

1062 Sutter Street

Lower Nob Hill | San Francisco, CA

Offering Memorandum

The Colliers logo consists of the word "Colliers" in a white, serif font, centered within a blue rectangular box. Below the text are three horizontal lines in yellow, orange, and red.

Accelerating success.

Dustin Dolby

Vice Chair

+1 415 288 7869

dustin.dolby@colliers.com

Lic #01963487

Brad Lagomarsino

Senior Vice Chair

+1 415 288 7847

brad.lago@colliers.com

Lic #01058500

Ryan O'Keefe

Senior Associate

+1 415 288 7806

ryan.okeefe@colliers.com

Lic #02122038

Tour Schedule

Please Call Listing Agent

Multifamily Investment Services Group

www.thedlteam.com

101 Second Street | Suite 1100 | San Francisco, CA





Table of Contents

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

Offering Summary

1062 Sutter Street presents a well-located fifteen (15) unit multifamily investment opportunity in San Francisco's Lower Nob Hill neighborhood. Ideally situated just steps from Polk Street, Union Square, and the Financial District, the property benefits from exceptional walkability, immediate access to public transportation, and proximity to a wide array of dining, retail, and employment hubs, supporting strong and consistent rental demand.

Constructed in 1922, the building spans approximately 8,888 square feet and features a unit mix of twelve (12) studios, two (2) one-bedroom / one-bathroom unit, and one (1) three-bedroom / two-bathroom unit. Units offer functional layouts with classic San Francisco charm, including hardwood flooring, large windows allowing for abundant natural light, and period details throughout. Select units have been updated with modern kitchens featuring granite countertops, wood cabinetry, stainless steel appliances, and refreshed bathrooms with contemporary finishes.

The property is separately metered for gas and electricity and has completed compliance with the San Francisco Fire Alarm Sleeping Room Ordinance. Additional building features include a secure entry system, on-site laundry, and both front and rear fire escapes, contributing to operational efficiency and tenant convenience.

With a significant portion of the current rent roll below market, 1062 Sutter Street offers investors a compelling value-add opportunity through strategic rent increases and continued unit upgrades. The property combines stable in-place income with meaningful upside potential in one of San Francisco's most central and transit-oriented locations, making it an attractive acquisition for both long-term investors and those seeking a repositioning opportunity.

The Property

Property Information

Address:	1062 Sutter Street, San Francisco CA 94109
District:	Lower Nob Hill
Property Type:	Multifamily
APN:	0279-010
Building Square Feet:	8,888 (per Owner's Records)
Units:	15
Lot Size (SqFt):	2,404
Constructed:	1922
Zoning:	RC-4

Building Systems

Foundation:	Concrete
Structure:	Concrete
Façade:	Concrete with Decorative Features
Rear of Building:	Concrete
Roof Composition:	Modified Bitumen
Gas Service:	Separately Metered
Electric Service:	Separately Metered (200 Amps)
Fire Protection System:	Honeywell Farenhyt Fire Protection System
Fire Escapes:	Front & Rear of Building
Windows:	Various Types of Windows
Heat Source:	Mighty Therm2 Peerless Boiler System
Hot Water:	119 Gallon Storage Tank
Plumbing:	Mixture of Copper and Galvanized
Door Entry System:	Akuvox Door Entry System
Front Landing:	Terrazzo
Mailboxes:	Inside Lobby
Lobby:	Carpeted
Common Area Lights:	Center Mounted Pendant Lighting
Garbage:	In Tradesman
Apartment Access:	Central Staircase
Landing Areas:	Carpeted
Laundry:	2 Washers / 2 Dryers (SpeedQueen)

Building Information

Unit Mix:	12 - Studios
	2 - 1 Bed, 1 Bath
	1 - 3 Bed, 2 Bath + 2 Living Rooms
	1 - Parking
	15 - Total Units
Kitchens:	Quartz Countertops
	Double Basin Sinks
	Wood Cabinetry
	Over / Under Refrigerators
	Built-In Microwaves
	Recessed Lighting
Bathrooms:	Standalone Shower
	Cabinet Sinks
	Tile Flooring
	Inlaid Mirrored Cabinets
	Window Ventilation
Bedrooms /	Wood Flooring
Living Rooms:	Large Windows with Blinds
	Crown Molding
	Center Mounted Pendant Lighting

Notes

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

Financial Analysis

1062 Sutter Street

Financial Summary	
Price	\$4,100,000
Down Payment	\$1,640,000
Number of Units	15
Price/Unit	\$273,333
Gross Square Feet	8,888 (per Owner's Records)
Price/Square Foot	\$461
CAP Rate - Current	4.88%
CAP Rate - Proforma	6.94%
GRM - Current	12.04
GRM - Pro Forma	9.51
Year Built	1922
Lot Size (SqFt)	2,404

