

1200-1202 Haight Street

Haight Ashbury | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Showings by Appointment

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1200 Haight Street

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Offering Summary

Colliers International is pleased to present 1200-1202 Haight Street, a 14-unit apartment building located in the heart of San Francisco's iconic Haight Ashbury District. Just steps from Golden Gate Park, Buena Vista Park, and the Panhandle, the property provides residents with easy access to some of the city's best outdoor and cultural amenities. Haight Street itself is lined with eclectic cafés, restaurants, and boutiques, creating a lively, walkable neighborhood that attracts a diverse mix of students, young professionals, and long-time residents. Excellent public transit options via Muni, as well as convenient corporate shuttle connections, make commuting throughout San Francisco and the Bay Area quick and efficient.

The well-maintained building totals approximately 5,295 square feet and is comprised of fourteen (14) single room occupancy (SRO) units with two (2) parking spaces. Units feature updated kitchens with granite countertops, electric stoves / ovens, and modern cabinetry, as well as tiled bathrooms and ample natural light. The property benefits from upgraded systems, copper plumbing, and a completed soft-story retrofit.

1200-1202 Haight Street offers both immediate rental income and significant upside potential through rental growth. Its combination of strong cash flow, long-term appreciation prospects, and prime location in one of San Francisco's most enduring neighborhoods makes it an attractive opportunity for multifamily investors.





The Property

Property Information

Address: 1200-1202 Haight Street, San Francisco, CA 94117
District: Haight Ashbury
Property Type: Apartment Building
APN: 1234-005
Building Square Feet: 5,295 <i>SqFt</i>
Units: 14
Lot Size: 2,500 <i>SqFt</i>
Constructed: 1900
Zoning: RM-1

Building Systems

Foundation: Concrete
Structure: Wood Frame
Façade: Asbestos Tile Exterior
Rear of Building: Wood Siding
Roof Composition & Age: Asphalt Shingle Roof
Electrical Service: Murray Circuit Breaker (2x - 200 Amps - Master Metered)
Gas Service: Master Metered
Fire Protection System: Local Smoke & CO Detectors
Fire Escapes: East Side of Building
Windows: Single Paned Wood Frame
Heat Source: Forced Air Heat
Hot Water: 2x - 50 Gallon Water Heaters
Plumbing: Predominantly Copper Plumbing
Common Area Lights: Recessed Lighting
Door Entry System: Lock & Key
Mailboxes: At Entry
Lobby/Common Areas: Carpeted
Garbage: Off Back Stairwell
Apartment Access: 2 Separate Entrances
Laundry: 1 Washer & 1 Dryer (Coin Operated)
Storage: 1 Storage (Owner Occupied)
Parking: 2 Parking Spaces

Building Information

Unit Mix: 14 - SRO
2 - Parking
14 - Total Units
Kitchens: Granite Counter Tops
Single Basin Sinks
Electric Stove / Ovens
Wood Laminate Cabinetry
Refrigerators
Ample Natural Light
Bathrooms: Tub/Shower Combinations
Tile Countertops, Flooring, & Surrounds
Inlaid Mirrored Cabinet Vanities
Fan Ventilation
Vanity Lighting
Bedrooms: Various Types of Wood Flooring
Natural Light

Notes

- Building is **EXEMPT** from the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- Building **COMPLETED** work for the San Francisco Soft-Story List

Financial Summary

Financial Summary		Annual Gross Income	
		Current	Proforma
Price	\$2,300,000	Gross Potential Income	\$273,092
Down Payment	\$920,000	Vacancy (5.0%)	\$13,655
Number of Units	14	AGI	\$259,437
Price/Unit	\$164,286	Expenses	\$118,363
Gross Square Feet	5,295	NOI	\$141,074
Price/Square Foot	\$434		
CAP Rate - Current	6.13%		
CAP Rate - Proforma	8.88%		
GRM - Current	8.42		
GRM - Pro Forma	6.70		
Year Built	1900		
Lot Size	2,500		

Financing		Cash Flow After Debt Service	
		Current	Proforma
Loan Amount	\$1,380,000	Less Debt Service	\$82,110
Loan Type	Interest Only	Cash Flow	\$58,964
Interest Rate	5.95%	Cash on Cash Return	6.41%
Program	5/30 Year Fixed	Expenses as % Of Gross	43%
Loan to Value	60%	Expenses per Unit	\$8,455

