

160 Portola Drive

Twin Peaks | San Francisco, CA

Investment Opportunity | Offering Memorandum



Payam Nejad

Senior Vice President

+1 415 288 7872

payam@colliers.com

Lic #01372042

Dustin Dolby

Executive Vice President

+1 415 288 7869

dustin.dolby@colliers.com

Lic #01963487

Brad Lagomarsino

Vice Chair

+1 415 288 7847

brad.lago@colliers.com

Lic #01058500

Multifamily Investment Services Group

www.thedlteam.com

101 Second Street | Suite 1100 | San Francisco, CA

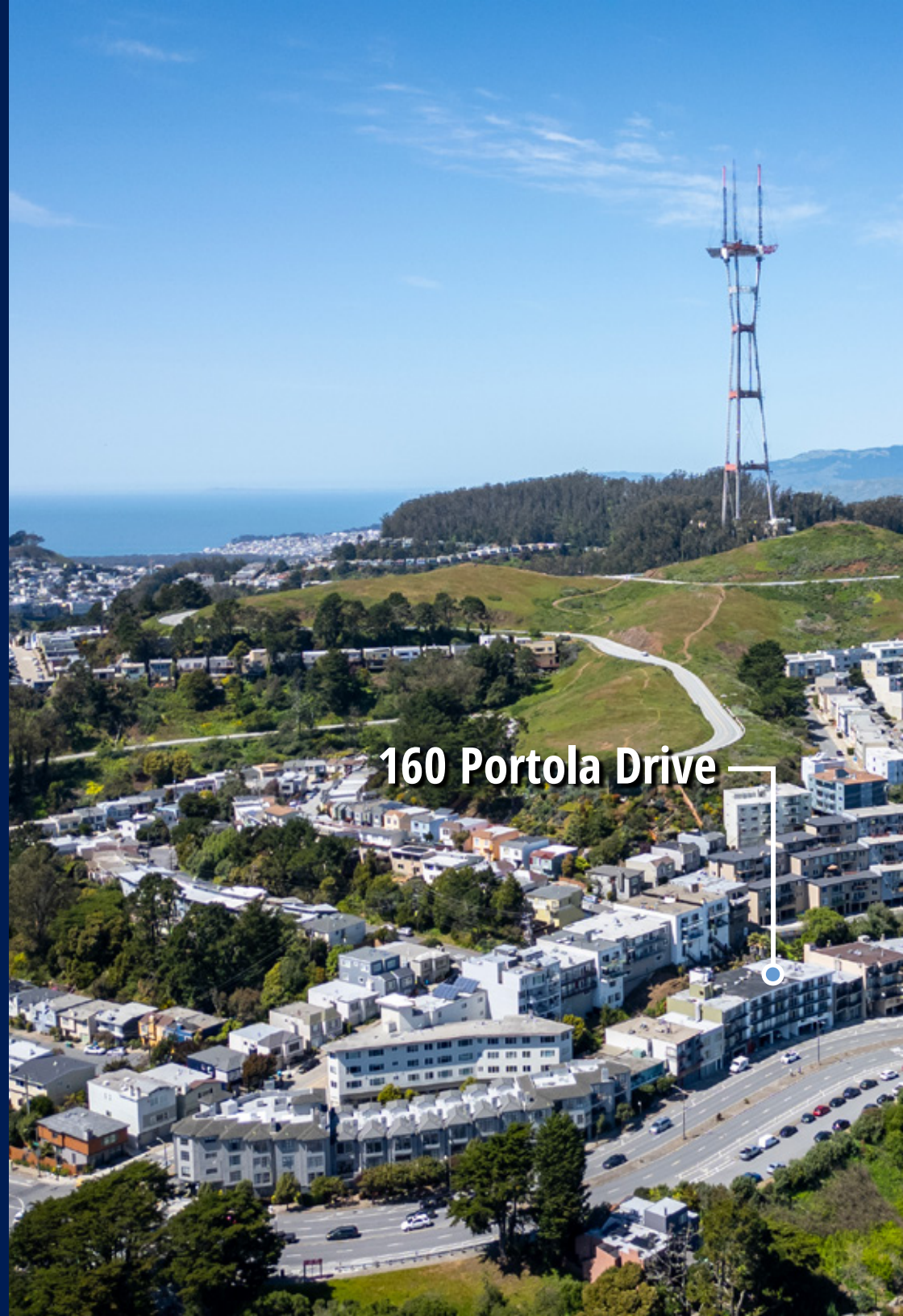




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An aerial photograph of a city street, likely in San Francisco, showing a row of multi-story apartment buildings. A road curves through the scene, with a designated parking area highlighted in dark blue. Two white lines with circular endpoints point from text labels to specific features: one points to the address '160 Portola Drive' on a building, and the other points to the highlighted parking area.

