



# 1053 Bush Street

Downtown | San Francisco, CA

Investment Opportunity | Offering Memorandum

Colliers



1053 Bush Street

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## Offering Summary

1053 Bush Street is a 13,239 square foot multifamily property on a 5,046 square foot lot in the heart of Downtown San Francisco. The property is comprised of twenty (20) units, including sixteen (16) one-bedroom/one-bath apartments, two (2) studios, and two (2) ground-floor commercial spaces. The units are separately metered for gas and electricity, and the building features a modernized elevator, Navien tankless water heater, secured entry, video surveillance, laundry facilities, and a shared backyard.

Downtown San Francisco is the city's commercial and cultural core, offering unmatched access to major employers, world-class shopping, dining, and entertainment. Residents enjoy being steps away from Union Square, the Financial District, and a wide array of cafés, restaurants, and nightlife. The property is exceptionally well-connected, with multiple Muni and BART stations within walking distance, providing direct access to the greater Bay Area.

This is an ideal opportunity for an investor to acquire a well-located, income-producing property with substantial rental upside in one of San Francisco's most dynamic and transit-oriented neighborhoods.



# The Property

Property Information
Address: 1053 Bush Street, San Francisco, CA 94109
District: Downtown
Property Type: Multifamily
APN: 0281-016
Building Square Feet: 13,239 SqFt
Units: 20
Lot Size: 5,046 SqFt
Constructed: 1919
Zoning: RC-4
Building Systems
Foundation: Concrete
Structure: Concrete / Wood Frame
Façade: Concrete
Rear of Building: Concrete
Roof Composition: Modified Bitumen
Windows: Single-Paned Wood Frame & Double Paned Vinyl
Electrical Service: Separately Metered (40 Amps per Unit, 400 Amps Total)
Gas Service: Separately Metered
Fire Escapes: Front and Rear of Building
Fire Protection System: Silent Knight Fire System
Heat Source: Peerless Boiler - Electric Wall Heat and/or Steam Heat
Hot Water: 2x - Navien Tankless Water Heaters
Plumbing: Mix of Copper & Galvanized
Door Entry System: Select Engineered Systems
Front Entryway: Marble
Elevator: Modern A-C Powered Overhead Tract
Lobby: Carpeted
Common Area Lighting: Various Styles of Bulb Lighting
Landing Areas: Carpet
Mailboxes: In Lobby
Garbage: Off Tradesman Alley
Apartment Access: Central Staircase / Elevator
Skylight: No
Laundry: 2 Washers & 2 Dryers
Backyard: Yes
Security System: Yes - Video Surveillance

Building Information
Unit Mix: 2 - Studios
16 - 1 BD / 1 BA
2 - Commercial
<b>20 - Total Units</b>
Kitchens: Hexagon Tile Flooring
Wood Cabinetry
Large Single Basin Aluminum Sinks
Gas Stoves / Ovens
Over-Under Refrigerators
Bathrooms: Hexagon Tile Flooring
Inlaid Mirrored Cabinet Vanities
Tub / Shower Combination
Pedestal Sink
Window Ventilation
Bedrooms: Hardwood Flooring
Generous Storage
Chandelier Lighting
Ample Lighting
Dining / Living: Hardwood Flooring
Room Area: Storage Space
Chandelier Lighting
Period Details
Tremendous Natural Light

**Notes**  
 - Building is compliant with the 2021 Fire Alarm Ordinance

# Financial Analysis

Financial Summary	Annual Gross Income	Current	Proforma	
Price	\$5,350,000	Gross Potential Income	\$503,998	\$644,726
Down Payment	\$2,140,000	Vacancy (3.0%)	\$15,120	\$19,342
Number of Units	20	AGI	\$488,878	\$625,384
Price/Unit	\$267,500	Expenses	\$183,623	\$190,659
Gross Square Feet	13,239	<b>NOI</b>	<b>\$305,255</b>	<b>\$434,725</b>
Price/Square Foot	\$404			
CAP Rate - Current	5.71%			
CAP Rate - Proforma	8.17%			
GRM - Current	10.62			
GRM - Pro Forma	8.27			
Year Built	1919			
Lot Size	5,046			

Financing	Cash Flow After Debt Service	Current	Proforma	
Loan Amount	\$3,210,000	Less Debt Service	\$227,245	\$227,245
Loan Type	Fully Amortized	Cash Flow	\$78,010	\$209,687
Interest Rate	5.85%	Cash on Cash Return	3.65%	9.80%
Program	5/30 Year Fixed	Expenses as % of Gross	36%	29%
Loan to Value	60%	Expenses per Unit	\$9,181	\$9,539

