



1216 Taylor Street

Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Offering Summary

1216 Taylor Street presents a rare opportunity to acquire a well-maintained ten (10) unit multifamily property located in the heart of San Francisco's prestigious Nob Hill neighborhood. Originally constructed in 1924, the property features an attractive unit mix consisting of four (4) studios, three (3) junior one-bedroom units, and three (3) one-bedroom units, in addition to two (2) tandem parking spaces and seven (7) storage spaces. The building showcases classic San Francisco architecture with ornate period detailing, a grand lobby with fireplace, skylights, and strong curb appeal throughout.

Several units feature tremendous natural light, hardwood flooring, bay windows, and functional layouts, while select remodeled spaces offer updated kitchens, modern finishes, and large windows with sweeping city outlooks. The property also benefits from separately metered gas and electrical service, steam heat, a compliant fire alarm system, front and rear fire escapes, and recent common area improvements, including carpet replacement in 2020.

Situated atop Nob Hill, 1216 Taylor Street offers residents immediate access to some of San Francisco's most iconic destinations including Grace Cathedral, Huntington Park, the Fairmont Hotel, Polk Street, North Beach, Chinatown, and Downtown. The location is further enhanced by excellent public transportation access and proximity to an abundance of renowned restaurants, cafes, grocery stores, and neighborhood amenities, creating a highly desirable living environment for tenants.

1216 Taylor Street represents an exceptional opportunity for investors seeking a character-rich Nob Hill asset with strong in-place income and substantial long-term upside potential through continued unit turnover and operational optimization. The property's classic architecture, premier location, and significant rental upside make it a compelling investment in one of San Francisco's most historically sought-after neighborhoods.





The Property

Property Information

Address: 1216 Taylor Street, San Francisco, CA 94108
 District: Nob Hill
 Property Type: Multifamily
 APN: 0213-015A
 Building Square Feet: 7,470 SqFt
 Units: 10
 Lot Size: 3,000 SqFt
 Constructed: 1924
 Zoning: RM-3

Building Systems

Foundation: Concrete
 Structure: Concrete
 Façade: Concrete with Ornate Details
 Rear of Building: Concrete
 Roof Composition: Modified Bitumen
 Windows: Single Paned Aluminum Frame Windows
 Electrical Service: Separately Metered (200 Amps)
 Gas Service: Separately Metered
 Fire Protection System: Potter AES Fire Horn System
 Fire Escapes: Front & Rear of Building
 Heat Source: Steam Heat
 Hot Water: 119 Gallon Storage Tank
 Plumbing: Mixture of Copper & Galvanized
 Lobby Lighting: Center Mounted Chandelier
 Lobby Flooring: Tile Flooring
 Door Entry System: DKS Entry System
 Front Landing: Terracotta Tile
 Mailboxes: In Lobby
 Common Areas: Carpeted (Replaced in 2020)
 Garbage: Garbage Room with Chutes
 Apartment Access: 2x - Staircases & 1x - Elevator
 Laundry: None
 Sprinklers: In Common Areas on Ground Floor
 Storage: 9x - Storage Spaces
 Skylight: Yes

Building Information

Unit Mix: Studio - 4
 Jr. 1 Bed, 1 Bath - 3
 1 Bed, 1 Bath, - 3
 Parking - 2
10 - Total Units

Kitchens: Gas Stoves / Ovens
 Laminate Countertops
 Dishwasher (In Some Units)
 Aluminum Sinks
 Refrigerators with Freezers
 Built-In Microwave (In Some Units)

Bathrooms: Tub / Shower Combinations
 Tile Flooring
 Tile Surrounds
 Inlaid Mirrored Cabinet
 Wall Hung Sinks & Cabinet Sinks
 Window Ventilation

Bedrooms: Hardwood Flooring
 Large Windows with Blinds
 Tremendous Natural Light
 Bay Windows

Notes

- Building is **NOT listed** on SF Soft-Story List
- Building **is compliant** with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- Decorative Fireplace in Lobby

Financial Analysis

1216 Taylor Street

Financial Summary	
Price	\$3,950,000
Down Payment	\$1,580,000
Number of Units	10
Price/Unit	\$395,000
Gross Square Feet	7,470
Price/Square Foot	\$529
CAP Rate - Current	4.04%
CAP Rate - Proforma	8.47%
GRM - Current	13.50
GRM - Pro Forma	8.18
Year Built	1924
Lot Size (SqFt)	3,000