160 Portola Drive

Street Parking



Offering Summary

160 Portola Drive is a well-maintained 16-unit multifamily property perched in San Francisco's picturesque Twin Peaks neighborhood. This classic mid-century building combines stable income with significant upside, all set against the backdrop of sweeping city and bay views.

The building includes fourteen (14) on-site parking spaces—a rare amenity in this hillside location with an abundant amount of street parking across the street. The unit mix features fourteen (14) one-bedroom units and two (2) two-bedroom units, all of which enjoy incredible views through large windows. Select units have been tastefully updated with modern finishes, while others present a prime opportunity for renovation and rental repositioning.

Nestled along the Portola corridor at the top of Twin Peaks, the building offers residents an elevated living experience with dramatic vistas stretching across the San Francisco skyline and beyond. The quiet, residential setting is complemented by proximity to neighborhood hubs such as Noe Valley, Glen Park, and West Portal, along with convenient transit access.

With a strong foundation of existing income, desirable amenities, and unmatched views, 160 Portola Drive offers investors a rare opportunity to acquire a value-oriented multifamily asset in one of San Francisco's most iconic and visually stunning neighborhoods.

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:	160 Portola Drive, San Francisco, CA 94131
District:	Twin Peaks
Property Type:	Multifamily
APN:	2847-056
Building Square Feet:	13,731 SqFt
Units:	16
Lot Size:	6,555 SqFt
Constructed:	1965
Zoning:	RM-1

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Wood Siding on Sides
Rear of Building:	Stucco
Roof Composition & Age:	Modified Bitumen (<i>Redone 5 Years Ago</i>)
Electrical Service:	TBD (<i>Owner's are upgrading</i>)
Gas Service:	Separately Metered
Fire Protection System:	Notifier - Local Hardwired Fire Protection System
Security System:	DEA Security System
Windows:	Single & Dual Paned - Vinyl & Aluminum Windows
Heat Source:	Electric Wall Heaters
Hot Water:	Bradford White, Eco-Magnum (2x - 75 Gal)
Plumbing:	Mix of Copper & Galvanized
Door Entry System:	Lock & Key / Mircome Phone Entry System
Landing Areas:	Terazzo, Spanish Tile, Concrete
Lobby:	Terazzo
Mailboxes:	Inside Entry Gate
Garbage:	In Garage
Apartment Access:	Two Staircases & Elevator
Laundry:	None, but one of the vacant storage rooms used to be the laundry room
Common Area Lights:	Ambient Lighting
Storage:	2 - Large Storage Rooms
Backyard:	Landscaped Terrace
Elevator:	Yes

Building Information

Unit Mix:	1 Bed, 1 Bath - 14
	2 Bed, 2 Bath - 2
Parking:	14
Total Units	- 16
Kitchens:	Electric & Gas Stovetops
	Wood Cabinetry
	Garbage Disposal
	Single Basin Aluminum Sinks
	Over/Under Refrigerators
	Dishwashers
Bathrooms:	Wood Flooring
	Inlaid Mirror
	Vanity Sink
	Standalone Shower
	Fan Ventilation
Bedrooms:	Center Mounted Lighting
	Wood & Tile Flooring
	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**
- Views of the City, Financial District and Bay
- Built-In Closet Organization

Financial Analysis

160 Portola Drive

Financial Summary	
Price	\$3,600,000
Down Payment	\$2,239,920
Number of Units	16
Price/Unit	\$225,000
Gross Square Feet	13,731
Price/Square Foot	\$262
CAP Rate - Current	5.18%
CAP Rate - Proforma	11.56%
GRM - Current	10.02
GRM - Pro Forma	5.86
Year Built	1965
Lot Size	6,555

Annual Gross Income	Current	Proforma
Gross Potential Income	\$359,167	\$614,460
Vacancy (5.0%)	\$17,958	\$30,723
AGI	\$341,209	\$583,737
Expenses	\$154,661	\$167,426
NOI	\$186,547	\$416,311
Expense per Gross Income	43%	27%
Expense per Unit	\$9,666	\$10,464

