm
El Trebol Bar

To Do:

Twin Peaks
Mission Dolores Park
Alamo Drafthouse Cinema - New Mission
Balmy Alley
Garfield Square Park & Recreation Center
Mural Cypress Street
GLBT Historical Society Museum
Randall Museum
Bernal Heights Park

The Property

Property Information

Address:	275 Grand View Ave, San Francisco, CA 94114
District:	Noe Valley
Property Type:	Multifamily
APN:	2776-016
Building Square Feet:	13,447 SqFt
Units:	15
Lot Size:	6,324 SqFt
Constructed:	1963
Zoning:	RM-1

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco / Wood Exterior
Rear of Building:	Stucco
Roof Composition & Age:	Modified Bitumen
Electrical Service:	Junior Electric (400 Amps - 50 per unit)
Gas Service:	Gas Meter
Fire Protection System:	Fire Lite Alarm System - Honeywell
Security System:	DEA Security System
Fire Escapes:	2x Fire Escapes
Windows:	Vinyl Windows
Heat Source:	Electric Baseboard
Hot Water:	Bradford White, Mighty Therm 2 (100 Gal)
Plumbing:	Mostly Copper
Door Entry System:	Lock & Key / DKS Entry System
Landing Areas:	Carpeted
Mailboxes:	At Front Entrance
Garbage:	In Garage
Apartment Access:	Staircase & Elevator
Laundry:	2 Washers / 2 Dryers (SpeedQueen - Owned)
Common Area Lights:	Bulb Lighting
Storage:	15 Storage Units (Sprinklered)
Skylight:	Yes
Elevator:	Yes - Hydroelectric Atlas

Building Information

Unit Mix:	Studio - 2
	1 Bed, 1 Bath - 7
	2 Bed, 1 Bath - 5
	2 Bed, 2 Bath - 1
	Parking - 14
	Total Units - 15
Kitchens:	Electric Stovetops
	Wood Cabinetry
	Garbage Disposal
	Single Basin Aluminum Sinks
	Over/Under Refrigerators
	Dishwashers
Bathrooms:	Tile Flooring
	Inlaid Mirror
	Vanity Sink
	Tub / Shower Combination
	Fan Ventilation
Bedrooms:	Center Mounted Lighting
	Carpeted
	Ample Natural Light
	Blinds
Dining / Living	Hardwood Flooring
Room Area:	Storage Space

Notes

- Building is **compliant** with the 2021 Fire Horn Ordinance
- Building on San Francisco Soft-Story List - **Work Completed**

Financial Analysis

275 Grand View Avenue

Financial Summary	
Price	\$4,650,000
Down Payment	\$1,860,000
Number of Units	15
Price/Unit	\$310,000
Gross Square Feet	13,447
Price/Square Foot	\$346
CAP Rate - Current	5.37%
CAP Rate - Proforma	9.01%
GRM - Current	10.89
GRM - Pro Forma	7.61
Year Built	1963
Lot Size	6,324

Annual Gross Income	Current	Proforma
Gross Potential Income	\$426,945	\$610,680
Vacancy (3.0%)	\$12,808	\$18,320
AGI	\$414,136	\$592,360
Expenses	\$164,357	\$173,544
NOI	\$249,780	\$418,816
Expense per Gross Income	38%	28%
Expense per Unit	\$10,957	\$11,570