*Loan Quote: Estimated at 60% LTV at 5.85% 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	1.17144% of Sales Price	\$62,672	\$3,134	34%	\$62,672	\$3,134	33%
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$1,587	\$79	1%	\$1,587	\$79	1%
Insurance	Estimated From Market Quotes	\$18,000	\$900	10%	\$18,000	\$900	9%
Property Management	Estimated at 5% of Gross Income	\$25,200	\$1,260	14%	\$32,356	\$1,618	17%
Repairs & Maintenance	Estimated at \$1,000/unit	\$15,000	\$750	8%	\$15,000	\$750	8%
Janitorial	Annualized From Owner's 2025 Financials	\$5,212	\$261	3%	\$5,212	\$261	3%
Landscaping	Annualized From Owner's 2025 Financials	\$444	\$22	0%	\$444	\$22	0%
Pest Control	Annualized From Owner's 2025 Financials	\$1,029	\$51	1%	\$1,029	\$51	1%
Elevator	Annualized From Owner's 2025 Financials	\$4,936	\$247	3%	\$4,936	\$247	3%
Monthly Management Fee	Annualized From Owner's 2025 Financials	\$5,274	\$264	3%	\$5,274	\$264	3%
Telephone	Annualized From Owner's 2025 Financials	\$6,414	\$321	3%	\$6,414	\$321	3%
Garbage	Annualized From Owner's 2025 Financials	\$11,874	\$594	6%	\$11,874	\$594	6%
Gas & Electric	Annualized From Owner's 2025 Financials	\$8,504	\$425	5%	\$8,504	\$425	4%
Water	Annualized From Owner's 2025 Financials	\$17,477	\$874	10%	\$17,477	\$874	9%
<b>Total Operating Expenses</b>		<b>\$183,623</b>	<b>\$9,181</b>	<b>100%</b>	<b>\$190,779</b>	<b>\$9,539</b>	<b>100%</b>
<b>Gross Potential Income</b>		<b>\$503,998</b>			<b>\$647,126</b>		
Vacancy (5.0%)		\$15,120			\$19,414		
AGI		\$488,878			\$627,712		
Expenses		\$183,623			\$190,779		
<b>NOI</b>		<b>\$305,255</b>			<b>\$436,933</b>		
Expenses as % of Gross Income		36%			29%		
Expense per Unit		\$9,181			\$9,539		

# Rent Roll

## 1053 Bush Street

Unit No.	Unit Type	Rents	Market Rent	Move In Date	Rent Increase Mo.	Unit No.	Unit Type	Rents	Market Rent	Move In Date	Rent Increase Mo.
1051 Comm	Shoe Repair	\$1,555.00	\$2,000	7/1/2019	July	9	1 Bed, 1 Bath	\$2,075.14	\$2,800	3/20/2021	April
1055 Comm	Jason Co	\$1,200.00	\$2,000	4/1/2003	April	10	1 Bed, 1 Bath	\$2,133.63	\$2,800	4/13/2024	April
1	1 Bed, 1 Bath	\$1,532.73	\$2,800	7/1/2003	July	11	1 Bed, 1 Bath	\$1,165.65	\$2,800	2/1/1989	June
2	1 Bed, 1 Bath	\$2,758.74	\$2,800	3/1/2019	March	12	1 Bed, 1 Bath	\$2,267.59	\$2,800	7/1/2023	July
<b>3</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,800.00</b>	<b>\$2,800</b>	<b>Vacant</b>		14	1 Bed, 1 Bath	\$2,230.60	\$2,800	8/1/2024	August
4	1 Bed, 1 Bath	\$2,095.00	\$2,800	10/1/2024	October	15	1 Bed, 1 Bath	\$2,395.00	\$2,800	5/16/2025	June
5	1 Bed, 1 Bath	\$1,159.16	\$2,800	2/2/1990	June	16	1 Bed, 1 Bath	\$2,095.00	\$2,800	1/5/2025	January
6	1 Bed, 1 Bath	\$2,166.21	\$2,800	11/21/2005	December	<b>17</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,800.00</b>	<b>\$2,800</b>	<b>Vacant</b>	
7	1 Bed, 1 Bath	\$2,477.38	\$2,800	1/24/2022	February	A	Studio	\$1,520.16	\$2,000	4/1/2024	April
8	1 Bed, 1 Bath	\$2,445.68	\$2,800	2/8/2012	February	<b>B</b>	<b>Studio</b>	<b>\$2,000.00</b>	<b>\$2,000</b>	<b>Vacant</b>	
								<b>Monthly Income</b>	<b>\$40,872.67</b>	<b>\$52,800</b>	
								Garbage Reimbursements	\$477.13	\$477	
								Laundry	\$650.00	\$650	
								<b>Total Monthly Income</b>	<b>\$41,999.80</b>	<b>\$53,927.13</b>	
								<b>Total Annual Income</b>	<b>\$503,998</b>	<b>\$647,126</b>	<b>Upside: 29%</b>

