

# 270 Turk Street

Tenderloin | San Francisco, CA

Investment Opportunity | Offering Memorandum



Accelerating success.

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# Table of Contents

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

# Offering Summary

270 Turk Street presents a rare opportunity to acquire a large-scale multifamily asset in the heart of San Francisco's Tenderloin neighborhood, offering investors significant scale, in-place income, and operational upside in a centrally located, transit-oriented location. The property consists of eighty-six (86) units, including sixty-eight (68) studios and eighteen (18) one-bedroom units, within a well-maintained, elevator-served building spanning approximately 47,054 square feet on a 6,875 square foot lot .

Constructed in 1927, the building features classic San Francisco architectural character complemented by functional unit layouts designed to maximize livability. Many units benefit from natural light and efficient floorplans, while the property is supported by key amenities including an elevator, secured entry, and on-site laundry, creating a stable and service-oriented residential environment . The asset has historically operated with supportive housing components, providing additional income streams through subsidies and service-related revenue, further enhancing income stability.

The property is ideally located near Union Square, Civic Center, and major transportation corridors including Van Ness Avenue and Market Street, providing tenants with immediate access to employment hubs, retail, dining, and public transit throughout the city. The surrounding neighborhood continues to benefit from public and private investment, reinforcing long-term demand for centrally located housing with convenient access to transit and services.

270 Turk Street offers investors a compelling opportunity to acquire a high-unit-count asset with strong in-place income and substantial operational upside. With current rents below market and expenses that can be optimized relative to historical operations, the property presents a clear path to increased cash flow and long-term value creation in one of San Francisco's most centrally located rental markets.

# The Property

## Property Information

Address:	270 Turk Street, San Francisco, CA 94102
District:	Tenderloin
Property Type:	Multifamily
APN:	0338-010
Building Square Feet:	47,054
Units:	86
Lot Size (SqFt):	6,875
Constructed:	1927
Zoning:	RC-4

## Building Information

Unit Mix:	Studio - 68
	1 Bed, 1 Bath - 18
<b>86 - Total Units</b>	

## Notes

- Building is **NOT** on Mandatory Earthquake Retrofit Wood Frame Building Program

# Financial Analysis

## 270 Turk Street

Financial Summary	
Price	\$11,600,000
Down Payment	\$4,640,000
Number of Units	86
Price/Unit	\$134,884
Gross Square Feet	47,054
Price/Square Feet	\$247
CAP Rate - Current	6.08%
CAP Rate - Proforma	11.20%
GRM - Current	6.37
GRM - Pro Forma	4.60
Year Built	1927
Lot Size	6,875

Annual Gross Income	Current	Proforma
Gross Potential Income	\$1,821,414	\$2,519,933
Vacancy (5.0%)	\$91,071	\$125,997
AGI	\$1,730,343	\$2,393,936
Expenses	\$1,024,716	\$1,094,342
NOI	\$705,627	\$1,299,594
Expense per Gross Income	56%	43%
Expense per Unit	\$11,915	\$12,725

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$6,960,000	Less Debt Service	\$398,112	\$398,112
Loan Type	Interest Only	Cash Flow	\$307,515	\$901,482
Interest Rate	5.72%	Cash on Cash Return	6.63%	19.43%
Program	5/30 Year Fixed	Expenses as % of Gross	56%	43%
Loan to Value	60%	Expenses per Unit	\$11,915	\$12,725

