

# 1715 Webster Street

Lower Pacific Heights | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Accelerating success.

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# Offering Summary

1715 Webster Street is a 22-unit multifamily asset located in Lower Pacific Heights neighborhood of San Francisco. Positioned just a block from the vibrant Fillmore Street corridor and nestled between Alta Plaza and Lafayette Parks, the property enjoys one of the city's most desirable and walkable residential locations.

Constructed in 1905, the building encompasses approximately 16,046 square feet on a 6,667 square foot lot and offers a compelling mix of unit types, including one (1) studio, sixteen (16) one-bedroom units, four (4) two-bedroom, one-bath units, and one (1) two-bedroom, two-bath unit. Many units receive ample natural light and have wood cabinetry, granite countertops, and traditional finishes that reflect San Francisco's 20th-century charm. The building has been seismically retrofitted and complies with the city's fire alarm ordinance.

Lower Pacific Heights is beloved for its tree-lined streets, historic architecture, and proximity to upscale dining, boutique shopping, cultural attractions like Japan Town, and healthcare institutions like CPMC. Residents enjoy exceptional public transit access, including Muni and tech shuttle stops nearby, along with direct connections to downtown and the greater Bay Area.

For investors, 1715 Webster Street presents a rare opportunity to acquire a value-add asset with significant upside potential in one of San Francisco's most stable and high-demand rental markets. With nearly 30% of the units currently vacant, the property is poised for repositioning to market rents, offering both immediate cash flow growth and long-term capital appreciation.

This is an exceptional chance to own a legacy multifamily property in Lower Pacific Heights—where timeless character meets the convenience and energy of urban living.

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

#### Restaurants:

Via Veneto  
Dumpling Story  
The Tailor's Son  
Pizzeria Delfina  
Little Shucker  
Jackson Fillmore Trattoria  
Woodhouse Fish Co.  
Bubu

#### Bars:

MacGuffins Bar  
Balboa Cafe  
Celeste Wine Bar  
Harry's Bar  
Harper & Rye  
The Anchovy Bar  
Mauna Loa  
Bus Stop

#### To Do:

Lafayette Park  
Alta Plaza Park  
Japan Town  
AMC Theaters  
Fillmore Street  
Union Street  
Fort Mason  
Lyon Street Steps

# The Property

## Property Information

Address:	1715 Webster Street
District:	Lower Pacific Heights
Property Type:	Multifamily
APN:	0677-045
Building Square Feet:	16,046
Units:	22
Lot Size (SqFt):	6,667
Constructed:	1905
Zoning:	RM-3

## Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Shingled
Rear of Building:	Wood Siding
Roof Composition & Age:	Tar & Gravel
Gas Service:	Separately Metered
Electric Service:	Separately Metered ( <i>Bryant Quick Stack Electrical Service / Breakers - 200 Amps</i> )
Fire Protection System:	Potter AFC-50 Fire Alarm
Fire Escapes:	Front & Rear of Building
Windows:	Mix of Vinyl, Aluminum & Wood Frame
Heat Source:	Gas Wall Heat
Hot Water:	2x - Bradford + White ( <i>115 Gallon Tank</i> )
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	Lock & Key
Front Landing:	Brick
Mailboxes:	In Lobby
Lobby:	Carpeted
Lobby Lighting:	Surface Mount Cylinder Downlights
Garbage:	Off Cental Staircase
Apartment Access:	Central Staircase
Landing Areas:	Carpeted
Laundry:	3 Washers / 3 Dryers ( <i>Coin Operated</i> )

## Building Information

Unit Mix:	Studio - 1
	1 Bed, 1 Bath - 16
	2 Bed, 1 Bath - 4
	2 Bed, 2 Bath - 1
	<b>22 - Total Units</b>
Kitchens:	Wood Flooring
	Single Basin Sinks
	Gas Stove / Ovens
	Granite Countertops
	Wood Cabinetry
	Over / Under Refrigerators
Bathrooms:	Tub / Shower Combinations
	Tile Flooring
	Inlaid Mirrored Cabinet Vanities
	Window & Fan Ventilation
	Cabinet Sinks
Bedrooms:	Carpeted Flooring
	Large Closets
	Various Styles of Bulb Lighting
	Blinds
	Ample Natural Light