### Units

Studio - 2  
 1 Bed, 1 Bath - 16  
 Commercial - 2  
**20 - Total Units**

### Notes

Market rents estimated using Rentometer.com  
 Other income from owner's 2025 financials  
 Laundry income from owner's 2025 financials  
 Commercial market rent estimated at \$2.50/PSF

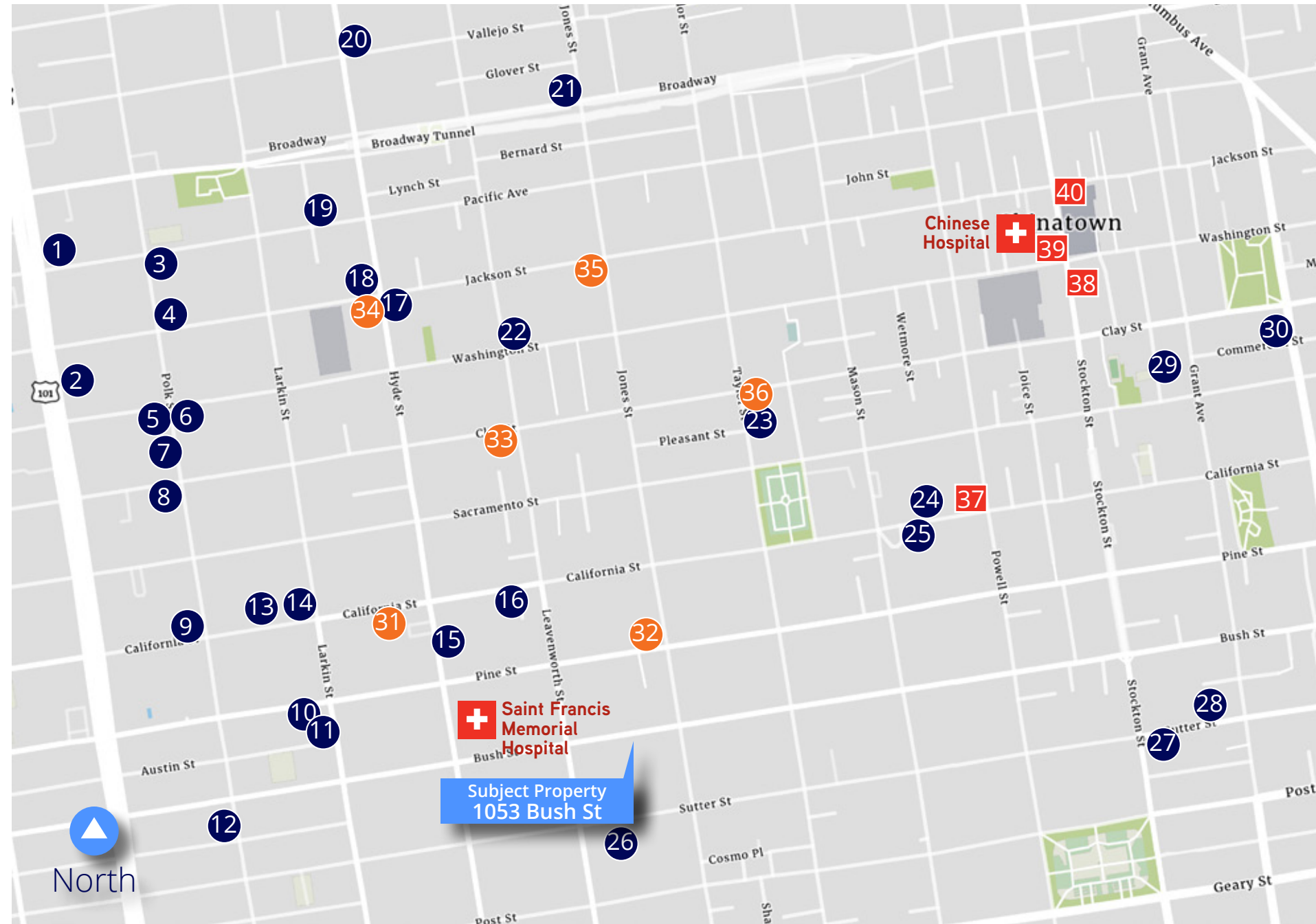
Property Photos



Property Photos



# Amenities Map

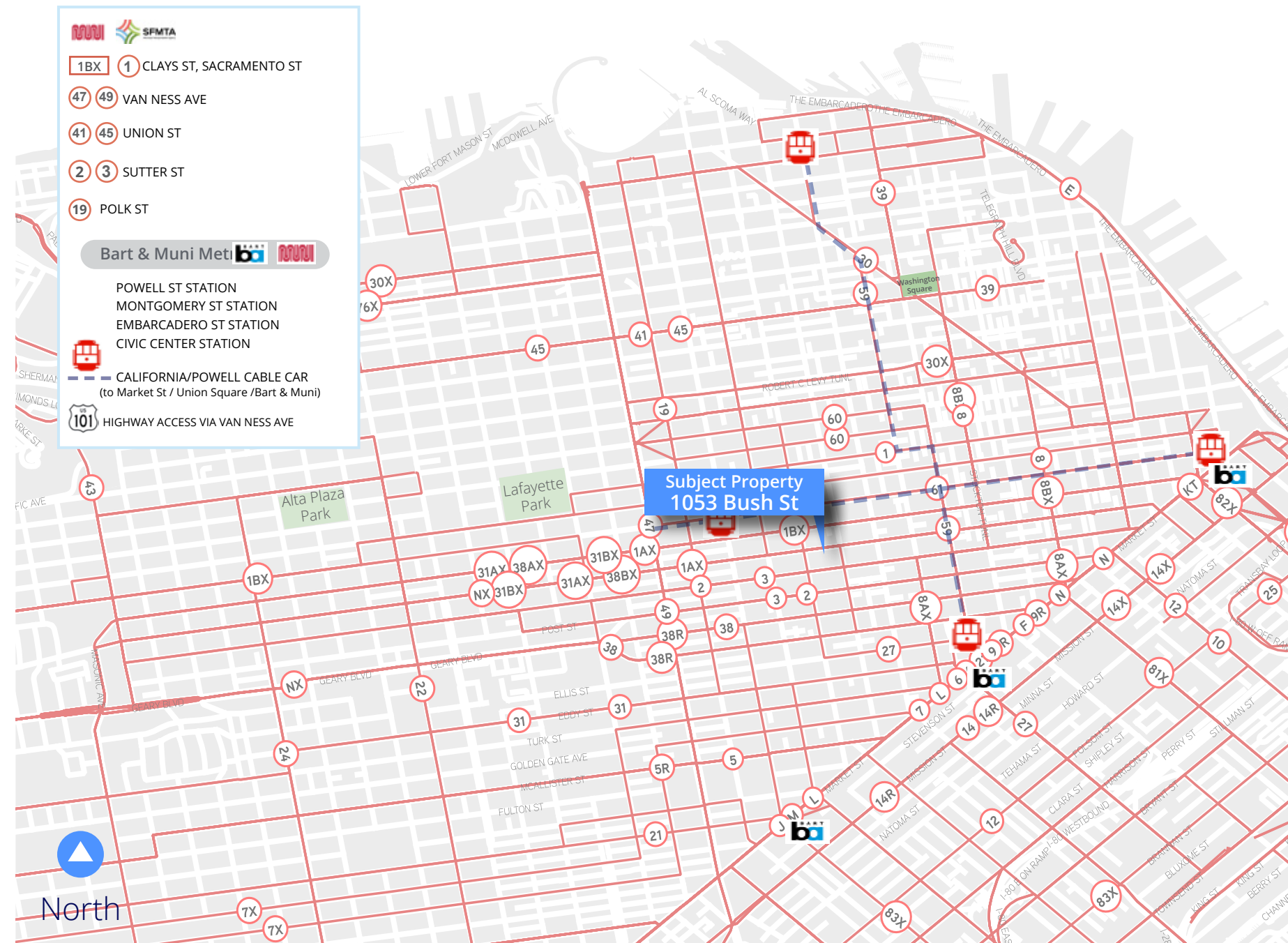


- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- + Hospitals/Clinics

