

1158 Montgomery Street

Telegraph Hill | San Francisco, CA

Offering Memorandum



Colliers

Accelerating success.





**1158 Montgomery
Street**

Dustin Dolby
Executive Vice President
+1 415 288 7869
dustin.dolby@colliers.com
License #01963487

Brad Lagomarsino
Vice Chair
+1 415 288 7847
brad.lago@colliers.com
License #01058500

Showings by Appointment
Please Call Listing Agent

Multifamily Investment Services Group
www.thedlteam.com
101 Second Street | Suite 1100 | San Francisco, CA





**1158 Montgomery
Street**



Table of Contents

06

Offering Summary

08

The Property

09

Financial Overview

12

Property Photos

14

Amenities Map

16

Transportation Map

Offering Summary

Colliers is pleased to present 1158 Montgomery Street, a 14-unit apartment building located in the heart of Telegraph Hill, one of San Francisco's most coveted and historic neighborhoods. Built in 1912 and spanning 9,250 square feet, the property offers a rare blend of period architecture, modern updates, and timeless character.

The building comprises fourteen (14) one-bedroom, one-bath units, many featuring hardwood floors, large eat-in kitchens, and abundant natural light. Ownership has done a pristine job renovating ten of the fourteen units with modern finishes, in-unit laundry, and dishwashers. Building systems have been well maintained, with copper plumbing, separately metered utilities, and convenient amenities such as on-site laundry, five covered parking spaces, and a communal roof deck with sweeping views of the city and bay.

Ideally positioned between Telegraph Hill and North Beach, the property is surrounded by San Francisco's most iconic landmarks, cafés, and restaurants, all within easy walking distance. 1158 Montgomery Street presents a rare opportunity to own a classic, well-cared-for building in one of the city's most desirable and enduring neighborhoods.



Ward St

DEAD END

NO PARKING

12345678

The Property

Property Information

Address: 1158 Montgomery Street, San Francisco, CA 94133

District: Telegraph Hill

Property Type: Apartment Building

APN: 0134-026

Building Square Feet: 9,250 SqFt

Units: 14

Lot Size: 3,100 SqFt

Constructed: 1912

Zoning: RH-3

Building Systems

Foundation: Concrete

Structure: Wood Frame

Façade: Wood

Rear of Building: Wood

Roof Composition & Age: Modified Bitumen

Electrical Service: Separately Metered (400 Amps - Circuit breakers at front & back doors of apartments)

Gas Service: Separately Metered

Fire Protection System: Local Fire Alarm System

Windows: Wood Frame & Aluminum Single Paned Windows

Heat Source: Electric Base Board Heat

Hot Water: 2x - A.O. Smith Water Heaters (2017)

Plumbing: Predominantly Copper

Door Entry System: 2x - Sentex Intercom Systems

Front Entry: Entrances on Montgomery Street & Green Street

Mailboxes: In Lobby

Common Areas Lights: Center Mounted Decorative Globe Lighting

Lobby/Common Areas: Carpeted Floors (Wainscoting Throughout)

Skylight: Yes

Garbage: In Tradesman Area + Chute System

Fire Escapes: West & North Sides of Building

Apartment Access: Central Staircase & Second Form of Egress Stairwell

Laundry: Washer & Dryer (In Tradesman & In-Unit)

Storage: High Ceiling, Unimproved Basement Area

Parking: 5x - Individual Parking Spaces

Building Information

Unit Mix: 14 - One Bed, One Bath (3 Room Apartments)

5 - Parking Spaces

14 - Total Units

Kitchens: Center Mounted Lighting

Single Basin Sinks

Gas Stoves / Ovens

Laminated Cabinetry

Granite Style Countertops

Over / Under Refrigerators

Garbage Disposals (In Some Units)

