

1875 California Street

Pacific Heights | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Accelerating success.

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Table of Contents

- 04 Offering Summary
- 05 Property Profile
- 06 Financial Analysis
- 08 Property Photos
- 10 Amenities Map
- 12 Transportation Map

Offering Summary

1875 California Street presents the opportunity to acquire a well-located seven (7) unit multifamily property in San Francisco's highly desirable Pacific Heights neighborhood. Constructed in 1913, the building contains approximately 7,772 square feet on a 3,249 square foot lot and offers an attractive unit mix of one (1) studio, three (3) one-bedroom/one-and-a-half-bath units, two (2) two-bedroom/one-and-a-half-bath units, and one (1) two-bedroom/two-bath unit.

The property features spacious units with classic San Francisco architectural elements including hardwood flooring in living areas, crown molding, bay windows, fireplaces, and generous natural light. Kitchens include gas stoves, quartz countertops, dishwashers (*in some units*), and wood cabinetry, while bathrooms offer standard tub-shower combinations and tiled finishes. The building also provides on-site amenities such as four (4) parking spaces, one (1) motorcycle parking space, shared laundry facilities, and additional storage areas.

1875 California Street offers investors a compelling value-add opportunity with approximately 22% projected rental upside as units turn over to market rents. The property provides stable in-place income with the potential for long-term appreciation in one of San Francisco's most consistently sought-after residential submarkets.

The building is ideally positioned near Lafayette Park, Van Ness Avenue, and the Polk Street corridor, the building offers residents immediate access to neighborhood dining, retail, public transit, major employment centers throughout San Francisco, and convenient grocery options including Whole Foods just steps away.

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

Restaurants:

House of Prime Rib
Bell Tower
Hinodeya Ramen
Rise & Set
Hed 11
7 Adams
Thai Spice
Liholiho Yacht Club

Bars:

Harper & Rye
Polkcha
Beso Mae
DACHA
Propagation
620 Jones
The Social Study
Zeki's Bar

To Do:

Lafayette Park
Atherton House
Japan Town
AMC Theaters
Fillmore Street
Polk Street
Japanese Cultural & Community Center

The Property

Property Information

Address:	1875 California Street
District:	Pacific Heights
Property Type:	Multifamily
APN:	0648-013
Building Square Feet:	7,772
Units:	7
Lot Size (SqFt):	3,249
Constructed:	1913
Zoning:	RM-3

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco
Rear of Building:	Wood Siding
Roof Composition:	Tar & Gravel - Partial Bitumen
Gas Service:	Separately Metered
Electric Service:	Separately Metered (<i>Siemens System - 400 Amps</i>)
Fire Protection System:	Honeywell Farehyt Series Fire System
Fire Escapes:	Rear of Building
Windows:	Mix of Vinyl, Aluminum & Wood Frame
Heat Source:	Mix of Electric, Gas, & Steam Heat
Hot Water:	2x - Bradford + White (<i>100 Gallon Tank</i>)
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	DKS Entry System
Front Landing:	Marble Tile
Mailboxes:	In Lobby
Lobby:	Marble Tile
Lobby Lighting:	Center Mounted Lighting
Garbage:	In Garage
Apartment Access:	Central Staircase
Landing Areas:	Carpeted
Laundry:	Washers & Dryers (<i>In Most Units</i>)

Building Information

Unit Mix:	Studio - 1
	1 Bed, 1.5 Bath - 3
	2 Bed, 1.5 Bath - 2
	2 Bed, 2 Bath - 1
	Parking - 4
	Motorcycle Parking - 1
	7 - Total Units
Kitchens:	Tile Flooring
	Double Basin Aluminum Sinks
	Gas Stove / Ovens
	Quartz Countertops
	Wood Cabinetry
	Over / Under Refrigerators
	Dishwashers (<i>In Some Units</i>)
	Built-In Microwaves (<i>In Some Units</i>)
	Tile Surrounds
Bathrooms:	Tub / Shower Combinations
	Tile Flooring
	Inlaid Mirrored Cabinet Vanities
	Window Ventilation
	Cabinet Sinks
Bedrooms	Hardwood Flooring
/ Living Rooms:	Crown Molding
	Chandelier Lighting
	Bay Windows with Blinds (<i>In Front Units</i>)
	Fireplaces