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

# Operating Expenses

270 Turk Street

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$7,350	\$85	1%	\$7,350	\$85	1%
Special Assessment Tax	From Owner's 2025-26 Tax Bill	\$7,790	\$91	1%	\$7,790	\$91	1%
Insurance	From Owner's T-12 Financials	\$133,466	\$1,552	13%	\$133,466	\$1,552	12%
Workers Compensation	From Owner's T-12 Financials	\$20,107	\$234	2%	\$20,107	\$234	2%
Property Management	Estimated at 10% of Gross Income	\$182,141	\$2,118	18%	\$251,993	\$2,930	23%
On Site Manager	Estimated at \$2200/month	\$26,400	\$307	3%	\$26,400	\$307	2%
Repairs & Maintenance	Estimated at \$1000/unit	\$86,000	\$1,000	8%	\$86,000	\$1,000	8%
PG&E	From Owner's T-12 Financials	\$96,872	\$1,126	9%	\$96,872	\$1,126	9%
Water & Sewer	From Owner's T-12 Financials	\$79,606	\$926	8%	\$79,606	\$926	7%
Recology	From Owner's T-12 Financials	\$64,333	\$748	6%	\$64,333	\$748	6%
Janitorial	From Owner's T-12 Financials	\$50,029	\$582	5%	\$50,029	\$582	5%
Misc. Taxes, Licenses & Permits	From Owner's T-12 Financials	\$3,208	\$56	0%	\$4,848	\$56	0%
Pest Control	From Owner's T-12 Financials	\$9,976	\$116	1%	\$9,976	\$116	1%
Elevator	From Owner's T-12 Financials	\$22,704	\$264	2%	\$22,704	\$264	2%
Security	From Owner's T-12 Financials	\$7,319	\$85	1%	\$7,319	\$85	1%
Total Program Expenses	From Owner's T-12 Financials	\$6,346	\$79	1%	\$6,805	\$79	1%
Total Supportive Services	From Owner's T-12 Financials	\$221,069	\$2,544	22%	\$218,744	\$2,544	20%
<b>Total Operating Expenses</b>		<b>\$1,024,716</b>	<b>\$11,913</b>	<b>101%</b>	<b>\$1,094,342</b>	<b>\$12,725</b>	<b>100%</b>

<b>Gross Potential Income</b>	<b>\$1,821,414</b>	<b>\$2,519,933</b>
Vacancy (5.0%)	\$91,071	\$125,997
AGI	\$1,730,343	\$2,393,936
Expenses	\$1,024,716	\$1,094,342
<b>NOI</b>	<b>\$705,627</b>	<b>\$1,299,594</b>

Expenses as % of Gross Income	56%	43%
Expense per Unit	\$11,915	\$12,725

<b>TNDC Expenses</b>	<b>\$2,933,531</b>
<b>ProForma Expenses</b>	<b>\$1,024,716</b>

<b>Expenses as % of Gross Income (TNDC)</b>	<b>186%</b>
<b>Expenses as % of Gross Income</b>	<b>56%</b>

<b>Expense per Unit (TNDC)</b>	<b>\$34,111</b>
<b>Expense per Unit (ProForma)</b>	<b>\$11,915</b>

