



# 755 Bush Street

Downtown | San Francisco, CA

Investment Opportunity | Offering Memorandum

Colliers





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755 Bush Street



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# Offering Summary

755 Bush Street presents a well-located multifamily investment opportunity in the heart of Downtown San Francisco, offering investors the chance to acquire a sizeable asset in one of the city's most transit-rich and amenity-dense neighborhoods.

Constructed in 1916, the approximately 16,588 square foot building sits on a 6,255 square foot lot and features a total of twenty-nine (29) units, including nineteen (19) studios, one (1) junior one-bedroom, eight (8) one-bedroom units, and one (1) two-bedroom unit—providing a diverse and desirable unit mix that appeals to a wide tenant base.

Units feature functional layouts with ample natural light, hardwood flooring in living areas and bedrooms, and kitchens equipped with gas stoves, quartz countertops, and wood cabinetry. Bathrooms include a mix of classic and updated finishes, including tile flooring and shower/tub combinations, while select units benefit from in-unit laundry and modern upgrades.

Ideally positioned along Bush Street, the property offers immediate access to Downtown, Nob Hill, and Union Square, placing residents within walking distance of major employment centers, public transportation options including BART and Muni, and a wide array of dining, retail, and neighborhood conveniences.

755 Bush Street represents a compelling investment opportunity in a premier San Francisco location, where strong tenant demand, exceptional walkability, and long-term neighborhood fundamentals continue to support sustained rental performance and long-term value.



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**GOLDEN GATE HOTEL**

**PUBLIC PARKING**  
750 BUSH  
OPEN 24 HOURS

**P  
A  
R  
K**

**OPEN 24 HOURS**  
PARKING  
PUBLIC PARKING

# The Property

## Property Information

Address: 755 Bush Street, San Francisco, CA 94108
District: Downtown
Property Type: Apartment Building
APN: 0284-019
Building Square Feet: 16,588
Units: 29
Lot Size: 6,255 SqFt
Constructed: 1916
Zoning: RC-4

## Building Systems

Foundation: Concrete
Structure: Steel Frame
Façade: Mix of Concrete and Brick Fascia
Roof Composition: Modified Bitumen
Windows: Mix of Single and Double Paned Wood Frame
Electrical Service: Separately Metered (400 Amps)
Gas Service: Separately Metered
Fire Protection System: Local Hardwire System - Honeywell NFS-320 Notifier
Fire Escapes: Front & Rear of Building
Heat Source: Peerless Boiler System
Hot Water: 7x - Water Heaters (2x - 120 Gallon Bradford White Tanks, 1x - Mighty Therm Tank, 5x - Rheem Tanks)
Plumbing: Mix of Copper & Galvanized
Common Area Lights: Chandelier Lighting
Door Entry System: Swiftlane Entry System
Front Landing: Marble Tile
Mailboxes: Lobby Wall
Lobby: Marble Tile
Common Areas: Carpeted
Garbage: Tradesman Alley
Apartment Access: Central Staircase
Laundry: In-Unit Washer & Dryer (In Some Units) and Laundry Room (2x - SpeedQueen Washers & Dryers)
Sprinklers: In Common Areas
Skylight: Yes
Storage: Yes - Owner Storage
Backyard: Yes

## Building Information

Unit Mix: Studios - 19
Jr. One Bedroom, One Bath - 1
One Bedroom, One Bath - 8
Two Bedroom, One Bath - 1
<b>29 - Total Units</b>
Kitchens: Gas Stoves / Ovens
Wood Cabinetry
Quartz Countertops
Single Basin Sinks
Over / Under Refrigerators
Ample Natural Light
Eat-In Dining Room off Kitchen
Bathrooms: Tub Shower Combinations (Some Clawfoot Tubs)
Hexagon Tile Flooring
Surface Mounted Mirror
Fan & Window Ventilation
Vanity Sink
Bedrooms: Hardwood Flooring
/ Living Rooms: Generous Closet Space
Pendant Lighting

## Notes

- Building **is compliant** with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- San Francisco Soft-Story Work - **Not on List**

# Financial Analysis

## 755 Bush Street

Financial Summary	
Price	\$9,195,000
Down Payment	\$3,678,000
Number of Units	29
Price/Unit	\$317,069
Gross Square Feet (Per Owner)	16,588
Price/Square Foot	\$554
CAP Rate - Current	5.46%
CAP Rate - Proforma	6.97%
GRM - Current	11.05
GRM - Pro Forma	9.36
Year Built	1916
Lot Size	6,255

Annual Gross Income	Current	Proforma
Gross Potential Income	\$832,237	\$982,641
Vacancy (3.0%)	\$24,967	\$29,479
AGI	\$807,270	\$953,162
Expenses	\$305,178	\$312,698
NOI	\$502,092	\$640,464
Expense per Gross Income	37%	32%
Expense per Unit	\$10,523	\$10,783