Notes

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

Financial Analysis

1875 California Street

Financial Summary	
Price	\$4,900,000
Down Payment	\$1,960,000
Number of Units	7
Price/Unit	\$700,000
Gross Square Feet	7,772
Price/Square Foot	\$630
CAP Rate - Current	4.53%
CAP Rate - Proforma	5.95%
GRM - Current	14.51
GRM - Pro Forma	11.88
Year Built	1913
Lot Size (SqFt)	3,249

Annual Gross Income	Current	Proforma
Gross Potential Income	\$337,606	\$412,563
Vacancy (3.0%)	\$10,128	\$12,377
AGI	\$327,478	\$400,187
Expenses	\$105,565	\$108,564
NOI	\$221,913	\$291,623
Expense per Gross Income	31%	26%
Expense per Unit	\$15,081	\$15,509

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$57,951	\$8,279	55%	\$57,951	\$8,279	53%
Special Assessment Tax	<i>From Owner's 2025-26 Tax Bill</i>	\$1,350	\$193	1%	\$1,350	\$193	1%
Insurance	<i>From Owner's 2025 Financials</i>	\$7,219	\$1,031	7%	\$7,219	\$1,031	7%
Property Management	<i>Estimated at 4% of Gross Income</i>	\$13,504	\$1,929	13%	\$16,503	\$2,358	15%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$5,250	\$750	5%	\$5,250	\$750	5%
PG&E	<i>From Owner's 2025 Financials</i>	\$2,853	\$408	3%	\$2,853	\$408	3%
Water & Sewer	<i>From Owner's 2025 Financials</i>	\$7,675	\$1,096	7%	\$7,675	\$1,096	7%
Recology	<i>From Owner's 2025 Financials</i>	\$5,837	\$834	6%	\$5,837	\$834	5%
Janitorial	<i>From Owner's 2025 Financials</i>	\$3,210	\$459	3%	\$3,210	\$459	3%
Telephone	<i>From Owner's 2025 Financials</i>	\$715	\$102	1%	\$715	\$102	1%
Total Operating Expenses		\$105,565	\$15,081	100%	\$108,564	\$15,509	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$2,940,000	Less Debt Service	\$168,168	\$168,168
Loan Type	Interest Only	Cash Flow	\$53,745	\$123,455
Interest Rate	5.72%	Cash on Cash Return	2.74%	6.30%
Program	5/30 Year Fixed	Expenses as % of Gross	31%	26%
Loan to Value	60%	Expenses per Unit	\$15,081	\$15,509

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

Rent Roll

1875 California Street

Unit	Unit Type	Rent	Parking	Market Rents	Move in Date	SqFt	Notes
1	1 Bed, 1.5 Bath	\$4,195.00		\$4,250	4/9/2025	1,000	
2	2 Bed, 1.5 Bath	\$3,907.07	\$82.54	\$5,600	1/1/2021	1,100	Motorcycle Parking
3	1 Bed, 1.5 Bath	\$3,846.51		\$4,250	9/15/2020	1,000	
4	2 Bed, 1.5 Bath	\$4,512.30	\$304.20	\$5,600	3/15/2020	1,100	
5	1 Bed, 1.5 Bath	\$3,989.21	\$300.00	\$4,250	9/1/2021	1,000	
6	2 Bed, 2 Bath	\$4,512.30	\$202.80	\$5,700	2/1/2023	1,100	
8	Studio	\$2,251.61	Included	\$3,200	5/10/1997	700	Private Deck
Monthly Income		\$27,214.00		\$32,850			
Parking (4)		\$807.00		\$1,400			
Motorcycle (1)		\$82.54		\$100			
Passthroughs		\$30.29		\$30			
Total Monthly Income		\$28,133.83		\$34,380.29			
Annual Income		\$337,606		\$412,563			Upside: 22%

Units

Studio - 1
 1 Bed, 1.5 Bath - 3
 2 Bed, 1.5 Bath - 2
 2 Bed, 2 Bath - 1
 Parking - 4
 Motorcycle Parking - 1
7 - Total Units

Notes

Market rents estimated using Rentometer.com
 Parking projected at \$350 per space/month
 Motorcycle parking projected at \$100 per space/month