# Rent Roll

Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move-In Date	SqFt	Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move-In Date	SqFt
506-1001	1 Bed, 1 Bath	\$1,387.00		\$1,975	1/1/2026	460	506-409	Studio	\$635.00		\$1,525	7/1/2025	443
506-1002	Studio	\$1,381.00		\$1,525	1/1/2026	425	506-501	Studio	\$1,512.00		\$1,525	4/1/2025	460
506-1003	Studio	\$1,452.00		\$1,525	4/1/2026	507	506-502	Studio	\$1,345.00		\$1,525	7/1/2025	425
506-1004	Studio	\$525.00	\$202.00	\$1,525	5/1/2025	300	506-503	Studio	\$1,381.00		\$1,525	7/1/2025	507
506-1005	Studio	\$679.00		\$1,525	7/1/2025	523	506-504	Studio	\$1,006.00		\$1,525	7/1/2025	300
506-1006	Studio	\$0.00	\$202.00	\$1,525	1/23/2026	296	<b>506-505</b>	<b>Studio</b>	<b>\$1,525.00</b>		<b>\$1,525</b>	<b>Vacant</b>	<b>523</b>
506-1007	1 Bed, 1 Bath	\$1,952.00		\$1,975	10/1/2025	495	506-506	Studio	\$1,002.00		\$1,525	7/1/2025	296
506-1008	Studio	\$1,205.00		\$1,525	7/1/2025	425	506-507	1 Bed, 1 Bath	\$1,873.00		\$1,975	3/2/2026	495
506-1009	Studio	\$214.00	\$202.00	\$1,525	10/1/2025	443	506-508	1 Bed, 1 Bath	\$935.00	\$202.00	\$1,975	11/1/2025	425
506-105	Studio	\$1,426.00		\$1,525	7/1/2025	516	506-509	1 Bed, 1 Bath	\$368.00	\$202.00	\$1,975	12/1/2025	443
506-106	Studio	\$368.00	\$202.00	\$1,525	9/16/2025	296	506-601	1 Bed, 1 Bath	\$317.00	\$202.00	\$1,975	1/1/2026	460
506-107	Studio	\$362.00	\$202.00	\$1,525	11/1/2025	504	<b>506-602</b>	<b>Studio</b>	<b>\$1,525.00</b>		<b>\$1,525</b>	<b>Vacant</b>	<b>425</b>
506-108	Studio	\$476.00	\$202.00	\$1,525	8/1/2025	427	506-603	Studio	\$696.00		\$1,525	4/1/2026	507
506-109	Studio	\$1,070.00		\$1,525	7/1/2025	446	506-604	Studio	\$1,190.00		\$1,525	3/1/2026	300
506-201	Studio	\$819.00	\$202.00	\$1,525	11/1/2025	460	506-605	1 Bed, 1 Bath	\$935.00	\$202.00	\$1,975	11/1/2025	523
506-202	Studio	\$1,409.00		\$1,525	2/5/2026	425	506-606	Studio	\$387.00	\$202.00	\$1,525	11/1/2025	296
506-203	Studio	\$1,408.00		\$1,525	7/1/2025	507	506-607	Studio	\$1,182.00		\$1,525	8/1/2025	495
506-204	Studio	\$217.00	\$202.00	\$1,525	11/1/2025	300	506-608	Studio	\$362.00	\$202.00	\$1,525	11/1/2025	425
506-205	Studio	\$1,262.00		\$1,525	8/1/2025	523	506-609	Studio	\$1,191.00		\$1,525	7/1/2025	443
506-206	Studio	\$346.00	\$202.00	\$1,525	12/1/2025	296	506-701	1 Bed, 1 Bath	\$214.00	\$202.00	\$1,975	11/1/2025	460