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17769% of Sales Price	\$54,763	\$3,651	33%	\$54,763	\$3,651	32%
Special Assessment Tax	From Owner's 2023-24 Tax Bill	\$1,327	\$88	1%	\$1,327	\$88	1%
Insurance	Commercial Coverage Indicator	\$22,500	\$1,500	14%	\$22,500	\$1,500	13%
Property Management	Estimated at 5% of Gross Income	\$21,347	\$1,423	13%	\$30,534	\$2,036	18%
Repairs & Maintenance	Estimated at \$750/unit	\$11,250	\$750	7%	\$11,250	\$750	6%
Elevator Service	Estimated at \$2,500	\$2,500	\$167	2%	\$2,500	\$167	1%
Pest Control	From Owner's 2024 Financials	\$1,412	\$94	1%	\$1,412	\$94	1%
Electricity	From Owner's 2024 Financials	\$18,993	\$1,266	12%	\$18,993	\$1,266	11%
Telephone/ Intercom	From Owner's 2024 Financials	\$530	\$35	0%	\$530	\$35	0%
Water	From Owner's 2024 Financials	\$12,004	\$800	7%	\$12,004	\$800	7%
Garbage and Recycling	From Owner's 2024 Financials	\$17,182	\$1,145	10%	\$17,182	\$1,145	10%
Inspections	From Owner's 2024 Financials	\$548	\$37	0%	\$548	\$37	0%
Total Operating Expenses		\$164,357	\$10,957	100%	\$173,544	\$11,570	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$2,790,000	Less Debt Service	\$166,005	\$166,005
Loan Type	Interest Only	Cash Flow	\$83,775	\$252,811
Interest Rate	5.95%	Cash on Cash Return	4.50%	13.59%
Program	5/30 Year Fixed	Expenses as % of Gross	38%	28%
Loan to Value	60%	Expenses per Unit	\$10,957	\$11,570

Loan Quote: Estimated at 60% Interest Only at 5.95% 5/30 Year Fixed.
(Loan information is time sensitive and subject to change)

Rent Roll

275 Grand View Avenue

Unit No.	Unit Type	Rent	Parking	Market Rents	Move-In Date	SqFt	Notes
101	1 Bed, 1 Bath	\$2,644.20	\$152.55	\$3,000	9/22/2023	725	Renovated
102	2 Bed, 1 Bath	\$2,134.08		\$3,500	11/1/2004	1,000	
103	Studio	\$2,195.00		\$2,195	5/28/2022	550	Renovated
201	1 Bed, 1 Bath	\$2,054.91		\$3,000	11/15/2010	725	
202	2 Bed, 1 Bath	\$3,350.00	\$150.00	\$3,500	3/19/2022	1,000	Renovated
203	Studio	\$789.32		\$2,195	6/1/1977	550	
204	1 Bed, 1 Bath	\$2,448.00		\$3,000	4/5/2021	725	Renovated
205	2 Bed, 1 Bath	\$1,552.33		\$3,500	1/1/1995	1,000	
301	1 Bed, 1 Bath	\$1,336.13		\$3,000	2/19/1994	725	
302	2 Bed, 1 Bath	\$1,843.83		\$3,500	6/4/2003	1,000	
303	1 Bed, 1 Bath	\$2,332.20		\$3,000	3/14/2024	550	Renovated
304	1 Bed, 1 Bath	\$2,995.00		\$3,000	11/6/2023	725	Renovated
305	2 Bed, 1 Bath	\$3,241.92		\$3,500	11/1/2013	1,000	
400	2 Bed, 2 Bath	\$2,227.26		\$3,750	7/1/1996	1,100	
401	1 Bed, 1 Bath	\$3,487.66		\$3,450	3/15/2018	725	
Monthly Income		\$34,631.84		\$47,090			
Laundry		\$144.33		\$300			
Occupied Parking (12)		\$302.55		\$3,000			
Vacant Parking (2)		\$500.00		\$500			
Total Monthly Income		\$35,578.72		\$50,890.00			
Total Annual Income		\$426,945		\$610,680	Upside: 44%		

Units

Studio - 2
 1 Bed, 1 Bath - 7
 2 Bed, 1 Bath - 5
 2 Bed, 2 Bath - 1
 Parking - 14

15 - Total Units

Notes

Market rents estimated using Rentometer.com
 Parking projected at \$250 per space/month
 Laundry projected at \$20 per unit/month