Annual Gross Income	Current	Proforma
Gross Potential Income	\$340,559	\$431,100
Vacancy (3.0%)	\$10,217	\$12,933
AGI	\$330,342	\$418,167
Expenses	\$130,114	\$133,736
NOI	\$200,228	\$284,431
Expense per Gross Income	38%	31%
Expense per Unit	\$8,674	\$8,916

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$48,490	\$3,233	37%	\$48,490	\$3,233	36%
Special Assessment Tax	From Owner's 2025-26 Tax Bill	\$1,950	\$130	1%	\$1,950	\$130	1%
Insurance	From Owner's 2025 Financials	\$19,564	\$1,304	15%	\$19,564	\$1,304	15%
Property Management	Estimated at 4% of Gross Income	\$13,622	\$908	10%	\$17,244	\$1,150	13%
Repairs & Maintenance	Estimated at \$1000/unit	\$15,000	\$1,000	12%	\$15,000	\$1,000	11%
PG&E	From Owner's 2025 Financials	\$13,608	\$907	10%	\$13,608	\$907	10%
Water	From Owner's 2025 Financials	\$9,022	\$601	7%	\$9,022	\$601	7%
Recology	From Owner's 2025 Financials	\$6,180	\$412	5%	\$6,180	\$412	5%
Janitorial	From Owner's 2025 Financials	\$1,150	\$77	1%	\$1,150	\$77	1%
Internet	From Owner's 2025 Financials	\$315	\$21	0%	\$315	\$21	0%
Pest Control	From Owner's 2025 Financials	\$1,212	\$81	1%	\$1,212	\$81	1%
Total Operating Expenses		\$130,114	\$8,674	100%	\$133,736	\$8,916	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$2,460,000	Less Debt Service	\$140,712	\$140,712
Loan Type	Interest Only	Cash Flow	\$59,516	\$143,719
Interest Rate	5.72%	Cash on Cash Return	3.63%	8.76%
Program	5/30 Year Fixed	Expenses as % of Gross	38%	31%
Loan to Value	60%	Expenses per Unit	\$8,674	\$8,916

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

Rent Roll

1062 Sutter Street

Unit No.	Unit Type	Rents	Banked Rents	Parking	Market Rents	Move-In Date
1	Studio	\$260.00			\$2,100	3/1/1994
2	Studio	\$1,408.07		\$283.52	\$2,100	3/1/2011
3	3 Bed, 2 Bath	\$5,000.00			\$5,000	5/1/2026
4	1 Bed, 1 Bath	\$2,600.00			\$2,600	2/1/2021
5	Studio	\$1,895.00	\$56.85		\$2,100	1/1/2024
6	Studio	\$1,859.62	\$87.40		\$2,100	8/1/2022
7	Studio	\$736.83			\$2,100	2/1/2016
8	1 Bed, 1 Bath	\$2,095.00			\$2,600	9/22/2025
9	Studio	\$1,995.00	\$313.22		\$2,100	8/9/2017
10	Studio	\$1,950.00			\$2,100	1/23/2026
11	Studio	\$1,950.00			\$2,100	12/10/2025
12	Studio	\$595.18			\$2,100	10/1/1997
14	Studio	\$1,795.00			\$2,100	5/1/2025
15	Studio	\$1,895.00	\$89.07		\$2,100	8/1/2023
16	Studio	\$1,895.00			\$2,100	11/1/2025
Monthly Income		\$27,929.70			\$35,400	
Parking (1)		\$283.52			\$300	
Banked Rents		\$546.54			\$547	
Laundry		\$166.67			\$225	
Total Monthly Income		\$28,926.43			\$36,471.54	
Total Annual Income		\$347,117			\$437,658	Upside: 26%

Units

Studio - 12
 1 Bed, 1 Bath - 2
 3 Bed, 2 Bath - 1
 Parking - 1
15 - Total Units

Notes

Market rents estimated using Rentometer.com
 Parking projected at \$300 per space/month
 Laundry projected at \$15 per unit/month
 Banked rents provided by property management