## Notes

- Building **is compliant** with the Fire Alarm Sleeping Room Ordinance (*2013 - NFPA 72 Section 18.4.1*)

# Financial Analysis

1715 Webster Street

Financial Summary	
Price	\$6,500,000
Down Payment	\$2,925,000
Number of Units	22
Price/Unit	\$295,455
Gross Square Feet	16,046
Price/Square Foot	\$405
CAP Rate - Current	5.59%
CAP Rate - Proforma	7.98%
GRM - Current	10.45
GRM - Pro Forma	8.18
Year Built	1905
Lot Size (SqFt)	6,667

Annual Gross Income	Current	Proforma
Gross Potential Income	\$622,272	\$794,880
Vacancy (5.0%)	\$31,114	\$39,744
AGI	\$591,158	\$755,136
Expenses	\$227,967	\$236,597
NOI	\$363,192	\$518,539
Expense per Gross Income	37%	30%
Expense per Unit	\$10,362	\$10,754

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.17769% of Sales Price</i>	\$76,550	\$3,480	34%	\$76,550	\$3,480	32%
Special Assessment Tax	<i>From Owner's 2025 Tax Bill</i>	\$1,740	\$79	1%	\$1,740	\$79	1%
Insurance	<i>From Owner's 2024 Financials</i>	\$19,880	\$904	9%	\$19,880	\$904	8%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$31,114	\$1,414	14%	\$39,744	\$1,807	17%
On-Site Manager	<i>Estimated at \$1,500/month</i>	\$18,000	\$818	8%	\$18,000	\$818	8%
Repairs & Maintenance	<i>Estimated at \$1,000/unit</i>	\$22,000	\$1,000	10%	\$22,000	\$1,000	9%
Licenses & Permits	<i>From Owner's 2024 Financials</i>	\$3,910	\$178	2%	\$3,910	\$178	2%
Contract Services	<i>Inc. Pest, Cleaning, Landscaping</i>	\$896	\$41	0%	\$896	\$41	0%
Garbage Removal	<i>From Owner's 2024 Financials</i>	\$21,889	\$995	10%	\$21,889	\$995	9%
PG&E	<i>From Owner's 2024 Financials</i>	\$11,772	\$535	5%	\$11,772	\$535	5%
Telecom	<i>From Owner's 2024 Financials</i>	\$1,562	\$71	1%	\$1,562	\$71	1%
Water & Sewer	<i>From Owner's 2024 Financials</i>	\$18,655	\$848	8%	\$18,655	\$848	8%
<b>Total Operating Expenses</b>		<b>\$227,967</b>	<b>\$10,362</b>	<b>100%</b>	<b>\$236,597</b>	<b>\$10,754</b>	<b>100%</b>

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$3,575,000	Less Debt Service	\$218,075	\$218,075
Loan Type	Proposed New	Cash Flow	\$145,117	\$300,464
Interest Rate	5.90%	Cash on Cash Return	4.96%	10.27%
Program	3 Year Interest Only	Expenses as % of Gross	37%	30%
Loan to Value	55%	Expenses per Unit	\$10,362	\$10,754

*Loan Quote: Estimated at 55% LTV at 5.90% 5/30 Year Fixed  
(Loan information is time sensitive and subject to change)*