Property Photos



Property Photos

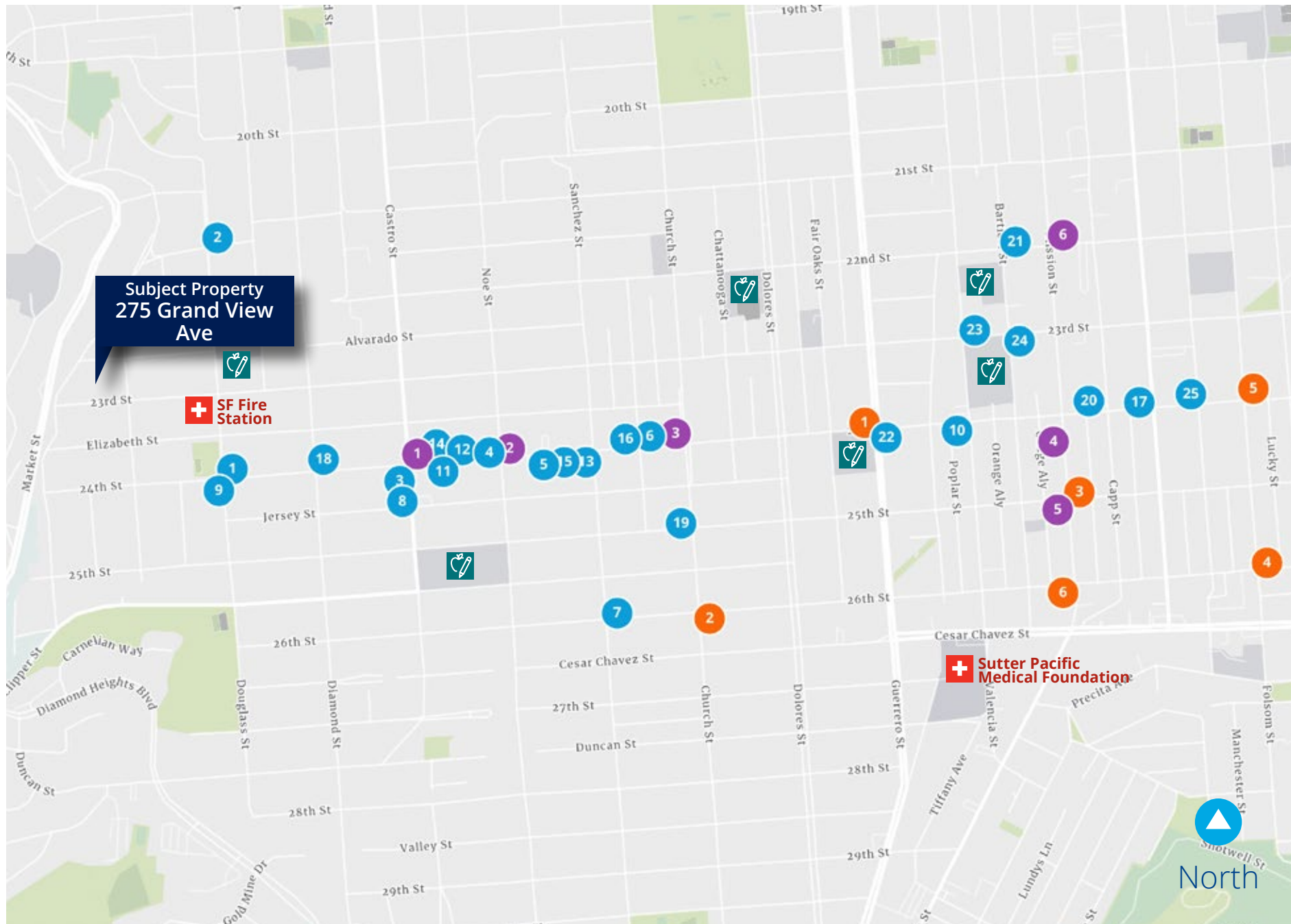




Property Photos



Amenities Map



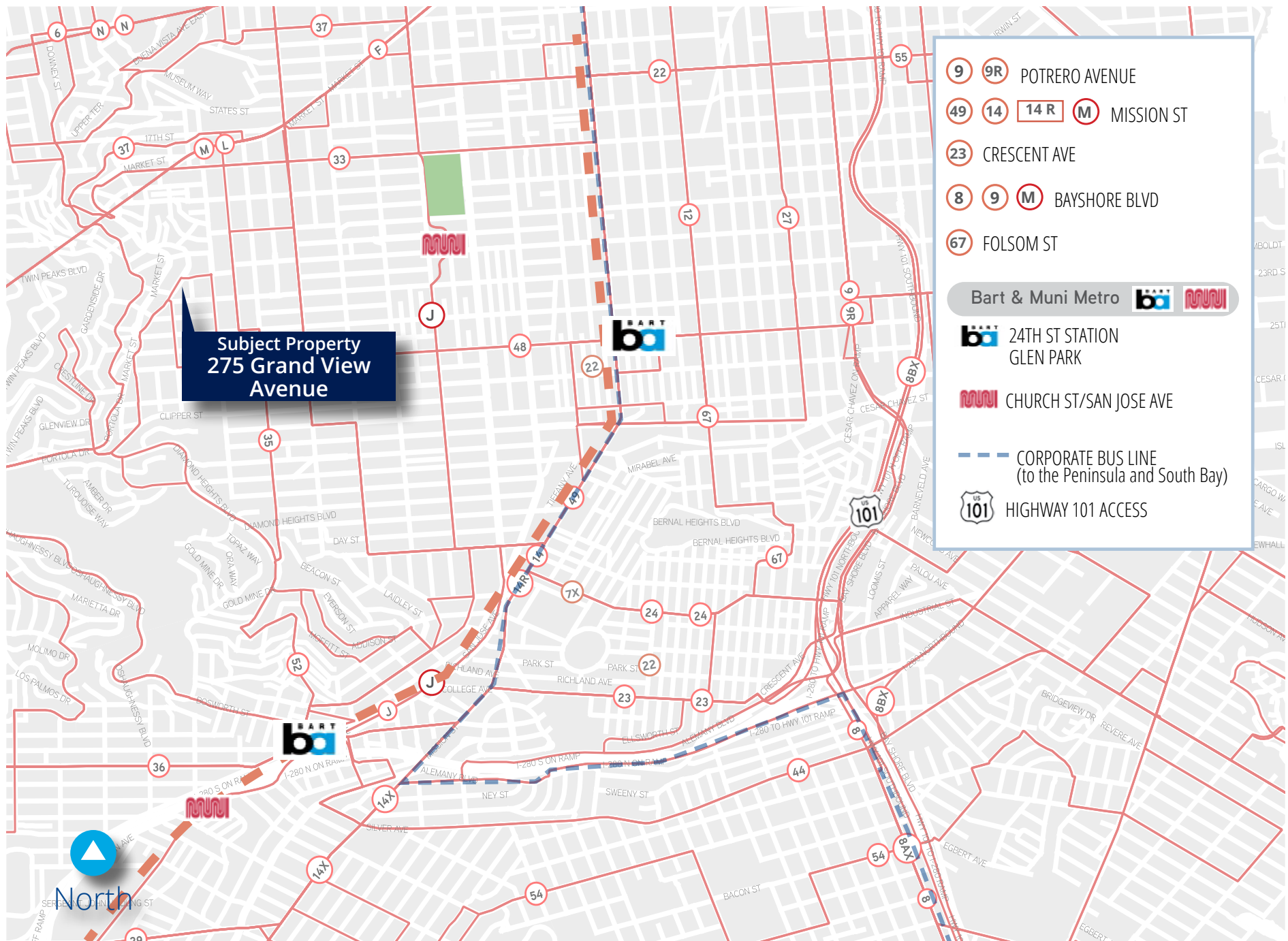
Neighborhood Amenities

- 1 Philz Coffee
- 2 Neighbor's Corner
- 3 The Peaks
- 4 Novy Restaurant
- 5 Casa Mexicana
- 6 The Dubliner
- 7 Noe Cafe
- 8 Hamano Sushi
- 9 Rin's Thai
- 10 Papalote
- 11 Todo El Dia
- 12 Fiorella Noe
- 13 Trad Bone Broth
- 14 The Valley Tavern
- 15 Dumpling Kitchen
- 16 Saru Sushi Bar
- 17 The Napper Tandy
- 18 Dash Japanese Tapas & Sushi
- 19 Bistro Ember
- 20 Itria
- 21 Al Carajo
- 22 Fiore Cafe
- 23 Beretta Valencia
- 24 Shuggie's Trash Pie
- 25 Wise Sons Jewish Deli

- 1 Start Deli and Grocery
- 2 Modern Market
- 3 Golden Market
- 4 Rubins Market
- 5 W-K Market
- 6 Stop & Shop Market