<b>506-207</b>	<b>Studio</b>	<b>\$1,525.00</b>		<b>\$1,525</b>	<b>Vacant</b>	<b>495</b>	506-702	1 Bed, 1 Bath	\$332.00	\$202.00	\$1,975	11/1/2025	425
506-208	1 Bed, 1 Bath	\$1,328.00		\$1,975	4/1/2026	425	<b>506-703</b>	<b>Studio</b>	<b>\$1,525.00</b>		<b>\$1,525</b>	<b>Vacant</b>	<b>507</b>
506-209	Studio	\$819.00	\$202.00	\$1,525	12/1/2025	443	506-704	Studio	\$214.00	\$202.00	\$1,525	7/1/2025	300
506-301	Studio	\$1,512.00		\$1,525	8/1/2025	460	506-705	1 Bed, 1 Bath	\$575.00		\$1,975	2/1/2026	523
506-302	Studio	\$1,207.00		\$1,525	7/1/2025	425	506-706	Studio	\$613.00		\$1,525	8/1/2025	296
506-303	Studio	\$1,359.00		\$1,525	7/1/2025	507	506-707	Studio	\$1,358.00		\$1,525	7/1/2025	495
506-304	Studio	\$407.00	\$202.00	\$1,525	9/1/2025	300	506-708	1 Bed, 1 Bath	\$214.00	\$202.00	\$1,975	2/5/2026	425
506-305	Studio	\$1,494.00		\$1,525	7/1/2025	523	506-709	Studio	\$1,291.00		\$1,525	7/1/2025	443
506-306	Studio	\$214.00	\$202.00	\$1,525	11/1/2025	296	<b>506-801</b>	<b>Studio</b>	<b>\$1,525.00</b>		<b>\$1,525</b>	<b>Vacant</b>	<b>460</b>
506-307	1 Bed, 1 Bath	\$376.00	\$202.00	\$1,975	10/1/2025	495	506-802	1 Bed, 1 Bath	\$349.00	\$1,766.00	\$1,975	3/1/2026	425
506-308	1 Bed, 1 Bath	\$339.00	\$202.00	\$1,975	4/1/2026	425	<b>506-803</b>	<b>1 Bed, 1 Bath</b>	<b>\$1,975.00</b>		<b>\$1,975</b>	<b>Vacant</b>	<b>507</b>
506-309	Studio	\$730.00		\$1,525	7/1/2025	443	506-804	Studio	\$325.00	\$202.00	\$1,525	12/1/2025	300
506-401	Studio	\$1,214.00		\$1,525	7/1/2025	460	506-805	1 Bed, 1 Bath	\$2,092.00		\$1,975	2/13/2026	523
506-402	Studio	\$1,321.00		\$1,525	4/1/2026	425	<b>506-806</b>	<b>Studio</b>	<b>\$1,525.00</b>		<b>\$1,525</b>	<b>Vacant</b>	<b>296</b>
506-403	Studio	\$1,415.00		\$1,525	7/1/2025	507	506-807	Studio	\$1,250.00		\$1,525	7/1/2025	495
506-404	Studio	\$865.00		\$1,525	7/1/2025	300	506-808	Studio	\$1,238.00		\$1,525	7/1/2025	425
506-405	Studio	\$1,264.00		\$1,525	4/1/2026	523	506-809	Studio	\$1,517.00		\$1,525	7/1/2025	443
506-406	Studio	\$214.00	\$202.00	\$1,525	2/1/2026	296	506-901	1 Bed, 1 Bath	\$362.00	\$202.00	\$1,975	12/1/2025	460
506-407	Studio	\$973.00		\$1,525	7/1/2025	495	<b>506-902</b>	<b>Studio</b>	<b>\$1,525.00</b>		<b>\$1,525</b>	<b>Vacant</b>	<b>425</b>
506-408	Studio	\$718.00		\$1,525	7/1/2025	425	506-903	Studio	\$482.00	\$202.00	\$1,525	12/1/2025	507