# Rent Roll

1715 Webster Street

Unit	Unit Type	Rent	Market Rent	Move-In Date
101	2 Bed, 2 Bath	\$4,000.00	\$4,000	6/20/2025
<b>102</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,850.00</b>	<b>\$2,850</b>	<b>Vacant</b>
103	1 Bed, 1 Bath	\$1,462.00	\$2,850	3/1/2022
104	1 Bed, 1 Bath	\$1,464.00	\$2,850	3/1/2022
<b>105</b>	<b>Studio</b>	<b>\$2,200.00</b>	<b>\$2,200</b>	<b>Vacant</b>
<b>106</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,850.00</b>	<b>\$2,850</b>	<b>Vacant</b>
<b>201</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,850.00</b>	<b>\$2,850</b>	<b>Vacant</b>
202*	1 Bed, 1 Bath	\$2,300.00	\$2,850	6/21/2023
203	2 Bed, 1 Bath	\$2,870.00	\$3,500	10/1/2021
204	1 Bed, 1 Bath	\$2,334.00	\$2,850	10/1/2020
<b>205</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,850</b>	<b>\$2,850</b>	<b>Vacant</b>

## Units

Studio - 1  
 1 Bed, 1 Bath - 16  
 2 Bed, 1 Bath - 4  
 2 Bed, 2 Bath - 1  
**22 - Total Units**

## Notes

Market rents estimated using Rentometer.com  
 Laundry estimated at \$20 per unit per month  
 \*In Arrears for 12 Months

Unit	Unit Type	Rent	Market Rent	Move-In Date
<b>206</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,850.00</b>	<b>\$2,850</b>	<b>Vacant</b>
207	1 Bed, 1 Bath	\$2,400.00	\$2,850	3/1/2022
<b>208</b>	<b>2 Bed, 1 Bath</b>	<b>\$3,500.00</b>	<b>\$3,500</b>	<b>Vacant</b>
301	1 Bed, 1 Bath	\$2,200.00	\$2,850	8/1/2022
302	2 Bed, 1 Bath	\$1,076.00	\$3,500	3/1/2022
303	2 Bed, 1 Bath	\$1,773.00	\$3,500	3/1/2022
304	1 Bed, 1 Bath	\$1,363.00	\$2,850	3/1/2022
<b>305</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,850.00</b>	<b>\$2,850</b>	<b>Vacant</b>
306*	1 Bed, 1 Bath	\$2,000.00	\$2,850	10/1/2021
307	1 Bed, 1 Bath	\$1,130.00	\$2,850	3/1/2021
308	1 Bed, 1 Bath	\$2,244.00	\$2,850	8/1/2021
<b>Monthly Income</b>		<b>\$51,416.00</b>	<b>\$65,800</b>	
Laundry		\$440.00	\$440	
<b>Total Monthly Income</b>		<b>\$51,856.00</b>	<b>\$66,240.00</b>	
<b>Annual Income</b>		<b>\$622,272</b>	<b>\$794,880</b>	<b>Upside: 28%</b>