HOTEL CARLTON

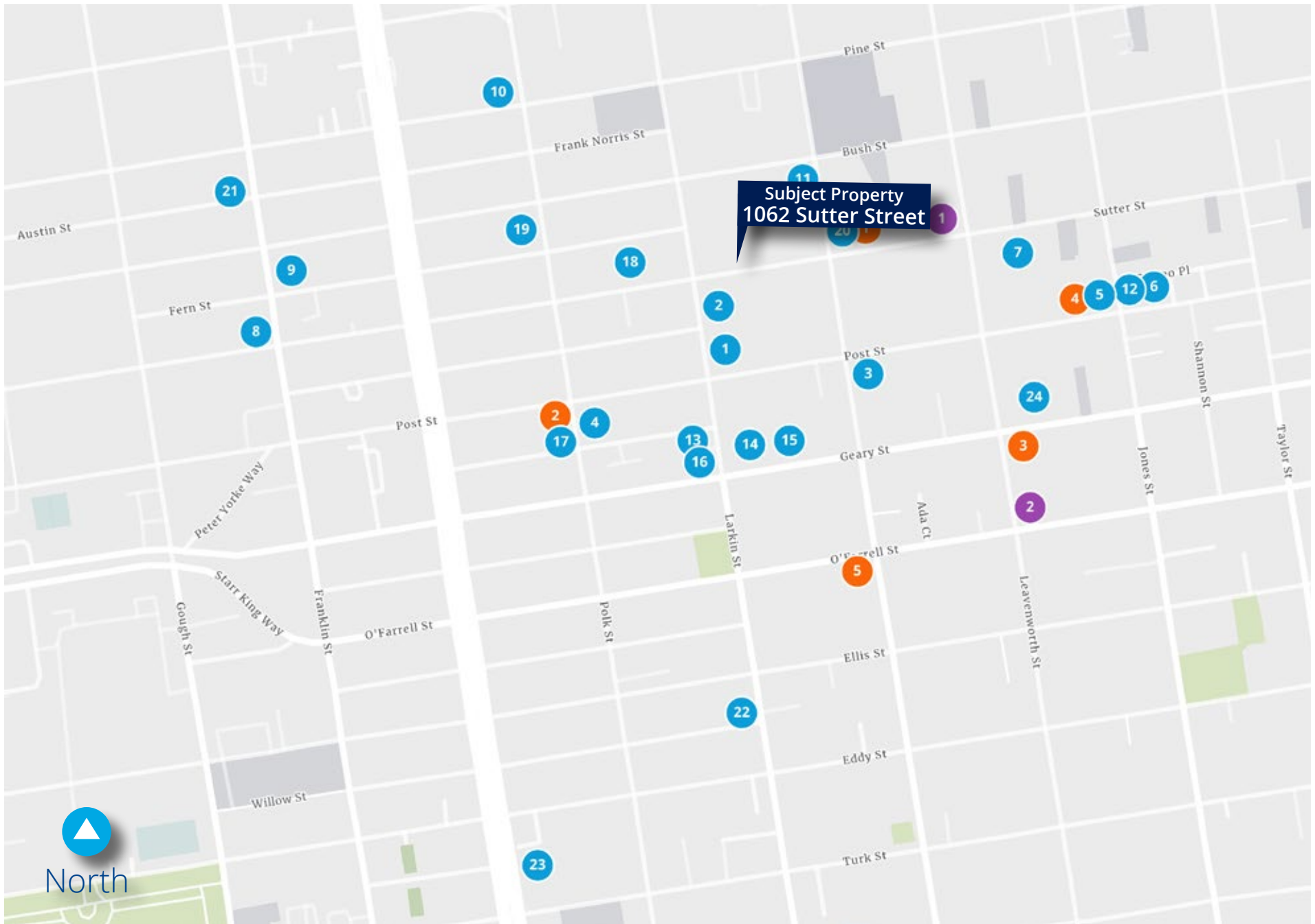
PARK

Property Photos





Amenities Map




























 Restaurants & Bars

 Convenience & Grocery Stores

 Banks & ATM's

 Hospitals/Clinics

Neighborhood Amenities

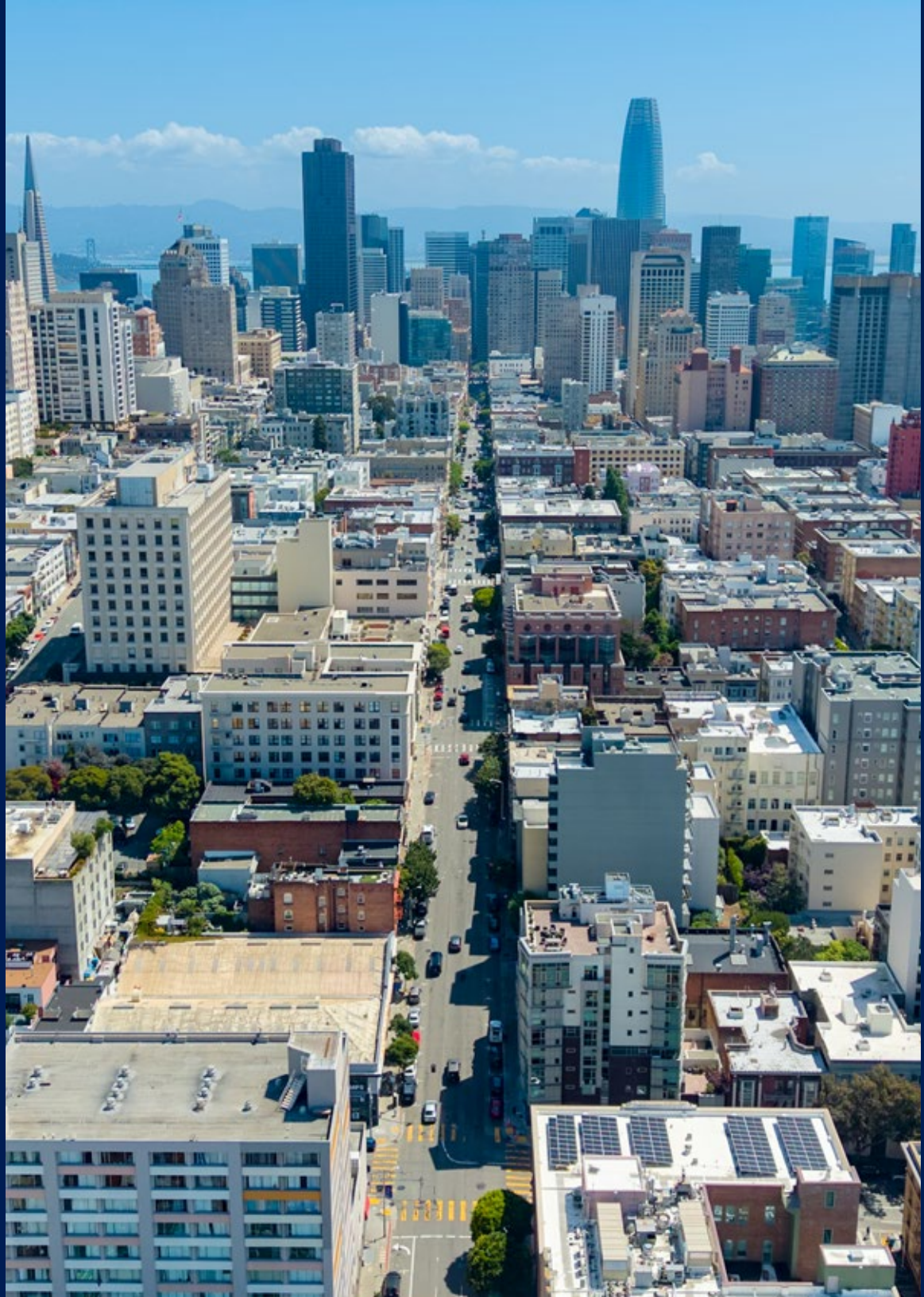
 1 Meski	 9 Haraz Coffee House	 17 Napoli Pizza	 1 Sutter Fine Food
 2 Dacha	 10 Juniper	 18 Le Marais Bakery	 2 Polk & Post Convenience
 3 Propagation	 11 Crostini & Java	 19 Rise & Set	 3 Star Market & Deli
 4 Kuma Sushi + Sake	 12 Lapisara Eastery	 20 Ace's Bar	 4 Food & Liquor World
 5 The Public Izakaya	 13 Jane on Larkin	 21 Pistachio Kitchen & Espresso Bar	 5 Hyde-O'Farrell Market
 6 Heist Restaurant	 14 The Outsider	 24 Pho 2000	 1 ATM
 7 Liholiho Yacht Club	 15 Fishmandu Sushi	 25 Salty's	 2 ATM
 8 Limoncello	 16 House of Thai	 26 Wanjai Cafe	

Public Transportation



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

The area around 1062 Sutter 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 2022" 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 California Street, Park Presidio & Geary Blvd, 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 Park Presidio Boulevard.





1062 Sutter Street



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1062 Sutter Street, San Francisco, CA 94109. 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 1062 Sutter 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 1062 Sutter 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 1062 Sutter 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.

1062 Sutter Street

Lower Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum

Dustin Dolby

Vice Chair

+1 415 288 7869

dustin.dolby@colliers.com

Lic #01963487

Brad Lagomarsino

Senior Vice Chair

+1 415 288 7847

brad.lago@colliers.com

Lic #01058500

Ryan O'Keefe

Senior Associate

+1 415 288 7806

ryan.okeefe@colliers.com

Lic #02122038

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.