

1670 Hayes Street

North Panhandle | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Accelerating success.

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Offering Summary

1670 Hayes Street presents the opportunity to acquire a well-maintained eight (8) unit apartment building located in San Francisco's highly desirable North Panhandle neighborhood. Constructed in 1964, the property consists of eight (8) one-bedroom / one-bathroom apartments and benefits from an attractive location just steps from the Panhandle, Golden Gate Park, and the vibrant Divisadero retail corridor.

The apartment homes offer efficient floor plans with abundant natural light, hardwood flooring, and classic San Francisco charm. The property also features eight (8) on-site parking spaces, owner storage, bike storage, separately for electricity, and a secure entry system. Recent ownership improvements include the replacement of the building's hot water heater in 2024, while completed Soft-Story seismic work provides additional peace of mind for future ownership.

1670 Hayes Street is ideally positioned within one of the city's most sought-after residential neighborhoods. Residents enjoy immediate access to neighborhood favorites including NOPA, Che Fico, Bi-Rite Market, and numerous cafés, restaurants, and local retailers along Divisadero Street. The property's proximity to the Panhandle and Golden Gate Park further enhances its appeal, providing exceptional recreational opportunities within walking distance.

With its desirable unit mix, valuable on-site parking, and premier North Panhandle location, 1670 Hayes Street represents an exceptional opportunity to acquire a stable multifamily asset in one of San Francisco's strongest and most enduring rental markets.

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

Restaurants:

Eats
Burma Superstar
Bella Trattoria
Jane the Bakery
Pasta Supply Co.
Che Fico
Lily
Giorgio's
NOPA

Bars:

The Pig and the Whistle
Fizzee's
The Plough and the Stars
Lost Marbles
O'Keefe's Bar
The Bitter End
Richmond Republic Draught House
Hearth Bar
Foghorn Tap Room

To Do:

McLaren Lodge
The Panhandle
Alamo Square Park
The Painted Ladies
Tunnel Tops
Grateful Dead House
Randall Museum
Golden Gate Park
Presidio

The Property

Property Information	
Address:	1670 Hayes Street, San Francisco, CA 94117
District:	North Panhandle (NOPA)
Property Type:	Multifamily
APN:	1198-018
Building Square Feet:	3,700 SqFt
Units:	8
Lot Size:	3,437 SqFt
Constructed:	1964
Zoning:	RH-3
Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Wood Exterior
Rear of Building:	Wood Siding
Roof Composition & Age:	Modified Bitumen (Redone in December 2023)
Electrical Service:	Separately Metered - Federal Pacific Breakers (400 Amps) with Meyers Safety Switch
Gas Service:	Master Metered
Fire Protection System:	Smoke & Carbon Detectors and Sprinklers (In Garage & Outside Tenant Doors)
Windows:	Various Types of Windows
Security:	Fake Cameras Installed
Heat Source:	Electric Wall Heat
Hot Water:	Bradford White (100 Gallon Tank- Replaced in 2024)
Plumbing:	Mostly Copper Plumbing
Door Entry System:	Intercom System
Apartment Access:	Staircase
Mailboxes:	Inside Entry Gate
Garbage:	In Garage
Laundry:	None
Common Area Lights:	Pendant Lighting
Sprinklers:	Throughout Common Areas
Storage:	1x - Storage Unit (Owner) & Bike Storage
Parking:	8x - Car Parking

Building Information	
Unit Mix:	8 - 1 Bed, 1 Bath
	8 - Parking
	8 - Total Units
Kitchens:	Tile Flooring Wood Cabinetry Granite Countertops Gas Stoves / Ovens Single Basin Aluminum Sinks Over / Under Refrigerators Linoleum Flooring
Bathrooms:	Tub / Shower Combinations Tile Flooring Cabinet Sinks & Medicine Cabinets
Bedrooms:	Hardwood Carpet Flooring Windows w/ Blinds Center Mounted Pendant Lighting Ample Natural Light
Living Room:	Hardwood Flooring Large Windows w/ Blinds Large Closets
Notes:	
- San Francisco Soft-Story Work - Work Completed	