*Loan Quote: Estimated at 60% LTV at 5.95% 5/30 Interest Only
(Loan information is time sensitive & subject to change)*

Operating Expenses

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.17144% of Sales Price</i>	\$26,943	\$1,925	23%	\$26,943	\$1,925	22%
Special Assessment Tax	<i>From Owner's 2024-25 Tax Bill</i>	\$404	\$29	0%	\$404	\$29	0%
Insurance	<i>From Owner's 2024 Financials</i>	\$26,442	\$1,889	22%	\$26,442	\$1,889	22%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$13,655	\$975	12%	\$17,160	\$1,226	14%
PG&E	<i>From Owner's 2024 Financials</i>	\$18,443	\$1,317	16%	\$18,443	\$1,317	15%
Water	<i>From Owner's 2024 Financials</i>	\$7,166	\$512	6%	\$7,166	\$512	6%
Recology	<i>From Owner's 2024 Financials</i>	\$6,244	\$446	5%	\$6,244	\$446	5%
Cleaning + R&M	<i>From Owner's 2024 Financials</i>	\$18,000	\$1,286	15%	\$18,000	\$1,286	15%
Pest Control	<i>From Owner's 2024 Financials</i>	\$1,067	\$76	1%	\$1,067	\$76	1%
Total Operating Expenses		\$118,363	\$8,455	100%	\$121,869	\$8,705	100%
Gross Potential Income		\$273,092			\$343,200		
Vacancy (5.0%)		\$13,655			\$17,160		
AGI		\$259,437			\$326,040		
Expenses		\$118,363			\$121,869		
NOI		\$141,074			\$204,171		
Expenses as % of Gross Income		43%			36%		
Expense per Unit		\$8,455			\$8,705		

Rent Roll

Unit No.	Unit Type	Rents	Market Rent	Move in Date	Notes
1	SRO	\$1,800.00	\$2,000	9/19/2024	
2	SRO	\$1,450.00	\$2,000	1/15/2021	Shared Bathroom
3	SRO	\$1,900.00	\$2,000	1/24/2025	
4	SRO	\$2,000.00	\$2,000	Vacant	
5A	SRO	\$1,350.00	\$2,000	7/17/2025	Shared Bathroom
6	SRO	\$1,800.00	\$2,000	9/26/2020	
7	SRO	\$1,200.00	\$2,000	6/24/2022	Shared Bathroom
8	SRO	\$1,800.00	\$2,000	4/1/2021	
9	SRO	\$1,600.00	\$2,000	11/27/2020	
10	SRO	\$1,400.00	\$2,000	1/8/2021	
11	SRO	\$1,981.20	\$2,000	11/1/2015	
12	SRO	\$451.47	\$2,000	7/3/1981	Shared Bathroom
14	SRO	\$1,950.00	\$2,000	10/29/2022	
15	SRO	\$1,600.00	\$2,000	4/1/2025	
Monthly Income		\$22,282.67	\$28,000		
Parking (2)		\$475.00	\$600		
Total Monthly Income		\$22,757.67	\$28,600.00		
Annual Income		\$273,092	\$343,200	Upside: 26%	