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17144% of Sales Price	\$42,172	\$2,636	27%	\$42,172	\$2,636	25%
Special Assessment Tax	From Owner's 2023-24 Tax Bill	\$633	\$40	0%	\$633	\$40	0%
Insurance	From Owner's 2024 Financials	\$36,290	\$2,268	23%	\$36,290	\$2,268	22%
Property Management	Estimated at 5% of Gross Income	\$17,958	\$1,122	12%	\$30,723	\$1,920	18%
On-Site Manager	Estimated at \$500/month	\$6,000	\$375	4%	\$6,000	\$375	4%
Repairs & Maintenance	Estimated at \$750/unit	\$12,000	\$750	8%	\$12,000	\$750	7%
PG&E	From Owner's 2024 Financials	\$6,987	\$437	5%	\$6,987	\$437	4%
Water	From Owner's 2024 Financials	\$13,919	\$870	9%	\$13,919	\$870	8%
Recology	From Owner's 2024 Financials	\$13,085	\$818	8%	\$13,085	\$818	8%
Pest Control	From Owner's 2024 Financials	\$2,800	\$175	2%	\$2,800	\$175	2%
Cleaning	From Owner's 2024 Financials	\$1,750	\$109	1%	\$1,750	\$109	1%
Fire & Life Safety	From Owner's 2024 Financials	\$840	\$53	1%	\$840	\$53	1%
Front Door Entry System	From Owner's 2024 Financials	\$228	\$14	0%	\$228	\$14	0%
Total Operating Expenses		\$154,661	\$9,666	100%	\$167,426	\$10,464	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,360,000	Less Debt Service	\$100,644	\$100,644
Loan Type	Fully Amortized	Cash Flow	\$85,903	\$315,667
Interest Rate	6.265%	Cash on Cash Return	3.84%	14.09%
Program	5/30 Year Fixed	Expenses as % of Gross	43%	27%
Loan to Value	38%	Expenses per Unit	\$9,666	\$10,464

US Bank Loan Quote: Estimated at 38% LTV at 6.265% fixed for 5 years.
(Loan information is time sensitive and subject to change)

Rent Roll

160 Portola Drive

Unit No.	Unit Type	Rent	Parking	Market Rents	Move-In Date	Notes
101	1 Bed, 1 Bath	\$2,995.00	Included	\$2,995	Vacant	Renovated
102	1 Bed, 1 Bath	\$1,026.09	Included	\$2,995	8/1/1989	
103	1 Bed, 1 Bath	\$917.80	Included	\$2,995	4/1/1994	
104	1 Bed, 1 Bath	\$1,923.26		\$2,995	2/1/2021	
105	1 Bed, 1 Bath	\$2,995.00	Included	\$2,995	Vacant	
106	1 Bed, 1 Bath	\$903.36	Included	\$2,995	2/1/2011	
201	1 Bed, 1 Bath	\$992.05	Included	\$2,995	2/1/2014	
202	1 Bed, 1 Bath	\$1,190.05		\$2,995	2/1/2010	
203	1 Bed, 1 Bath	\$1,454.05	Included	\$2,995	7/1/2005	
204	1 Bed, 1 Bath	\$3,036.93		\$2,995	11/1/2023	
205	2 Bed, 2 Bath	\$3,525.79	Included	\$4,500	3/1/2021	
301	1 Bed, 1 Bath	\$1,524.17	Included	\$2,995	10/1/2013	
302	1 Bed, 1 Bath	\$750.75	Included	\$2,995	8/1/1975	
303	1 Bed, 1 Bath	\$1,161.17	Included	\$2,995	4/1/2014	
304	1 Bed, 1 Bath	\$1,045.67	Included	\$2,995	6/1/2006	
305	2 Bed, 2 Bath	\$4,214.45	Included	\$4,500	12/1/2020	Old RM
Monthly Income		\$29,655.59		\$50,930		
Vacant Parking		\$275.00		\$275		
Total Monthly Income		\$29,930.59		\$51,205.00		
Total Annual Income		\$359,167		\$614,460		Upside: 71%