Financial Analysis

1670 Hayes Street

Financial Summary	
Price	\$3,000,000
Down Payment	\$1,200,000
Number of Units	8
Price/Unit	\$375,000
Gross Square Feet	3,700
Price/Square Foot	\$811
CAP Rate - Current	5.06%
CAP Rate - Proforma	8.85%
GRM - Current	12.73
GRM - Pro Forma	8.35
Year Built	1964
Lot Size	3,437

Annual Gross Income	Current	Proforma
Gross Potential Income	\$235,671	\$359,130
Vacancy (3.0%)	\$7,070	\$10,774
AGI	\$228,601	\$348,356
Expenses	\$76,764	\$82,937
NOI	\$151,837	\$265,419
Expense per Gross Income	39%	23%
Expense per Unit	\$6,619	\$7,354

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$35,480	\$4,435	46%	\$35,480	\$4,435	43%
Special Assessment Tax	From Owner's 2025-26 Tax Bill	\$1,479	\$185	2%	\$1,479	\$185	2%
Insurance	From Owner's 2025 Financials	\$6,000	\$750	8%	\$6,000	\$750	7%
Property Management	Estimated at 5% of Gross Income	\$11,784	\$1,473	15%	\$17,957	\$2,245	22%
Repairs & Maintenance	Estimated at \$1000/unit	\$8,000	\$1,000	10%	\$8,000	\$1,000	10%
PG&E	From Owner's 2025 Financials	\$4,200	\$525	5%	\$4,200	\$525	5%
Water	From Owner's 2025 Financials	\$4,548	\$569	6%	\$4,548	\$569	5%
Recology	From Owner's 2025 Financials	\$5,273	\$659	7%	\$5,273	\$659	6%
Total Operating Expenses		\$76,764	\$9,596	100%	\$82,937	\$10,367	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,800,000	Less Debt Service	\$108,000	\$108,000
Loan Type	Interest Only	Cash Flow	\$43,837	\$157,419
Interest Rate	6.00%	Cash on Cash Return	3.65%	13.12%
Program	5/30 Year Fixed	Expenses as % of Gross	33%	23%
Loan to Value	60%	Expenses per Unit	\$9,596	\$10,367

Loan Quote: Estimated at 60% LTV at 6.00% 5/30 Interest Only
(Loan information is time sensitive and subject to change)

Rent Roll

1670 Hayes Street

Unit No.	Unit Type	Rent	Banked Rents*	Market Rents	Move-In Date	Notes
1	1 Bed, 1 Bath	\$2,500.00	\$117.50	\$3,300	9/15/2023	
2	1 Bed, 1 Bath	\$2,500.00	\$117.50	\$3,300	7/1/2023	
3	1 Bed, 1 Bath	\$1,947.30	\$31.16	\$3,300	3/31/2010	
4	1 Bed, 1 Bath	\$2,900.00		\$3,300	1/30/2026	
5	1 Bed, 1 Bath	\$2,700.00	\$277.00	\$3,300	12/21/2019	Sec. 8
6	1 Bed, 1 Bath	\$2,382.80	\$111.99	\$3,300	4/1/2021	
7	1 Bed, 1 Bath	\$2,369.00	\$196.63	\$3,300	11/15/2020	
8	1 Bed, 1 Bath	\$912.65	\$75.75	\$3,300		
Monthly Income		\$18,211.75		\$26,400		
Parking (8)		\$300.00		\$2,400		
Laundry		\$200.00		\$200		
Banked Rents		\$927.53		\$928		
Total Monthly Income		\$19,639.28		\$29,927.53		
Total Annual Income		\$235,671		\$359,130		Upside: 52%