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$108,748	\$3,750	36%	\$108,748	\$3,750	35%
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$8,568	\$295	3%	\$8,568	\$295	3%
Insurance	From Owner's 2025 Financials	\$16,056	\$554	5%	\$16,056	\$554	5%
Property Management	Estimated at 5% of Gross Income	\$41,612	\$1,435	14%	\$49,132	\$1,694	16%
On Site Manager	Estimated at \$1800/month	\$21,600	\$745	7%	\$21,600	\$745	7%
Repairs & Maintenance	Estimated at \$1000/unit	\$29,000	\$1,000	10%	\$29,000	\$1,000	9%
PG&E	From Owner's 2025 Financials	\$38,646	\$1,333	13%	\$38,646	\$1,333	12%
Water	From Owner's 2025 Financials	\$19,622	\$677	6%	\$19,622	\$677	6%
Recology	From Owner's 2025 Financials	\$11,317	\$390	4%	\$11,317	\$390	4%
Security	From Owner's 2025 Financials	\$1,800	\$62	1%	\$1,800	\$62	1%
Pest Control	From Owner's 2025 Financials	\$1,676	\$58	1%	\$1,676	\$58	1%
Telephone	From Owner's 2025 Financials	\$1,260	\$43	0%	\$1,260	\$43	0%
Elevator	From Owner's 2025 Financials	\$5,274	\$182	2%	\$5,274	\$182	2%
<b>Total Operating Expenses</b>		<b>\$305,178</b>	<b>\$10,523</b>	<b>100%</b>	<b>\$312,698</b>	<b>\$10,783</b>	<b>100%</b>

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$5,517,000	Less Debt Service	\$315,572	\$315,572
Loan Type	Interest Only	Cash Flow	\$186,519	\$324,892
Interest Rate	5.72%	Cash on Cash Return	5.07%	8.83%
Program	5/30 Year Fixed	Expenses as % of Gross	37%	32%
Loan to Value	60%	Expenses per Unit	\$10,523	\$10,783

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

## 755 Bush Street

Unit No.	Unit Type	Rents	RUBS	Market Rent	Move In Date	SqFt
A (RM)	2 Bed, 1 Bath	\$4,500.00	\$175.00	\$4,800	8/19/2024	1258
100	Studio	\$1,695.00	\$90.42	\$2,500	6/8/2025	190
101	Studio	\$2,195.00	\$90.42	\$2,500	5/7/2025	406
102	Studio	\$1,607.08		\$2,500	6/14/2009	426
103	Studio	\$1,820.00	\$144.67	\$2,500	12/6/2024	408
104	Studio	\$2,131.39	\$90.42	\$2,500	4/6/2022	342
105	1 Bed, 1 Bath	\$2,895.00	\$88.54	\$3,000	8/20/2025	463
<b>106</b>	<b>Studio</b>	<b>\$2,500.00</b>	<b>\$90.00</b>	<b>\$2,500</b>	<b>Vacant</b>	<b>398</b>
<b>200</b>	<b>Studio</b>	<b>\$2,500.00</b>	<b>\$90.00</b>	<b>\$2,500</b>	<b>Vacant</b>	<b>409</b>
201	1 Bed, 1 Bath	\$2,995.00	\$109.27	\$3,000	10/7/2025	430
202	Studio	\$632.00		\$2,500	9/22/1978	429
203	Studio	\$1,745.00		\$2,500	12/21/2024	408
204	Studio	\$2,195.00	\$90.42	\$2,500	4/5/2025	382
205	Studio	\$2,124.33	\$90.42	\$2,500	2/19/2024	430

Unit No.	Unit Type	Rents	RUBS	Market Rent	Move In Date	SqFt
206	Studio	\$2,395.00	\$109.27	\$2,500	1/2/2025	398
300	Studio	\$2,195.00	\$90.42	\$2,500	5/17/2025	409
301	1 Bed, 1 Bath	\$2,850.00	\$90.42	\$3,000	7/20/2025	430
302	1 Bed, 1 Bath	\$2,495.00	\$90.42	\$3,000	7/18/2025	429
303	Studio	\$2,200.00	\$90.42	\$2,500	2/28/2026	408
304	Studio	\$1,713.14	\$90.42	\$2,500	8/13/2011	382
305	1 Bed, 1 Bath	\$2,631.33	\$148.98	\$3,000	4/29/2024	430
306	Studio	\$646.24		\$2,500	3/1/1978	398
400	Studio	\$2,057.32	\$90.42	\$2,500	10/1/2023	420
401	1 Bed, 1 Bath	\$2,732.73		\$3,000	3/15/2024	441
402	1 Bed, 1 Bath	\$2,795.00	\$90.42	\$3,000	10/3/2025	441
403	Jr. 1 Bed, 1 Bath	\$2,595.00	\$90.42	\$2,595	3/11/2026	409
404	Studio	\$2,225.73	\$90.42	\$2,500	8/22/2024	391
405	1 Bed, 1 Bath	\$2,925.00	\$90.42	\$3,000	8/12/2025	441
406	Studio	\$2,370.00	\$90.42	\$2,500	9/22/2026	400