Property Photos

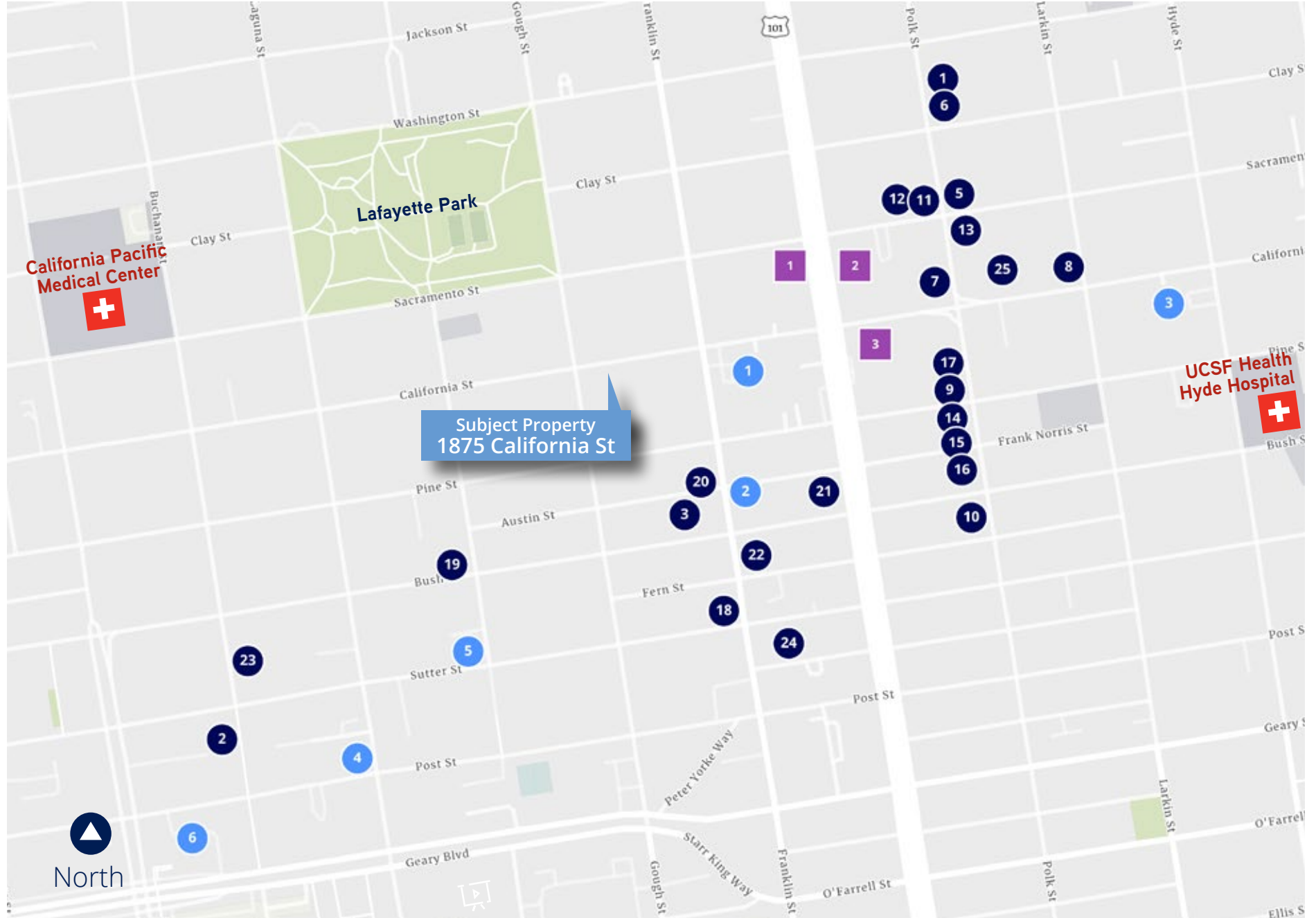





Property Photos



Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores

 Banks & ATM's

 Hospitals

Neighborhood Amenities

1 Thai Spice	10 Rise & Set	19 Octavia	1 Whole Foods
2 Hinodeya Ramen	11 Goldenette	20 Pistachio Kitchen	2 J Market
3 Akira Japanese Restaurant	12 Acquerello	21 Wayo Sushi	3 A&M Liquor
4 Ti Piacera Ristorante	13 Common Sage	22 Haraz Coffee House	4 Nijiya Market
5 Hoi An 1608 Vietnamese	14 Wabi Sabi SF	23 Bangkok Street Thai Food	5 Avenue Fine Food Market
6 Bob's Donut & Pastry Shop	15 Ben Thai Cafe	24 Cafe Pacific Plaza	6 Chase Bank
7 Swan Oyster Depot	16 El Lopo	25 The Village	1 Chase Bank
8 Mymy	17 Hi-Lo Cafe		2 Bank of America
9 Juniper	18 Limoncello		3 Wells Fargo

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

The area around 1875 California 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.





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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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