Units

1 Bed, 1 Bath - 14

2 Bed, 2 Bath - 2

Parking - 14

16 - Total Units

Notes

Market rents estimated using Rentometer.com

Parking projected at \$275 per space/month

Property Photos



Property Photos



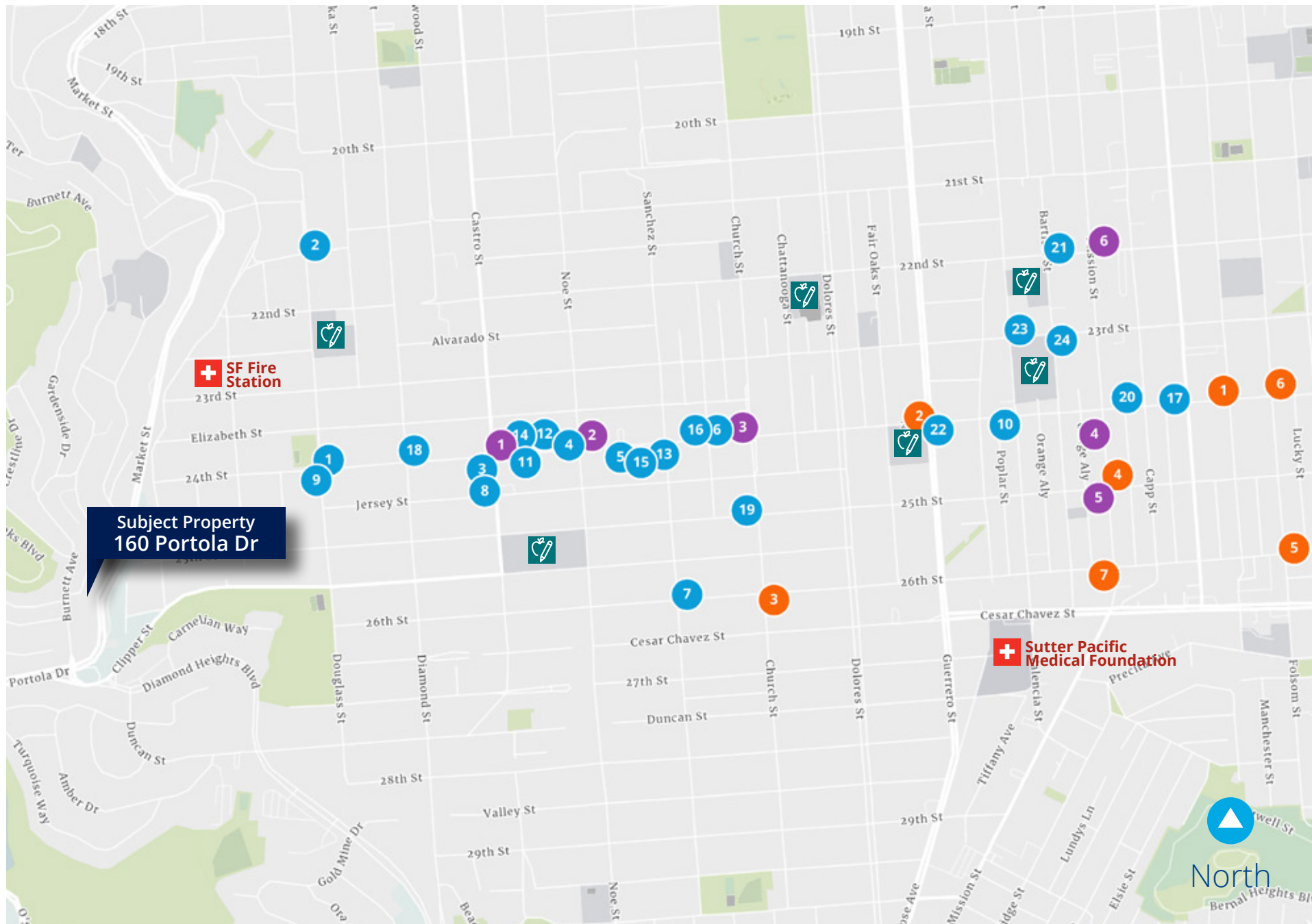
Property Photos



Property Photos

Street Parking

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

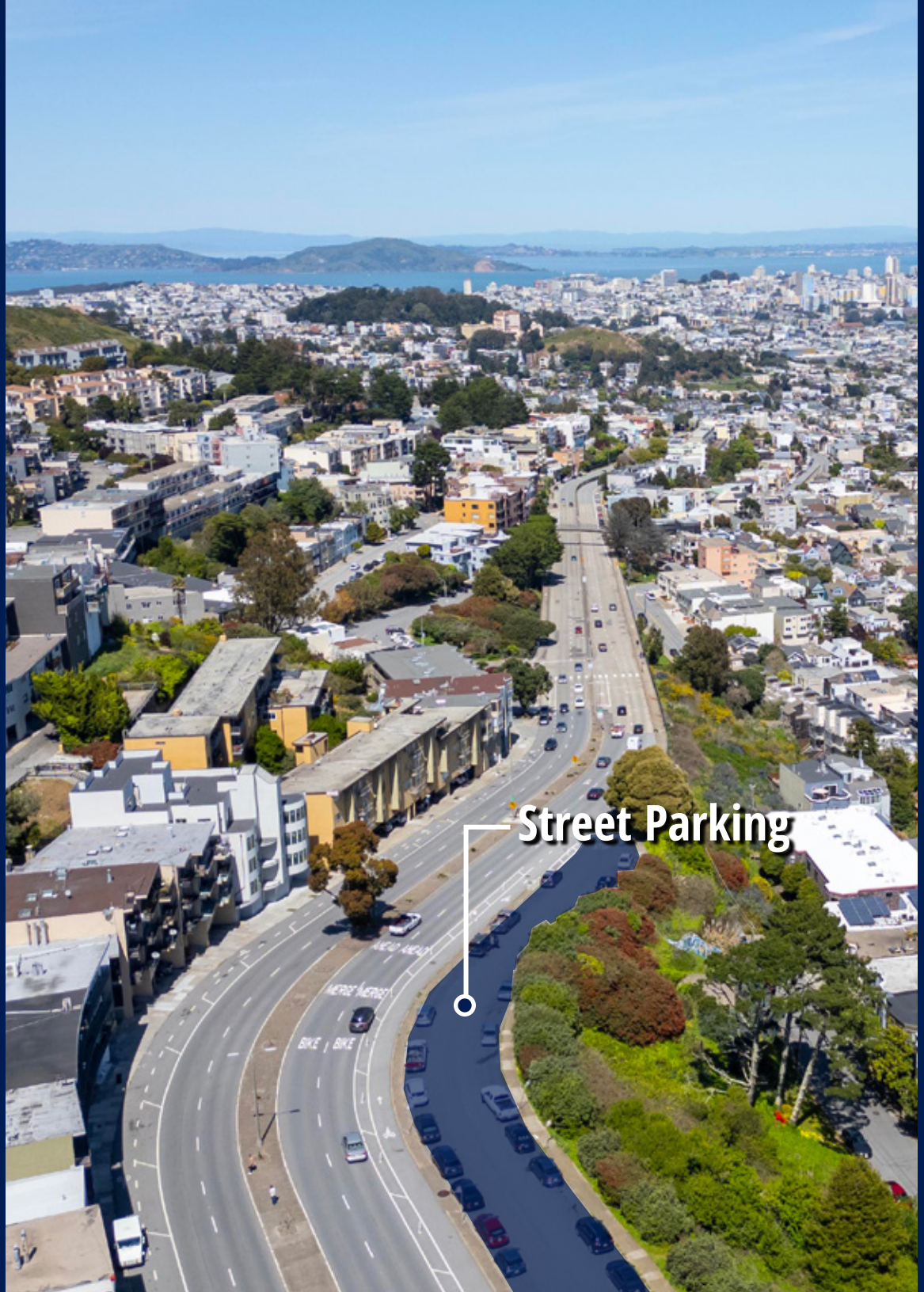
Subject Property
160 Portola Dr

Legend:

- 9 9R POTRERO AVENUE
- 49 14 14 R M MISSION ST
- 23 CRESCENT AVE
- 8 9 M BAYSHORE BLVD
- 67 FOLSOM ST
- Bart & Muni Metro
- 24TH ST STATION GLEN PARK
- CHURCH ST/SAN JOSE AVE
- CORPORATE BUS LINE (to the Peninsula and South Bay)
- HIGHWAY 101 ACCESS

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

The area around 160 Portola Drive 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.





160 Portola Drive

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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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Senior Vice President

+1 415 288 7872

payam@colliers.com

*Lic #01372042***Brad Lagomarsino**

Vice Chair

+1 415 288 7847

brad.lago@colliers.com

*Lic #01058500***Dustin Dolby**

Executive Vice President

+1 415 288 7869

dustin.dolby@colliers.com

Lic #01963487

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