

1230 Jackson Street

Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum

The Colliers logo consists of the word "Colliers" in a white serif font, centered within a blue rounded rectangle. Below the rectangle is a horizontal bar with a color gradient from yellow to red to blue.

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1230 Jackson Street



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Offering Summary

Situated on a quiet, well-located block in Nob Hill, 1230 Jackson Street presents a compelling opportunity to acquire a boutique apartment building in one of San Francisco's most consistently sought-after rental neighborhoods. The property offers immediate access to the Polk Street corridor, as well as close proximity to Union Square, North Beach, and Downtown, providing tenants with a highly walkable and convenient urban lifestyle.

The building comprises six (6) spacious two-bedroom, one-bath units, a unit mix that continues to outperform in today's rental market due to its versatility and broad tenant appeal. Interiors are well-maintained with updated kitchens featuring quartz countertops, modern cabinetry, and gas appliances, along with hardwood flooring and generous living areas that enhance livability.

Beyond the units, the asset benefits from a number of practical features that support both tenant retention and long-term ownership, including in-unit laundry in most apartments, dedicated storage, a shared backyard, and one on-site parking space. The building has also completed required soft-story seismic work and maintains compliant life-safety systems, offering a level of operational comfort for future ownership.

With strong existing income and the ability to further optimize rents over time, 1230 Jackson Street represents a well-balanced investment—combining solid fundamentals, an efficient unit mix, and a premier location that continues to attract long-term renters.





The Property

Property Information

Address: 1230 Jackson Street, San Francisco, CA 94109

District: Nob Hill

Property Type: Multifamily

APN: 0183-009

Building Square Feet: 4,986 SqFt

Units: 6

Lot Size: 2,792 SqFt

Constructed: 1911

Zoning: RM-3

Building Systems

Foundation: Concrete

Structure: Wood Frame

Façade: Mix of Wood Siding and Brick Fascia

Rear of Building: Wood Siding

Roof Composition: Rolled Composite

Windows: Mix of Single & Double Paned Wood Frame Windows

Electrical Service: Separately Metered (200 Amps)

Gas Service: Separately Metered

Fire Protection System: Honeywell NFS-320 Notifier System

Heat Source: Electrical Heat

Hot Water: 4x - Bradford White Storage Tanks

Plumbing: Mix of Copper & Galvanized

Door Entry System: DKS Door King Entry System

Security System: AEC Alarms Local Hardwire CCTV

Front Landing: Mixed Concrete

Lobby: Wood Flooring

Lobby Lighting: Center Mounted Pendant Lighting

Common Area Lighting: Pendant Lighting

Mailboxes: In Lobby

Garbage: Tradesman Alley

Apartment Access: Carpeted Staircase

Laundry: In-Unit Washers & Dryers (In Most Units)

Backyard: Yes - Shared

Storage: 6x - Storage Spaces

Building Information

Unit Mix: Two Bedroom, One Bath - 6

Parking - 1

6 - Total Units

Kitchens: Quartz Countertops

Wood Cabinetry

Single Basin Aluminum Sinks

Gas Stoves / Ovens

Over-Under Refrigerators

Center Mounted Lighting

Eat-In Dining

Bathrooms: Hexagon Tile Flooring

Tub / Shower Combinations & Standalone Showers

Vanity Sink

Fan & Window Ventilation

Mirrored Medicine Cabinet

Bedrooms: Hardwood Flooring

/ Living Rooms: Large Closets

Center Mounted Lighting

Windows with Blinds

Notes

- Building **is compliant** with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- San Francisco Soft-Story Work - **Work Complete**

Financial Analysis

1230 Jackson Street

Financial Summary	
Price	\$3,195,000
Down Payment	\$1,278,000
Number of Units	6
Price/Unit	\$532,500
Gross Square Feet (Per Owner)	4,986
Price/Square Foot	\$641
CAP Rate - Current	5.48%
CAP Rate - Proforma	8.06%
GRM - Current	12.16
GRM - Pro Forma	9.06
Year Built	1911
Lot Size	2,792

Annual Gross Income	Current	Proforma
Gross Potential Income	\$262,756	\$262,756
Vacancy (3.0%)	\$7,883	\$7,883
AGI	\$254,874	\$254,874
Expenses	\$79,917	\$79,917
NOI	\$174,956	\$174,956
Expense per Gross Income	30%	24%
Expense per Unit	\$13,320	\$14,067