Annual Gross Income	Current	Proforma
Gross Potential Income	\$292,488	\$482,839
Vacancy (3.0%)	\$8,775	\$14,485
AGI	\$283,713	\$468,353
Expenses	\$124,172	\$133,690
NOI	\$159,541	\$334,664
Expense per Gross Income	42%	28%
Expense per Unit	\$12,417	\$13,369

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$46,716	\$4,672	38%	\$46,716	\$4,672	35%
Special Assessment Tax	From Owner's 2025-26 Tax Bill	\$1,522	\$152	1%	\$1,522	\$152	1%
Insurance	From Owner's 2025 Financials	\$12,420	\$1,242	10%	\$12,420	\$1,242	9%
Property Management	Estimated at 5% of Gross Income	\$14,624	\$1,462	12%	\$24,142	\$2,414	18%
Repairs & Maintenance	Estimated at \$750/unit	\$7,500	\$750	6%	\$7,500	\$750	6%
PG&E	From Owner's 2025 Financials	\$13,273	\$1,327	11%	\$13,273	\$1,327	10%
Water	From Owner's 2025 Financials	\$8,891	\$889	7%	\$8,891	\$889	7%
Recology	From Owner's 2025 Financials	\$6,317	\$632	5%	\$6,317	\$632	5%
Janitorial	Estimated at \$250/month	\$3,000	\$300	2%	\$3,000	\$300	2%
Landscaping	From Owner's 2025 Financials	\$2,435	\$244	2%	\$2,435	\$244	2%
Pest Control	From Owner's 2025 Financials	\$1,937	\$194	2%	\$1,937	\$194	1%
Elevator	From Owner's 2025 Financials	\$5,537	\$554	4%	\$5,537	\$554	4%
Total Operating Expenses		\$124,172	\$12,417	100%	\$133,690	\$13,369	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$2,370,000	Less Debt Service	\$135,564	\$135,564
Loan Type	Interest Only	Cash Flow	\$23,977	\$199,100
Interest Rate	5.85%	Cash on Cash Return	1.52%	12.60%
Program	5/30 Year Fixed	Expenses as % of Gross	42%	28%
Loan to Value	60%	Expenses per Unit	\$12,417	\$13,369

Loan Quote: Estimated at 60% LTV at 5.85% 5/30 Interest Only
(Loan information is time sensitive and subject to change)

Rent Roll

1216 Taylor Street

Unit No.	Unit Type	Rents	Banked Rents	Market Rent	Move-In Date	SqFt
29	1 Bed, 1 Bath	\$6,500.00		\$6,500	Vacant	840
1	Studio	\$1,098.64		\$2,995	8/4/1999	250
21	Studio	\$1,356.22	\$40.69	\$2,995	4/1/2009	300
22	Jr. 1 Bed, 1 Bath	\$2,230.80		\$3,500	11/1/2024	500
23	1 Bed, 1 Bath	\$1,938.10	\$58.14	\$5,000	11/23/2003	840
24	Studio	\$1,574.50		\$2,995	7/16/2022	300
25	Jr. 1 Bed, 1 Bath	\$898.87	\$26.97	\$3,500	5/1/1984	500
26	1 Bed, 1 Bath	\$1,025.28	\$30.76	\$5,000	1/12/1990	840
27	Studio	\$2,995.00		\$2,995	Vacant	300
28	Jr. 1 Bed, 1 Bath	\$3,500.00		\$3,500	Vacant	500
Monthly Income		\$23,117.41		\$38,980		
Tandem Parking (2)		\$500.00		\$500		
Banked Rents		\$156.55		\$157		
Laundry		\$150.00		\$150		
Vacant Storage (9)		\$450.00		\$450		
Total Monthly Income		\$24,373.96		\$40,236.55		
Total Annual Income		\$292,488		\$482,839		Upside: 65%

Units

- Studio - 4
- Jr. 1 Bed, 1 Bath - 3
- 1 Bed, 1 Bath - 3
- Parking - 2
- 10 - Total Units**

Notes

Market rents estimated using Rentometer.com
Tandem parking projected at \$250 per space/month
Laundry projected at \$15 per unit/month
Storage projected at \$50 per space/month
Buyer to verify all banked rent increase calculations independently. Colliers makes no representation or warranty as to their accuracy or completeness.

