

2455 Jackson Street

Pacific Heights | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers



2455 Jackson Street

JACKSON STREET

ALTA PLAZA PARK

STEINER STREET



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Tour Schedule
Please Call Listing Agent

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





2455 Jackson
Street

FILLMORE STREET

JACKSON STREET



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Offering Summary

Colliers is pleased to present 2455 Jackson Street (between Fillmore and Steiner Streets) in the elegant and historic neighborhood of Pacific Heights in San Francisco. Bordering the block of the property is the gorgeous and elevated Alta Plaza park, known for its beautifully landscaped lush lawns and mature trees with expansive views of the city. With its central location and easy access to major transit routes, residents can quickly reach downtown or the Peninsula while enjoying quiet, tree-lined streets, scenic views, and a charming neighborhood atmosphere.

This building is completely vacant and presents a rare opportunity for an owner/occupier/developer to do a complete custom makeover, transforming its current unfinished condition into a turnkey asset.

Subject to Buyer Verification

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
Copra

Bars:

Union Street Ale House
Balboa Cafe
Celeste Wine Bar
Trinity
Harper & Rye
Comet Club
Mauna Loa
Bus Stop
Left Door

To Do:

Lafayette Park
Alta Plaza Park
Grace Cathedral
Presidio Golf Course
Presidio Tunnel Tops
Fillmore Street
Union Street
Fort Mason
Lyon Street Steps





Transaction **Guidelines**

Offering Terms

2455 Jackson Street is being offered for sale for \$6,250,000. All interested parties should base their offer on the “As Is, Where Is, Unconditional, No Exceptions” condition of the project.

Interest Offered

Proposals from qualified investors and users are invited for an outright 100% fee simple or otherwise purchase offers.

Offering Process

All offers to purchase the property should be delivered to the offices of the Executive Advisor, Colliers, attention or Dustin Dolby at dustin.dolby@colliers.com. We request that interested parties submit a formal Letter of Intent (“LOI”) outlining these salient terms including, but not limited to the following elements:

- Company Background
 - Financial Capability
 - Purchase Price
 - Any/all relevant terms & conditions
 - Earnest Money Deposit
 - Due Diligence Period
 - Closing Period
-

Property Tours

Dustin Dolby
Executive Vice President
415.288.7869
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The Property

Subject to Buyer Verification

Property Information

Address:	2455 Jackson Street, San Francisco, CA 94115
District:	Pacific Heights
Property Type:	Multifamily
APN:	0606-024
Building Square Feet:	6,859 SqFt
Units:	5
Lot Size:	3,509 SqFt
Year Constructed:	1900
Zoning:	RH-2

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Wood Shingle
Roof Composition:	Wood Shingle
Electrical Service:	Smart Meter
Water:	Single Meter
Fire Protection System:	Sprinklers (On Ground Floor Only)
Heat Source:	None
Plumbing:	Mix of Copper & Galvanized (Partially Removed)

Common Areas

Entry Way:	Front Central Staircase
Rear Stairs:	Wood Stairs
Door Entry System:	Lock & Key

Units

2- 1 Bed, 1 Bath
1- 2 Bed, 1 Bath
1 - 2 Bed, 2 Bath
1 - 3 Bed, 1 Bath
3 - Parking
5 - Total Units



Financial Analysis

2455 Jackson Street

Financial Summary	
Price	\$6,250,000
Down Payment	\$3,750,000
Number of Units	5
Price/Unit	\$1,250,000
Gross Square Feet	6,859
Price/Square Foot	\$911
CAP Rate - Current	8.25%
CAP Rate - Proforma	8.25%
GRM - Current	9.93
GRM - Pro Forma	9.93
Year Built	1900
Lot Size (SqFt)	3,509

Annual Gross Income	Current	Proforma
Gross Potential Income	\$629,200	\$629,200
Vacancy (3.0%)	\$18,876	\$18,876
AGI	\$610,324	\$610,324
Expenses	\$94,764	\$94,764
NOI	\$515,560	\$515,560
Expense per Gross Income	15%	15%
Expense per Unit	\$18,953	\$18,953

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17144% of Sales Price	\$73,215	\$14,643	77%	\$73,215	\$14,643	77%
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$1,350	\$270	1%	\$1,350	\$270	1%
Insurance	Estimated at \$1100/unit	\$5,500	\$1,100	6%	\$5,500	\$1,100	6%
Repairs & Maintenance	Estimated at \$750/unit	\$3,750	\$750	4%	\$3,750	\$750	4%
PG&E	Estimated at \$350/month	\$4,200	\$840	4%	\$4,200	\$840	4%
Water	Estimated at \$550/unit	\$2,750	\$550	3%	\$2,750	\$550	3%
Recology	Estimated at \$450/unit	\$2,250	\$450	2%	\$2,250	\$450	2%
Janitorial	Estimated at \$200/unit	\$1,000	\$200	1%	\$1,000	\$200	1%
Pest Control	Estimated at \$150/unit	\$750	\$150	1%	\$750	\$150	1%
Total Operating Expenses		\$94,764	\$18,953	100%	\$94,764	\$18,953	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$2,500,000	Less Debt Service	\$137,500	\$137,500
Loan Type	Interest Only	Cash Flow	\$378,060	\$378,060
Interest Rate	5.50%	Cash on Cash Return	10.08%	10.08%
Program	5/30 Year Fixed	Expenses as % of Gross	15%	15%
Loan to Value	40%	Expenses per Unit	\$18,953	\$18,953

Loan Quote: Estimated at 40% LTV at 5.50% 5/30 Interest Only
 (Loan information is based on stabilized asset)