# Rent Roll

Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move-In Date	SqFt
506-904	Studio	\$747.00		\$1,525	7/1/2025	300
506-905	Studio	\$672.00		\$1,525	7/1/2025	523
506-906	Studio	\$1,289.00		\$1,525	1/1/2026	296

## Units

Studio - 68  
 1 Bed, 1 Bath - 18  
**86 - Total Units**

## Notes

Market rents estimated using Rentometer.com  
 Laundry projected at \$20 per unit/month  
 HSH: 30 Units (1 Bed, 1 Bath - 10, Studio -20)  
 CoC: 1 Unit (1 Bed, 1 Bath - 1)

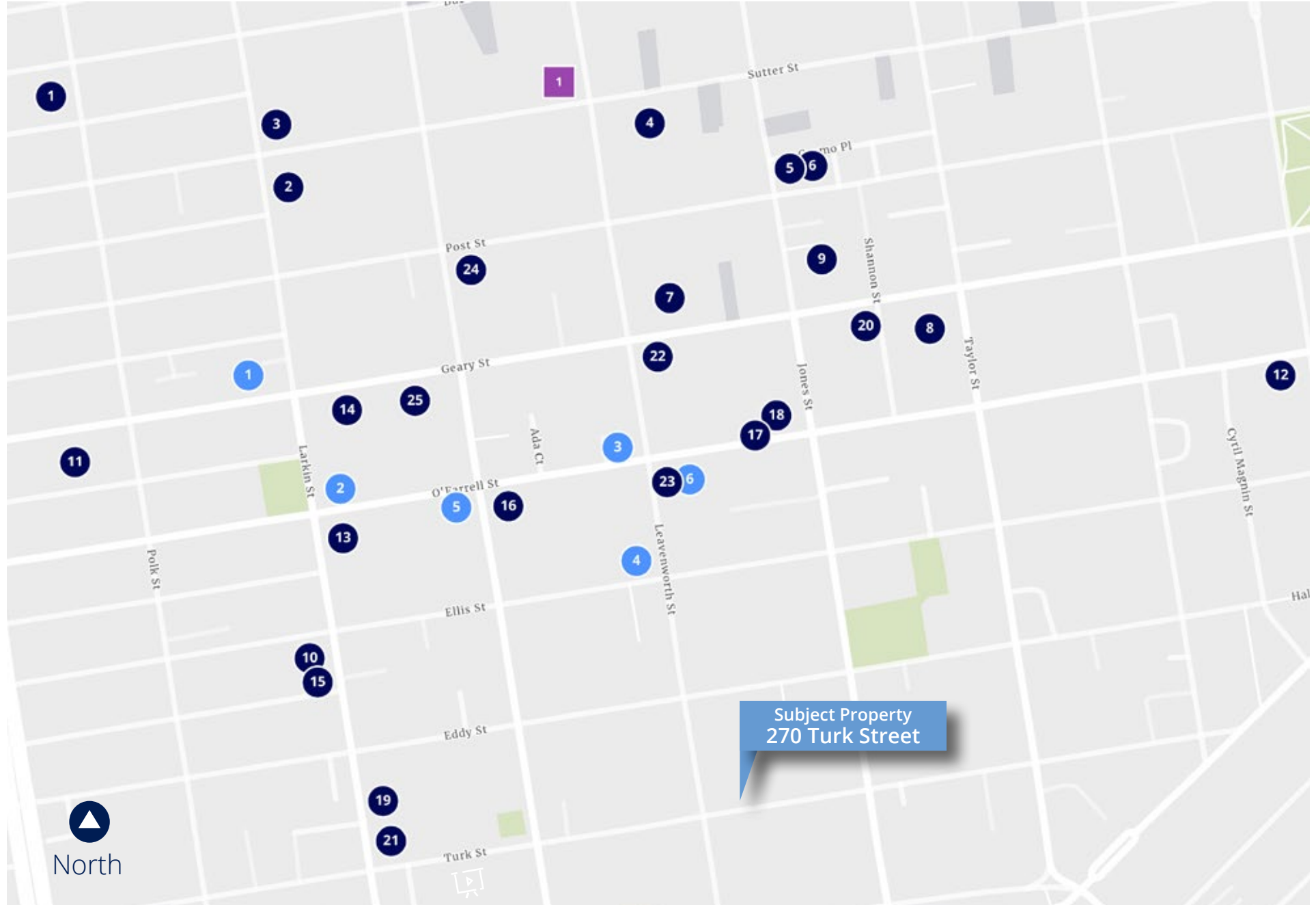
Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move-In Date	SqFt
506-907	Studio	\$1,174.00		\$1,525	8/1/2025	495
506-908	Studio	\$0.00	\$202.00	\$1,525	11/1/2025	425
506-909	Studio	\$443.00	\$202.00	\$1,525	5/1/2025	443
<b>Monthly Income</b>		<b>\$81,445.00</b>		<b>\$139,250</b>		
Subsidy		\$7,826.00		\$7,826		
Comm. Utilities & CAM Fees Reimb.		\$288.00		\$288		
HSH		\$55,121.42		\$55,121		
DHSR Rent Revenue		\$5,789.00		\$5,789		
Laundry		\$1,315.08		\$1,720		
<b>Total Monthly Income</b>		<b>\$151,784.50</b>		<b>\$209,994.42</b>		
<b>Annual Income</b>		<b>\$1,821,414</b>		<b>\$2,519,933</b>		

# Property Photos





# Amenities Map



● Restaurants & Bars

● Convenience & Grocery Stores

■ Banks & ATM's

## Neighborhood Amenities

1 Rise & Set	10 Los Yucatecos	19 Saigon Sandwich	1 Salem Grocery
2 Dacha Kitchen & Bar	11 Taniku Izakaya	20 Bottle Club Pub	2 Stop & Save
3 Sofiya Restaurant	12 Hinodeya Ramen	21 Emperor Norton's Boozeland	3 Deena's Market
4 Liholiho Yacht Club	13 Poccio Italia	22 Scullery	4 Amigo's Market
5 Lapisara Eatery	14 The HA-RA Club	23 El Tesero Taqueria & Grill	5 Hyde-O'Farrell Market
6 Heist Restaurant	15 Pho 2000	24 Propagation	6 Econo Market
7 Mensho Tokyo SF	16 Nite Cap Bar	25 HolyShred	1 ATM
8 Tratto	17 The Library		
9 620 Jones	18 Bourbon & Branch		



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

The area around 270 Turk 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.





# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 270 Turk Street, San Francisco, CA 94102. 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 270 Turk 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 270 Turk 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 270 Turk 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.

**270 Turk Street**  
Tenderloin | San Francisco, CA

Investment Opportunity | Offering Memorandum

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