Large Eat-In Kitchens

Pantry / Office off of Kitchen

Washer & Dryer

Bathrooms: Linoleum Flooring

Mirrored Cabinet Storage

Wall-Hung Sinks

Tub/Shower Combinations

Window Ventilation

Bedrooms: Hardwood Flooring

Ample Natural Light

Mirrored Closet Sliders

Center Mounted Lighting

Dining / Living Room: Wood Flooring

Natural Light

Period Wainscoting

Center Mounted Lighting

Closets

Notes

- San Francisco Soft-Story Work - **Completed**

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

- Communal Roof Deck

Financial Analysis

1158 Montgomery Street

Financial Summary	
Price	\$6,600,000
Down Payment	\$2,970,000
Number of Units	14
Price/Unit	\$471,429
Gross Square Feet	9,250
Price/Square Foot	\$714
CAP Rate - Current	5.64%
CAP Rate - Proforma	8.13%
GRM - Current	11.83
GRM - Pro Forma	8.96
Year Built	1912
Lot Size	3,100

Annual Gross Income	Current	Proforma
Gross Potential Income	\$557,922	\$736,611
Vacancy (3.0%)	\$16,738	\$22,098
AGI	\$541,184	\$714,513
Expenses	\$168,722	\$177,657
NOI	\$372,462	\$536,856
Expense per Gross Income	30%	24%
Expense per Unit	\$12,052	\$12,690

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$3,630,000	Less Debt Service	\$208,725	\$208,725
Loan Type	Interest Only	Cash Flow	\$163,737	\$328,131
Interest Rate	5.75%	Cash on Cash Return	5.51%	11.05%
Program	5/30 Year Fixed	Expenses as % of Gross	30%	24%
Loan to Value	55%	Expenses per Unit	\$12,052	\$12,690

*Slatt Capital Loan Quote: Estimated at 55% LTV at 5.75% 5/30 Interest Only
(Loan information is time sensitive & subject to change)*

Operating Expenses

1158 Montgomery Street

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.17144% of Sales Price</i>	\$77,315	\$5,522	46%	\$77,315	\$5,522	44%
Special Assessment Tax	<i>From Owner's 2024-25 Tax Bill</i>	\$1,840	\$131	1%	\$1,840	\$131	1%
Insurance	<i>From Owner's T-12 Financials</i>	\$16,469	\$1,176	10%	\$16,469	\$1,176	9%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$27,896	\$1,993	17%	\$36,831	\$2,631	21%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$10,500	\$750	6%	\$10,500	\$750	6%
PG&E	<i>From Owner's T-12 Financials</i>	\$6,660	\$476	4%	\$6,660	\$476	4%
Water	<i>From Owner's T-12 Financials</i>	\$4,212	\$301	2%	\$4,212	\$301	2%
Sewer	<i>From Owner's T-12 Financials</i>	\$5,293	\$378	3%	\$5,293	\$378	3%
Recology	<i>From Owner's T-12 Financials</i>	\$7,218	\$516	4%	\$7,218	\$516	4%
Janitorial	<i>From Owner's T-12 Financials</i>	\$7,587	\$542	4%	\$7,587	\$542	4%
Pest Control	<i>From Owner's T-12 Financials</i>	\$175	\$13	0%	\$175	\$13	0%
Fire & Life Safety	<i>From Owner's T-12 Financials</i>	\$2,163	\$154	1%	\$2,163	\$154	1%
Telephone	<i>From Owner's T-12 Financials</i>	\$1,394	\$100	1%	\$1,394	\$100	1%
Total Operating Expenses		\$168,722	\$12,052	100%	\$177,657	\$12,690	100%
Gross Potential Income		\$557,922			\$736,611		
Vacancy (3.0%)		\$16,738			\$22,098		
AGI		\$541,184			\$714,513		
Expenses		\$168,722			\$177,657		
NOI		\$372,462			\$536,856		
Expenses as % of Gross Income		30%			24%		
Expense per Unit		\$12,052			\$12,690		