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$37,787	\$6,298	47%	\$37,787	\$6,298	45%
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$1,350	\$225	2%	\$1,350	\$225	2%
Insurance	From Owner's 2025 Financials	\$4,823	\$804	6%	\$4,823	\$804	6%
Property Management	Estimated at 5% of Gross Income	\$13,138	\$2,190	16%	\$17,624	\$2,937	21%
Repairs & Maintenance	Estimated at \$1000/unit	\$6,000	\$1,000	8%	\$6,000	\$1,000	7%
PG&E	From Owner's 2025 Financials	\$989	\$165	1%	\$989	\$165	1%
Water	From Owner's 2025 Financials	\$7,702	\$1,284	10%	\$7,702	\$1,284	9%
Recology	From Owner's 2025 Financials	\$5,493	\$916	7%	\$5,493	\$916	7%
Telephone	From Owner's 2025 Financials	\$1,346	\$224	2%	\$1,346	\$224	2%
Pest Control	From Owner's 2025 Financials	\$1,290	\$215	2%	\$1,290	\$215	2%
Total Operating Expenses		\$79,917	\$13,320	100%	\$84,403	\$14,067	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,917,000	Less Debt Service	\$109,652	\$109,652
Loan Type	Interest Only	Cash Flow	\$65,304	\$147,844
Interest Rate	5.72%	Cash on Cash Return	5.11%	11.57%
Program	5/30 Year Fixed	Expenses as % of Gross	30%	24%
Loan to Value	60%	Expenses per Unit	\$13,320	\$14,067

Citizens Bank Loan Quote: at 60% LTV at 5.72% 5/30 Interest Only
(Loan information is time sensitive and subject to change)

Rent Roll

1230 Jackson Street

Unit No.	Unit Type	Rents	RUBS	Market Rent	Move In Date
1	2 Bed, 1 Bath	\$1,929.79		\$4,495	10/5/2005
2	2 Bed, 1 Bath	\$3,949.53	\$147.97	\$4,495	6/15/2024
3	2 Bed, 1 Bath	\$3,949.53	\$161.97	\$4,495	10/22/2024
4	2 Bed, 1 Bath	\$3,913.55	\$146.57	\$4,495	7/28/2023
5	2 Bed, 1 Bath	\$4,016.68	\$146.57	\$4,495	7/1/2023
6	2 Bed, 1 Bath	\$1,734.42		\$4,495	9/7/2001
Monthly Income		\$19,493.50		\$26,970	
Vacant Parking (1)		\$250.00		\$250	
Vacant Small Storage (3)		\$300.00		\$300	
Vacant Large Storage (3)		\$450.00		\$450	
CapEx Passthrough		\$426.14		\$426	
Utility Passthrough		\$373.64		\$374	
RUBS		\$603.08		\$603	
Total Monthly Income		\$21,896.36		\$29,372.86	
Total Annual Income		\$262,756		\$352,474	Upside: 34%