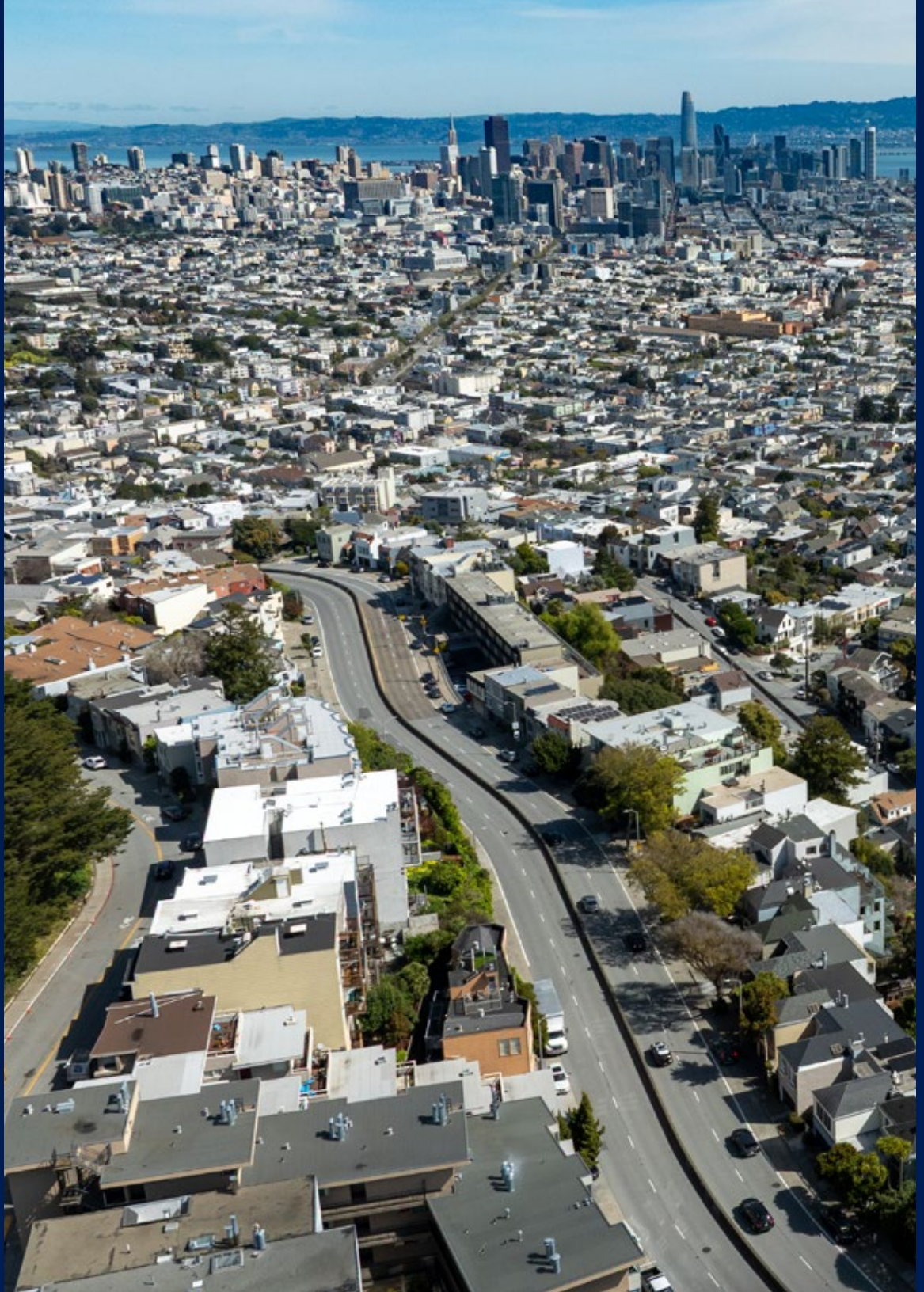
- 1 Chase Bank
- 2 US Bank Branch
- 3 Wells Fargo ATM
- 4 Wells Fargo Bank
- 5 Chase Bank
- 6 East West Bank

Public Transportation



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

The area around 275 Grand View Avenue offers an extensive transportation network which ensures superior regional access throughout San Francisco and the surrounding Bay Area. Atlantic Cities' "Access Across America, Transit 2022" 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 California Street, Park Presidio & Geary Blvd, 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 Park Presidio Boulevard.





275 Grand View
Avenue

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By acknowledging your receipt of this Offering Memorandum from 275 Grand View Avenue 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 275 Grand View Avenue 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.

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