<b>Monthly Income</b>	<b>\$66,361.29</b>	<b>\$78,895</b>	
Pet Rent	\$125.64	\$126	
CAM	\$3.49	\$3	
RUBS	\$2,402.45	\$2,402	
Bond Passthrough	\$41.73	\$42	
Utility Passthrough	\$75.68	\$76	
Recology Reimbursement	\$116.99	\$117	
Water Reimbursement	\$225.80	\$226	
<b>Total Monthly Income</b>	<b>\$69,353.07</b>	<b>\$81,886.78</b>	
<b>Total Annual Income</b>	<b>\$832,237</b>	<b>\$982,641</b>	<b>Upside: 18%</b>

### Units

Studio - 19  
 Jr. 1 Bed, 1 Bath - 1  
 1 Bed, 1 Bath - 8  
 2 Bed, 1 Bath - 1  
**29 - Total Units**

### Notes

Market rents estimated using Rentometer.com  
 RUBS income reflects Feb. 2026 actuals and will vary month to month

# Property Photos





Property Photos



# Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores


 Banks & ATM's

 Hospitals/Clinics


## Neighborhood Amenities

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


# Public Transportation




- 1BX 1 CLAYS ST, SACRAMENTO 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

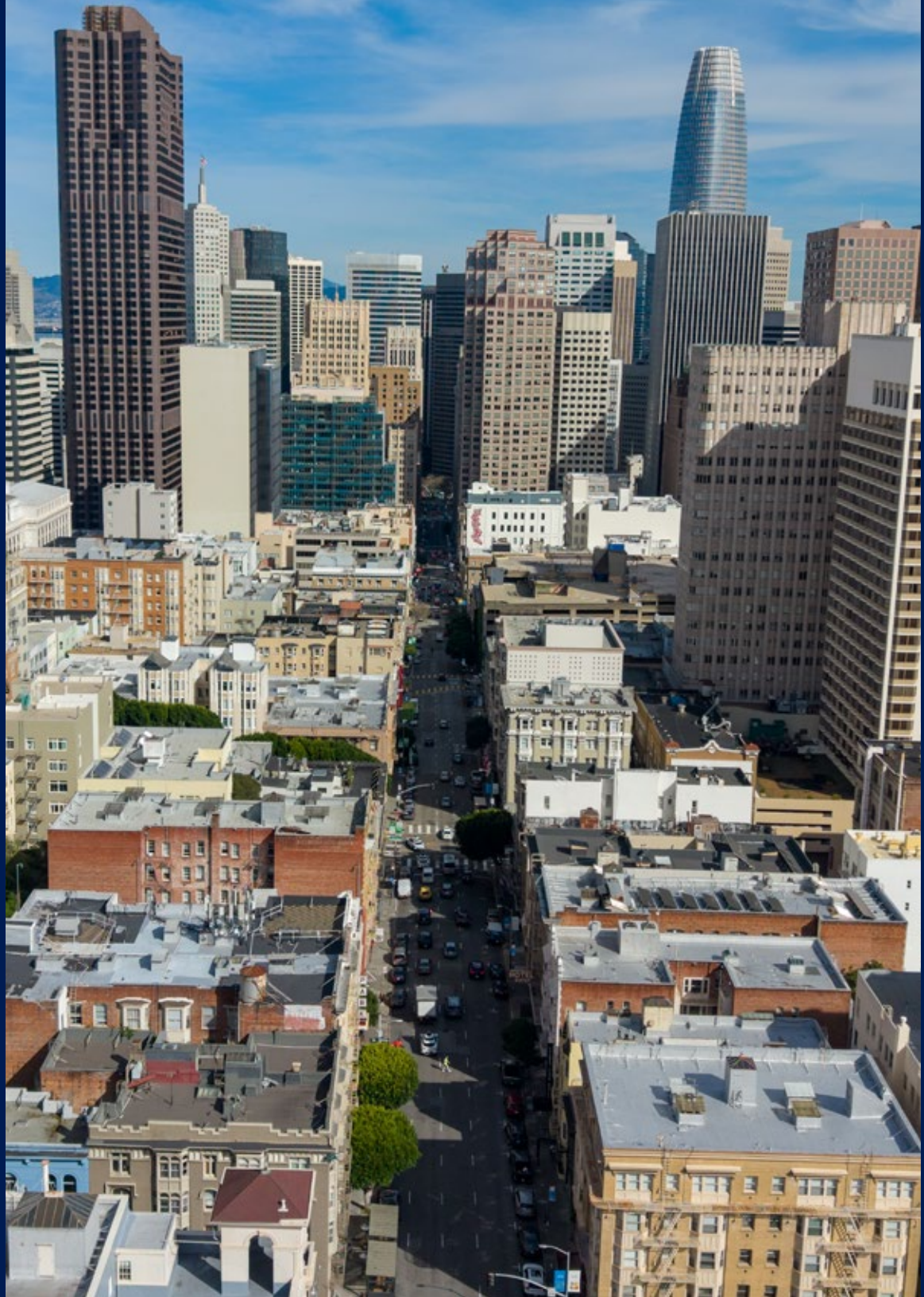
 CALIFORNIA/POWELL CABLE CAR  
(To Market St / Union Square / Bart & Muni)

 HIGHWAY ACCESS VIA VAN NESS AVE



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

The area around 755 Bush 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, Jackson & 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.





755 Bush Street

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