# Property Photos





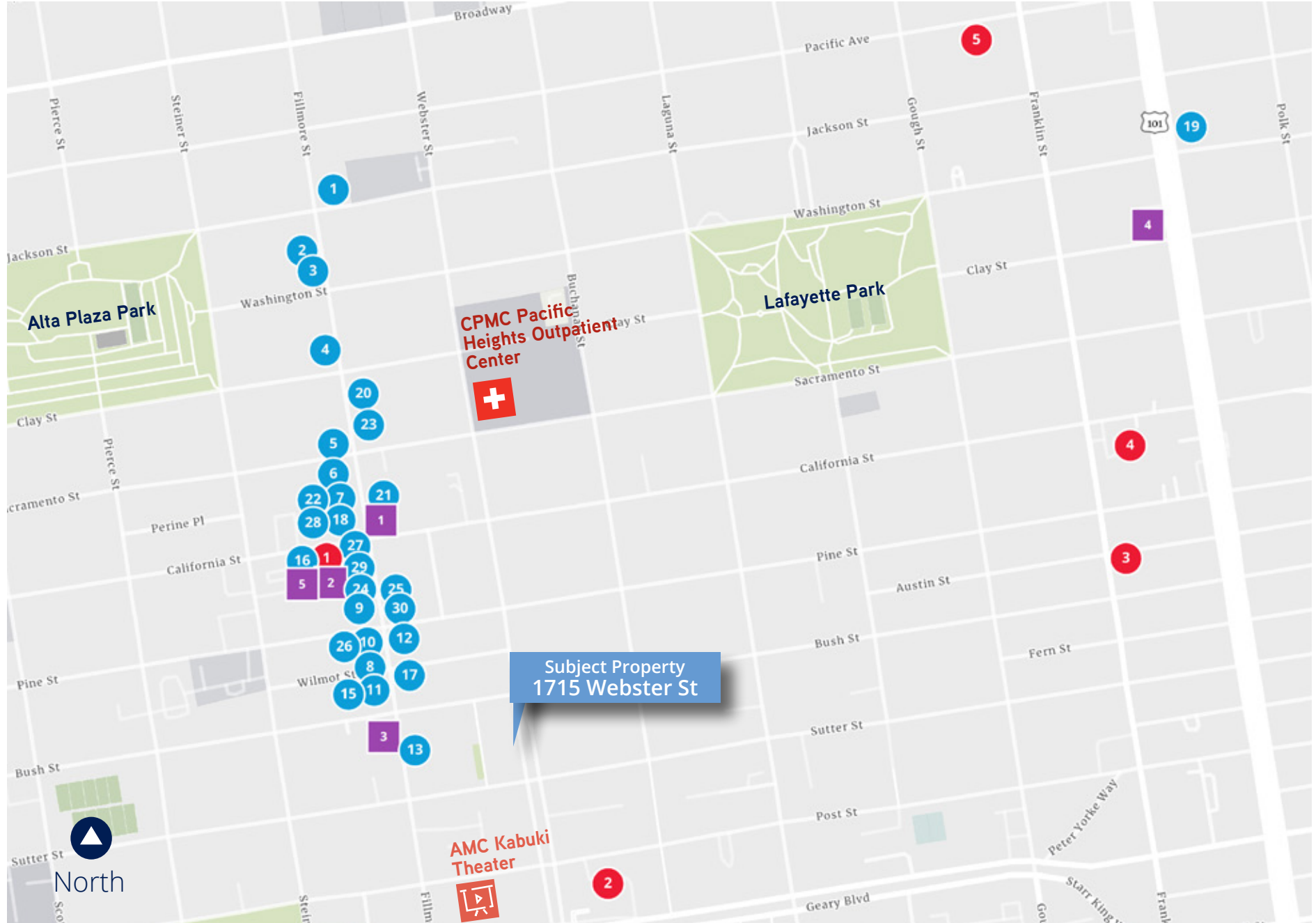
# Property Photos






1715 Webster  
Street

# Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores

 Banks & ATM's

 Hospitals

## Neighborhood Amenities

**1** Jackson Fillmore Trattoria

**2** Blue Bottle Coffee

**3** Choquet's

**4** The Snug

**5** Salt & Straw

**6** Peet's Coffee

**7** Jane on Fillmore

**8** Florio Bar & Cafe

**9** Bun Mee

**10** Roam Artisan Burger

**11** SPQR

**12** Boichik Bagels

**13** Fillmore Bakeshop

**14** Woodhouse Fish Co

**15** MATTINA

**16** Starbucks

**17** Compton's Coffee House

**18** Pinsa Rossa

**19** House of Prime Rib

**20** Via Veneto

**21** Dumpling Story

**22** Troya Restaurant

**23** La Mediterranee

**24** The Tailor's Son

**25** Harry's Bar

**26** La Boulangerie de San Francisco

**27** Bubu

**28** Pizzeria Delfina

**29** TacoBar

**30** Little Shucker

**1** Mollie Stone's

**2** Nijiya Market

**3** Franklin Market

**4** Whole Foods

**5** Avenue Fine Food Market

**1** Wells Fargo Bank

**2** Chase Bank

**3** BMO ATM

**4** Citibank

**5** Bank of America



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

The area around 1715 Webster 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 Van Ness Avenue (*the new Van Ness Rapid Transit Project*), California Street, Pacific Avenue 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.





1715 Webster  
Street

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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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