Units

2 Bed, 1 Bath - 6

Parking - 1

Storage - 6

6 - Total Units

Notes

Market rents estimated using Rentometer.com

Parking projected at \$250 per space/month

Small storage projected at \$100 per space/month

Large storage projected at \$150 per space/month

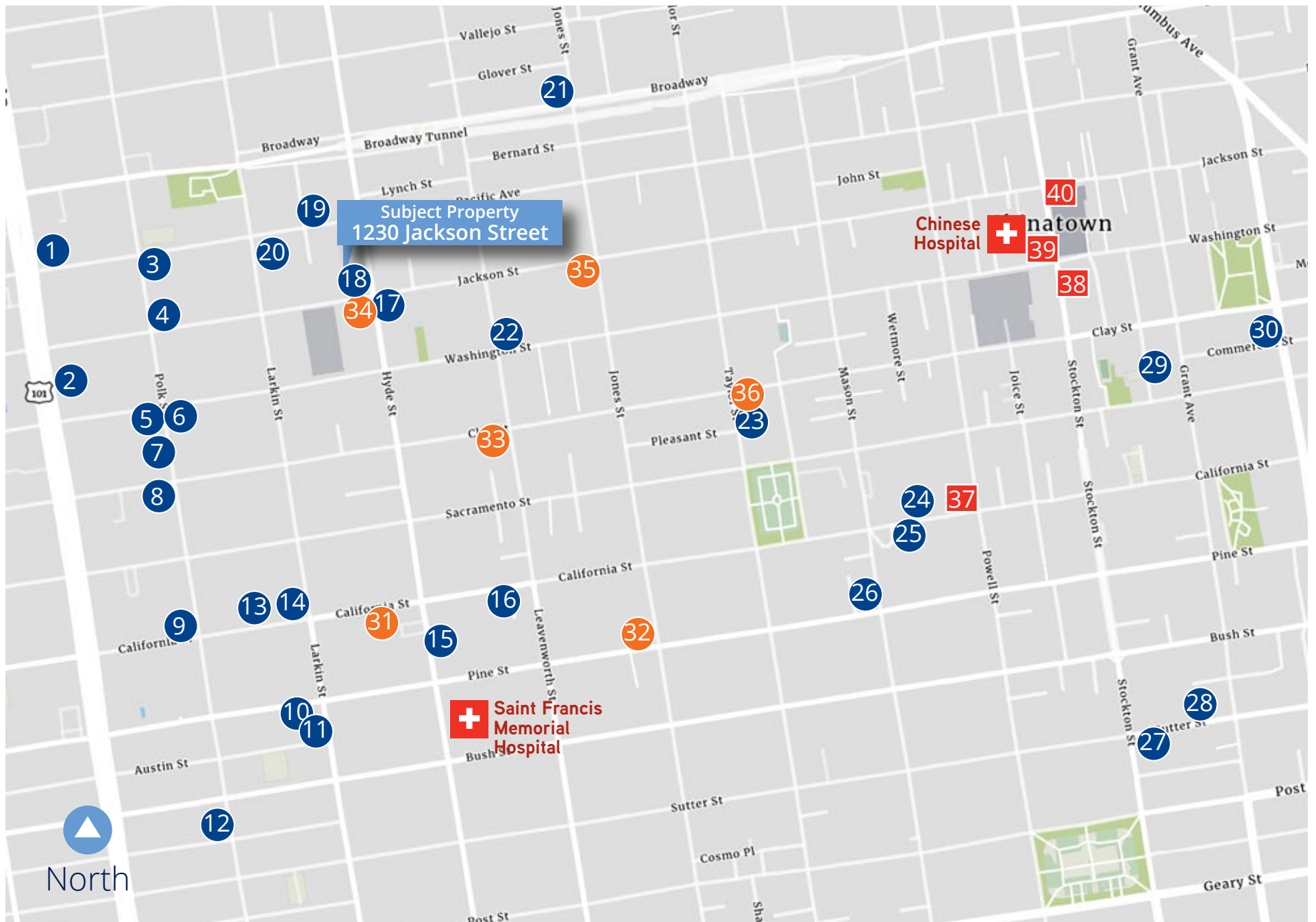
RUBS income reflects Feb. 2026 actuals and will vary month to month

Property Photos





Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores

 Banks & ATM's

 Hospitals/Clinics

Neighborhood Amenities

1 Harris' Steak House	11 Ben Thai Cafe	21 Serafina	31 Trader Joe's
2 House of Prime Rib	12 Mayes Oyster House	22 Sushi Rapture	32 Pine & Jones Market
3 Cafe Reveille	13 Nob Hill Pizza & Shawarma	23 Nob Hill cafe	33 Le Beau Market
4 Bell Tower	14 Mymy	24 Tonga Room & Bar	34 J & H Grocery
5 The Crepe House	15 Nourish Cafe	25 Top of the Mark	35 Jackson Market
6 Amelie San Francisco	16 Zeki's Bar	26 Rue Lepic French Restaurant	36 V J Grocery
7 The Cinch Saloon	17 Hot Sauce & Panko To Go	27 Campton Place Bar & Bistro	37 US Bank
8 Harper & Rye	18 Hyde Street Seafood & Bar	28 E & O Kitchen & Bar	38 Bank of America
9 Ti Piacera Ristorante	19 Ristorante Milano	29 Mister Jiu's	39 Wells Fargo Bank
10 Grubstake Diner	20 Collina	30 R & G Lounge	40 First Republic Bank

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

The area around 1230 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 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.

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 1230 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.

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