Units

SRO - 14

Parking - 2

14 - Total Units

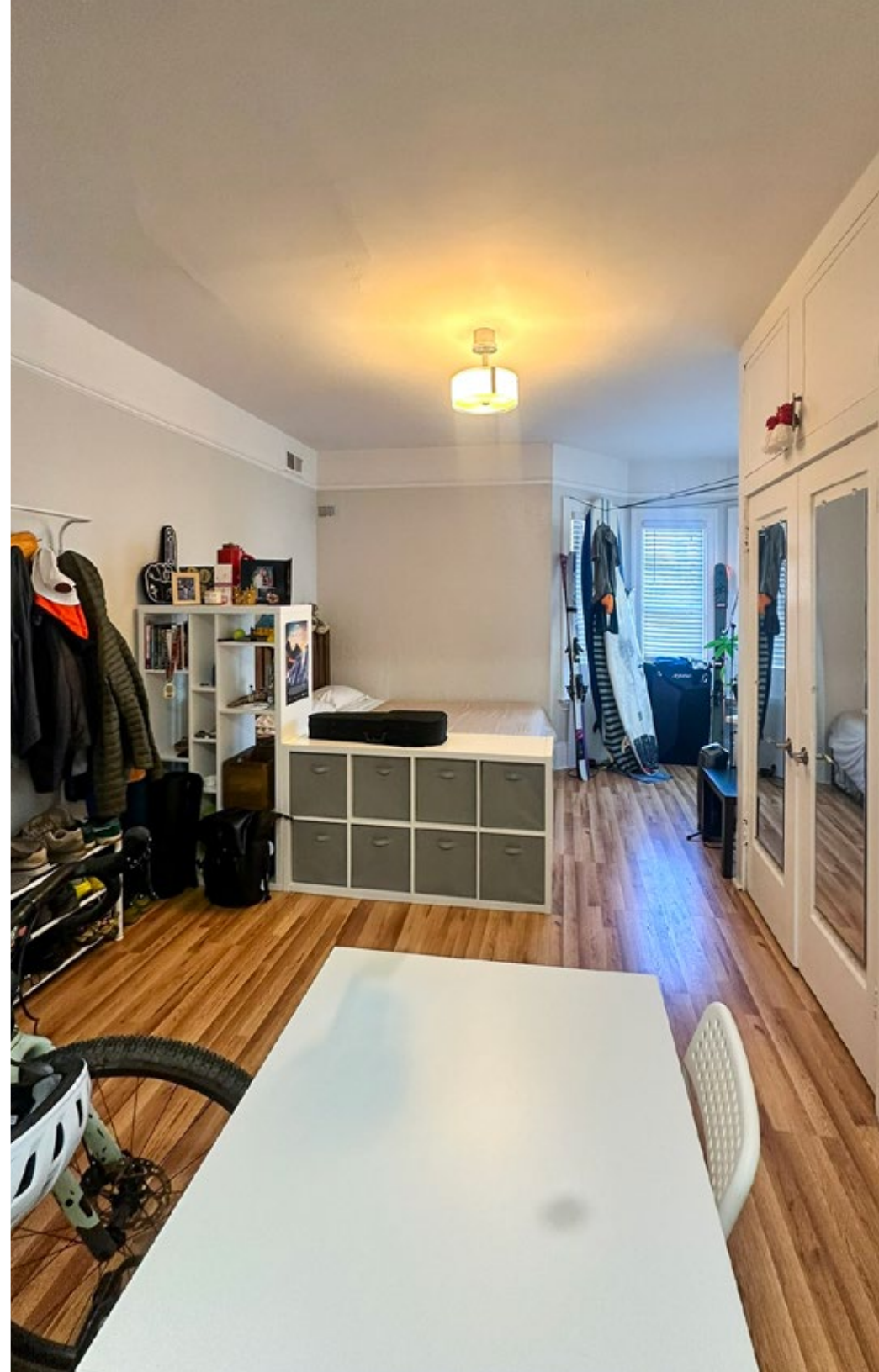
Notes

Market rents estimated using Rentometer.com

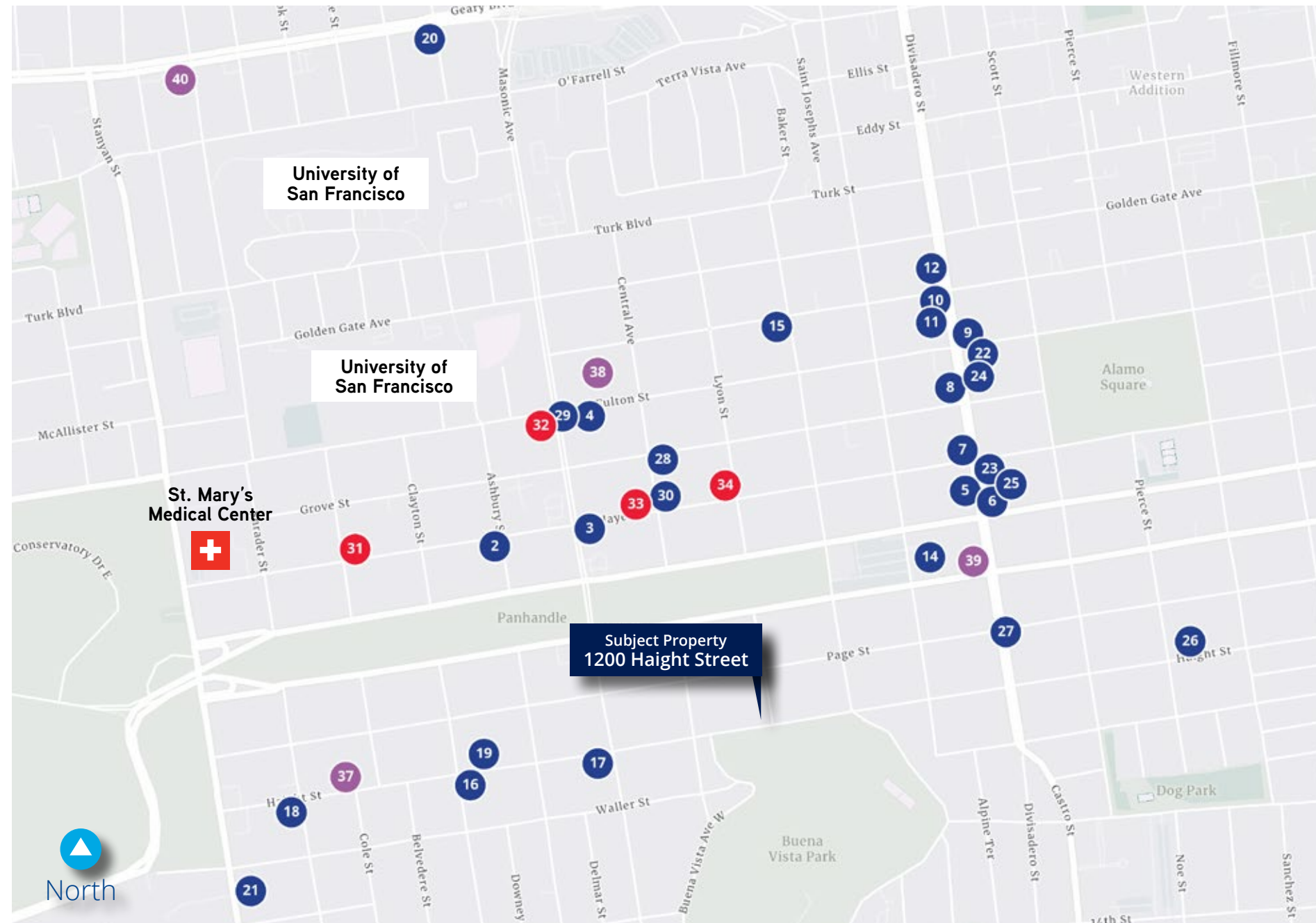
Parking projected at \$300 per space/month

Property Photos





Amenities Map



● Restaurants & Bars
 ● Convenience & Grocery Stores
 ● Banks & ATM's
 + Hospitals

Neighborhood Amenities

1	Manitas Café	11	El Rancho Grande	21	The Kezar Pub	31	Cindy's Market
2	Karma Café	12	Brenda's Meat & Three	22	Fly	32	Fulton Food Shop
3	Fish In The Box	13	Nopalito	23	NOPA	33	Home Service Market
4	Papalote Mexican Grill	14	RT Rotisserie	24	The Mill	34	Parkside Liquor & Deli Market
5	Souvla	15	Early To Rise	25	Horsefeather	35	Lucky Supermarket
6	Banh Mi Viet	16	Abu Salim Grill	26	Danny Coyle's	36	Gus's
7	La Sarrasine	17	Flippin Burger	27	The Page	37	Wells Fargo Bank
8	4505 Burgers & BBQ	18	Cha Cha Cha	28	Bistro Central Park	38	Poppy Bank
9	Eddie's Café	19	Mad Dog in the Fog	29	Starbucks	39	Wells Fargo ATM
10	Kung Food	20	The Pig and Whistle	30	Central Coffee Tea & Spice	40	Chase Bank

Public Transportation



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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.

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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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