Rent Roll

2455 Jackson Street

Unit No.	Unit Type	Rents	Market Rent	Move In Date
1	2 Bed, 1 Bath	\$15,000.00	\$15,000	Vacant
2	1 Bed, 1 Bath	\$6,500.00	\$6,500	Vacant
3	1 Bed, 1 Bath	\$6,500.00	\$6,500	Vacant
4	3 Bed, 1 Bath	\$12,000.00	\$12,000	Vacant
5	2 Bed, 2 Bath	\$10,000.00	\$10,000	Vacant
Monthly Income		\$50,000.00	\$50,000	
Vacant Parking (3)		\$1,600.00	\$1,600	
Comcast		\$833.33	\$833.33	
Total Monthly Income		\$52,433.33	\$52,433.33	
Total Annual Income		\$629,200	\$629,200	

Units

1 Bed, 1 Bath - 2
 2 Bed, 1 Bath - 1
 2 Bed, 2 Bath - 1
 3 Bed, 1 Bath - 1
 Parking - 3
5 - Total Units

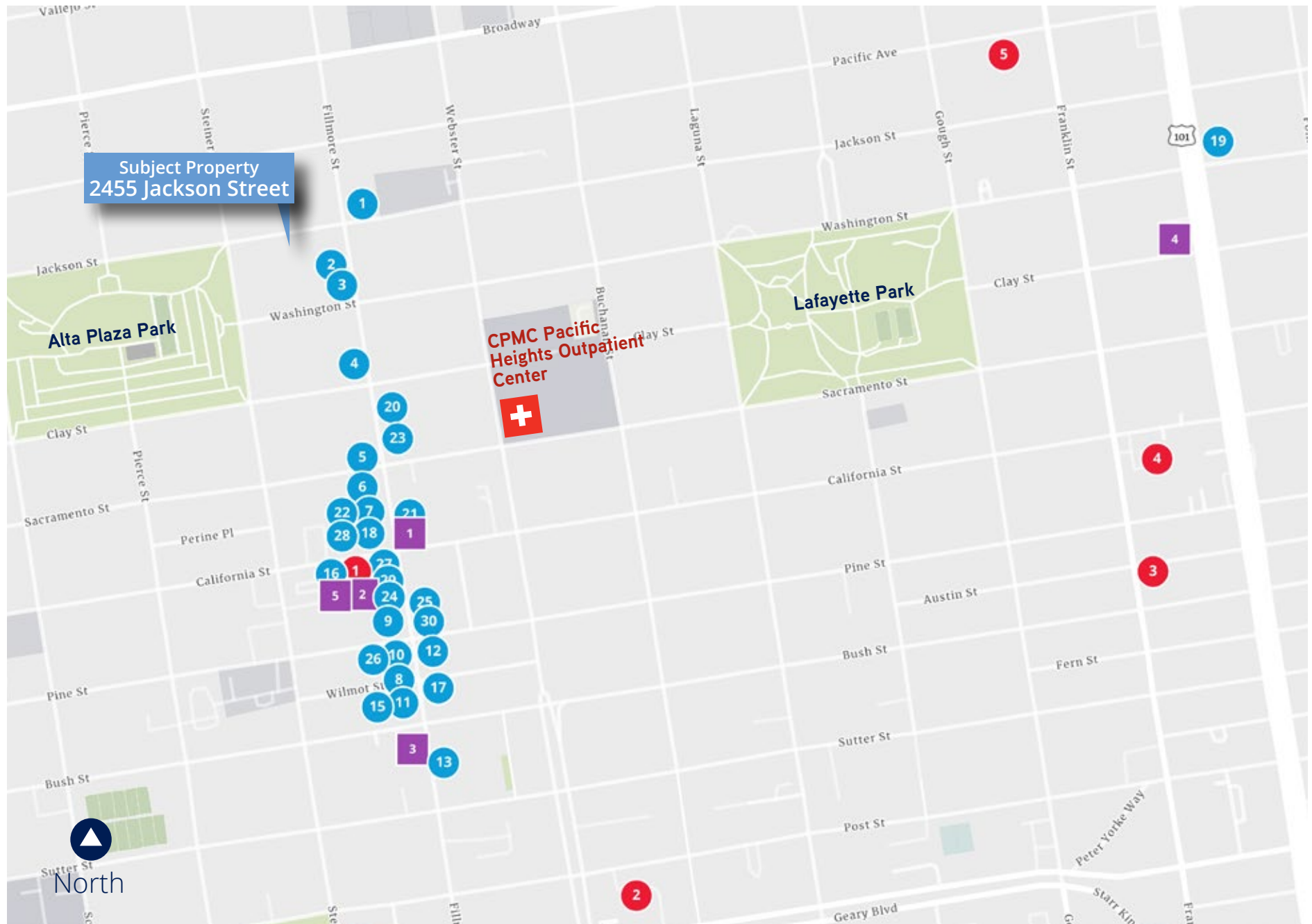
Notes

Market rents estimated using Rentometer.com
 Comcast lease of \$10,000 per year. This increases by 2% per annum.


Property Photos



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 Resturaunt

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

31 Mollie Stone's

32 Nijiya Market

33 Franklin Market

34 Whole Foods

35 Avenue Fine Food Market

36 Wells Fargo Bank

37 Chase Bank

38 BMO ATM

39 Citibank

40 Bank of America

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

The area around 2455 Jackson 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.





2455 Jackson
Street

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2455 Jackson Street, San Francisco, CA 94115. 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 2455 Jackson 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 or 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 2455 Jackson 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 2455 Jackson 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.

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