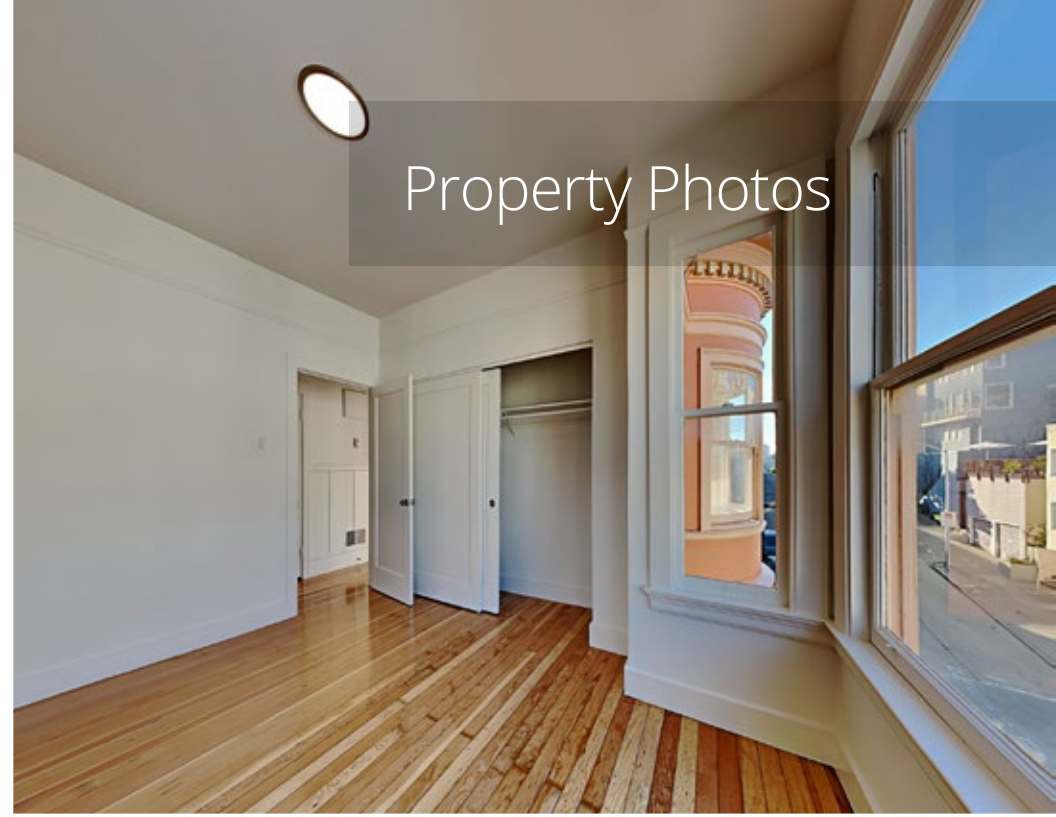
Rent Roll

1158 Montgomery Street

Unit No.	Unit Type	Rents	Bond PT	CapEx PT	Market Rent	Move In Date	SqFt	Notes
275	1 Bed, 1 Bath	\$2,136.72			\$3,200	4/1/2022	420	Remodeled
277	1 Bed, 1 Bath	\$3,325.00			\$4,300	1/11/2025	600	Remodeled
279	1 Bed, 1 Bath	\$3,695.00			\$4,300	5/31/2025	600	\$1,668.71 Concess
281	1 Bed, 1 Bath	\$4,300.00			\$4,300	Vacant	600	Remodeled
283	1 Bed, 1 Bath	\$3,351.02			\$4,300	11/29/2023	600	Remodeled
285	1 Bed, 1 Bath	\$3,294.81			\$4,300	3/25/2023	600	Remodeled
287	1 Bed, 1 Bath	\$1,397.81	\$3.60		\$4,300	12/1/1980	600	
1158	1 Bed, 1 Bath	\$2,695.00			\$3,200	6/24/2025	400	Remodeled
1160	1 Bed, 1 Bath	\$1,126.86	\$3.60	\$70.86	\$4,300	9/1/1978	600	
1162	1 Bed, 1 Bath	\$3,295.00			\$4,300	2/14/2025	600	Remodeled
1164	1 Bed, 1 Bath	\$3,442.53			\$4,300	7/20/2024	600	Remodeled
1166	1 Bed, 1 Bath	\$3,695.00			\$4,300	2/27/2025	600	Remodeled
1168	1 Bed, 1 Bath	\$3,543.93			\$4,300	6/16/2024	600	Remodeled
1170	1 Bed, 1 Bath	\$4,300.00			\$4,300	Vacant	600	Remodeled
Monthly Income		\$43,598.68			\$58,000			
Parking (5)		\$1,700.00			\$2,000			
Laundry		\$20.58			\$210			
Bond Passthrough		\$7.20			\$7			
CapEx Passthrough		\$70.86			\$71			
RUBS		\$1,096.18			\$1,096			
Total Monthly Income		\$46,493.50			\$61,384.24			
Total Annual Income		\$557,922			\$736,611			Upside: 32%
Units	Notes							
1 Bed, 1 Bath - 14	Market rents estimated using Rentometer.com							
Parking - 5	Parking projected at \$400 per space/month							
14 - Total Units	Laundry projected at \$15 per unit/month							