## Neighborhood Amenities

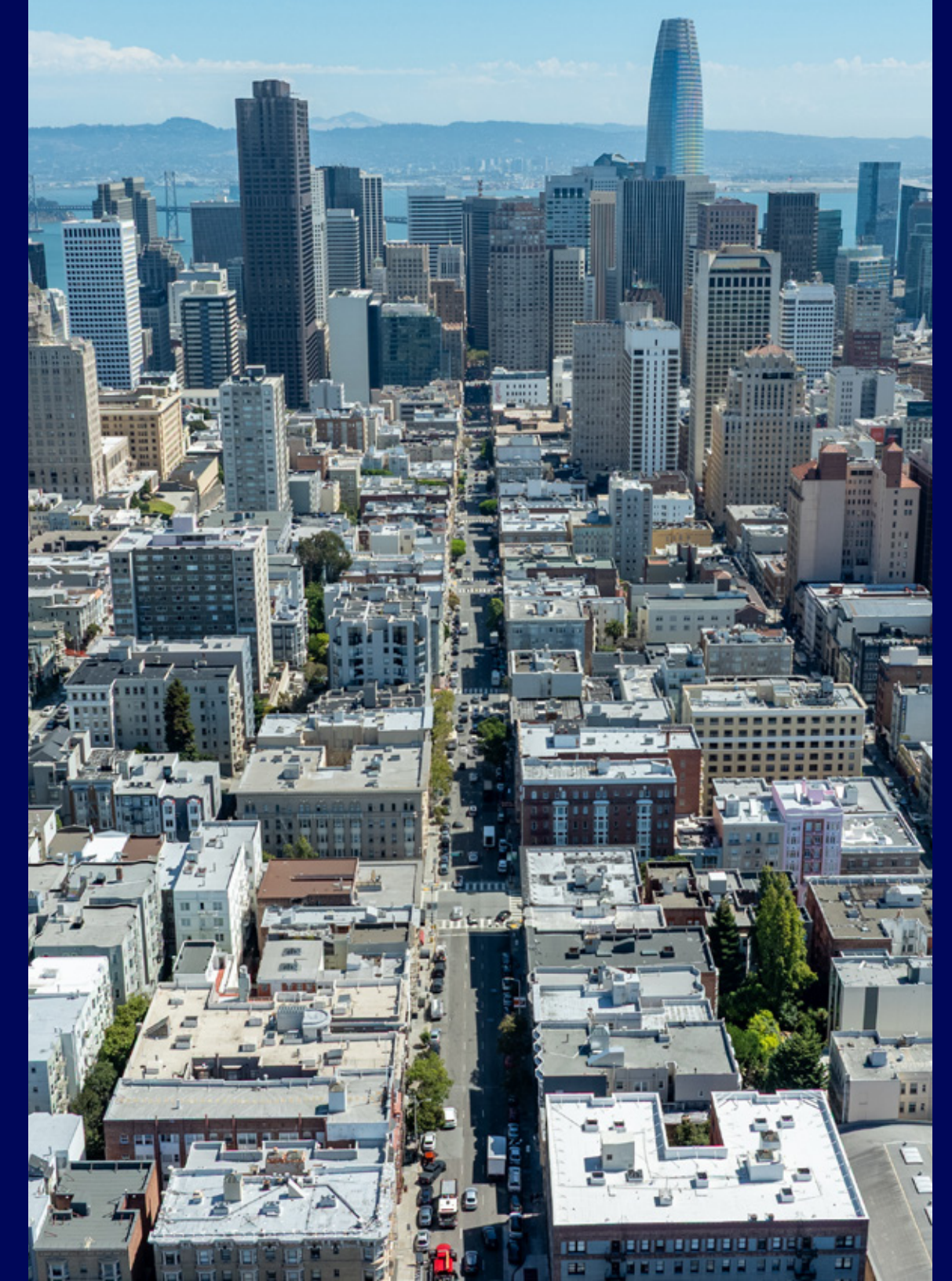
<b>1</b> Harris' Steak House	<b>11</b> Ben Thai Cafe	<b>21</b> Serafina	<b>31</b> Trader Joe's
<b>2</b> House of Prime Rib	<b>12</b> Mayes Oyster House	<b>22</b> Sushi Rapture	<b>32</b> Pine & Jones Market
<b>3</b> Cafe Reveille	<b>13</b> Nob Hill Pizza & Shawarma	<b>23</b> Nob Hill cafe	<b>33</b> Le 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> Liholiho Yacht Club	<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> Bar Bibi	<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 1053 Bush 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, Mason & 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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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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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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