Property Photos



Property Photos



Property Photos



Property Photos



Amenities Map



- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- + Hospitals/Clinics

Neighborhood Amenities

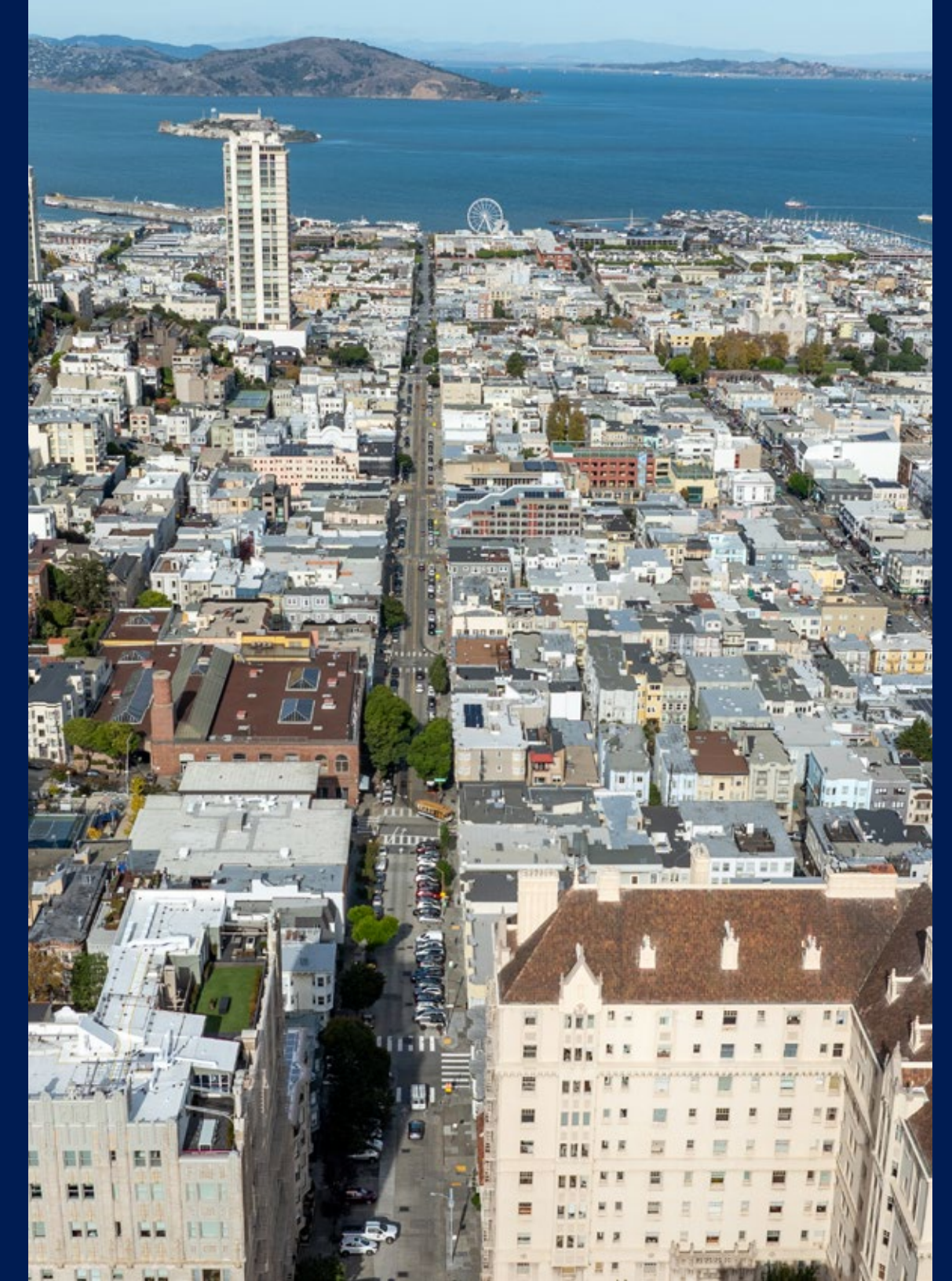
1 Harris' Steak House	11 Ben Thai Cafe	21 Serafina	31 Trader Joe's
2 House of Prime Rib	12 Mayes Oyster House	22 Juniper	32 Pine & Jones Market
3 Cafe Reveille	13 Nob Hill Pizza & Shawarma	23 Nob Hill cafe	33 Le Beau Market
4 Bell Tower	14 Mymy	24 Tonga Room & Bar	34 J & H Grocery
5 The Crepe House	15 Juniper	25 Top of the Mark	35 Jackson Market
6 Amelie San Francisco	16 Zeki's Bar	26 Swan Oyster Depot	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 Ollei	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 Back to Back	30 R & G Lounge	40 First Republic Bank

Public Transportation



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

The area around 1216 Taylor 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.





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By acknowledging your receipt of this Offering Memorandum from 1216 Taylor 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/Receiver 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 1216 Taylor 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/Receiver 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.

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