Property Photos





● Restaurants & Bars

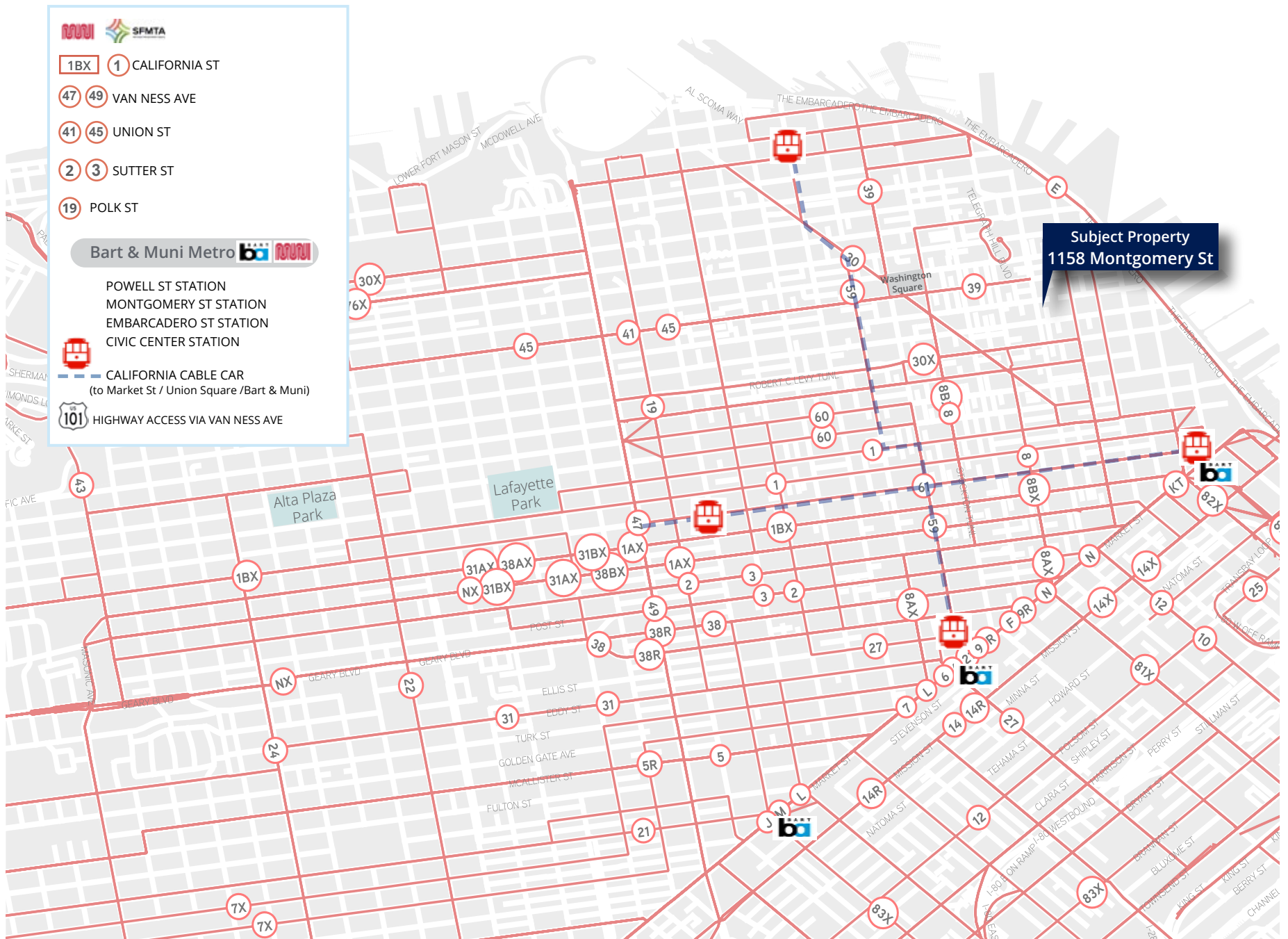
● Convenience & Grocery Stores

● Banks & ATM's

Neighborhood Amenities

1 Hillstone	11 Italian Homemade Co.	21 Sotomare	31 S & S Grocery
2 XICA	12 Betty Lou's Seafood Grill	22 Hilda and Jesse	32 Grant & Green Market
3 Ideale	13 Sam's Pizza & Burgers	23 Park Tavern	33 The Nature Shop
4 Scullery Little Window	14 Casaro Pizzeria	24 Northstar Cafe	34 North Beach Market & Deli
5 Waystone	15 China Live	25 Il Pollaio	35 ABC Super Market
6 Indie Wine & Beer Bar	16 Mona Lisa Restaurant	26 Original Joe's	36 R J'S Market
7 Cotogna	17 Mo's Grill	27 Acquolina	37 Bank of the West
8 Bix	18 Stella Pastry	28 Liguria Bakery	38 Bank of America
9 Roka Akor	19 American Bites	29 Mama's on Washington Square	39 Chase Bank
10 Tommaso's Ristorante	20 Sodinis	30 Noren Izakaya	40 Wells Fargo Bank

Public Transportation



MUNI SFMTA

- 1BX 1 CALIFORNIA ST
- 47 49 VAN NESS AVE
- 41 45 UNION ST
- 2 3 SUTTER ST
- 19 POLK ST

Bart & Muni Metro

- POWELL ST STATION
- MONTGOMERY ST STATION
- EMBARCADERO ST STATION
- CIVIC CENTER STATION

CALIFORNIA CABLE CAR
(to Market St / Union Square / Bart & Muni)

101 HIGHWAY ACCESS VIA VAN NESS AVE

Subject Property
1158 Montgomery St

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1158 Montgomery Street, San Francisco, CA 94133. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 1158 Montgomery Street from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 1158 Montgomery Street 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 1158 Montgomery Street 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.

1158 Montgomery Street

Telegraph Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum

Dustin Dolby

Executive Vice President

+1 415 288 7869

dustin.dolby@colliers.com

License #01963487

Brad Lagomarsino

Vice Chair

+1 415 288 7847

brad.lago@colliers.com

License #01058500

Multifamily Investment Services Group

www.thedlteam.com

101 Second Street | Suite 1100 | San Francisco, CA



Disclaimer

This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.