Units

1 Bed, 1 Bath - 8

Parking - 8

8 - Total Units

Notes

Market rents estimated using Rentometer.com

Parking projected at \$300 per space/month

Laundry income from owner's financials

*Buyer to verify and confirm banked rents are accurate



Amenities Map

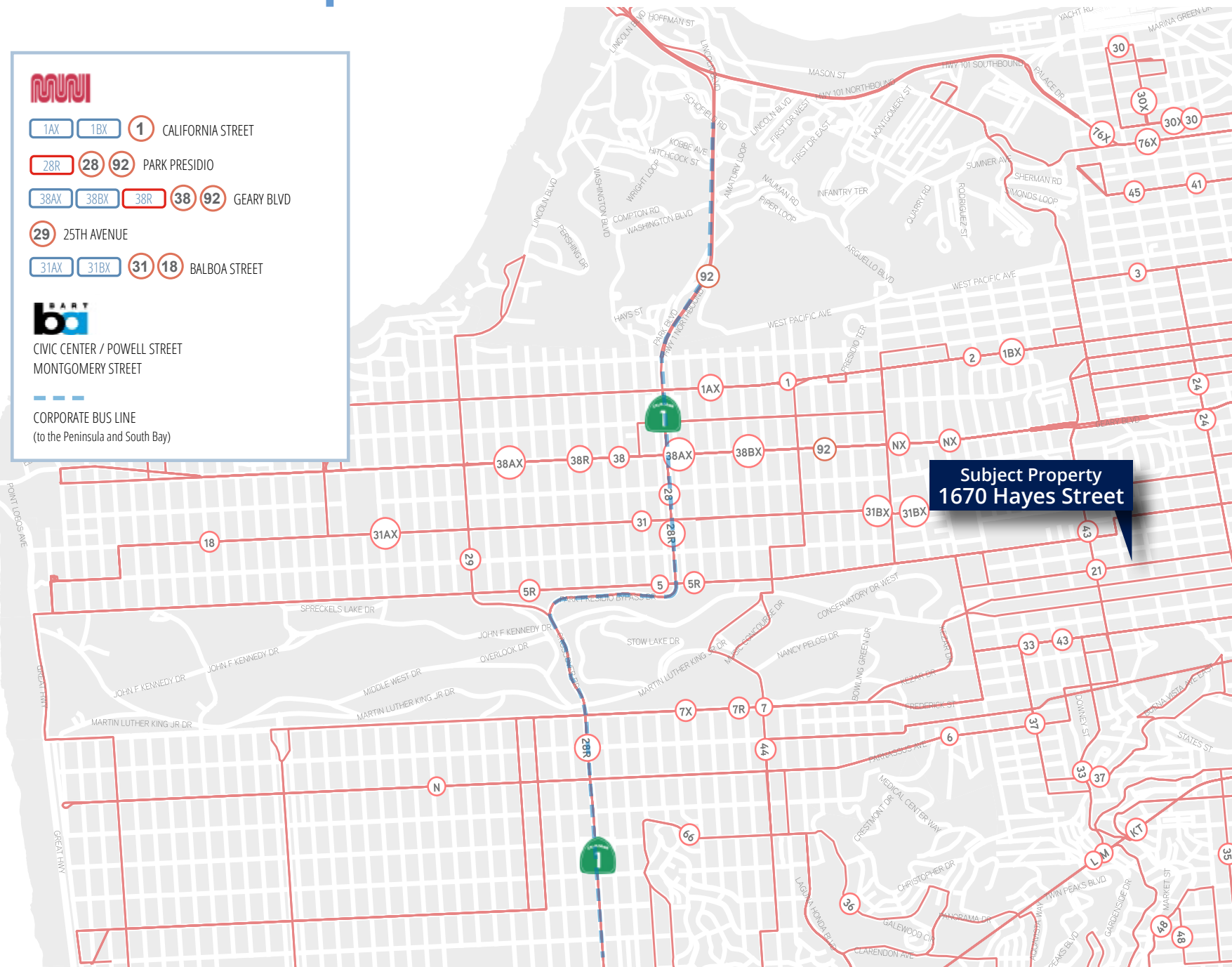


■ Schools
 ● Restaurants & Bars
 ● Grocery/Convenience Stores
 ● Banks & ATM's
 + Hospitals

Neighborhood Amenities

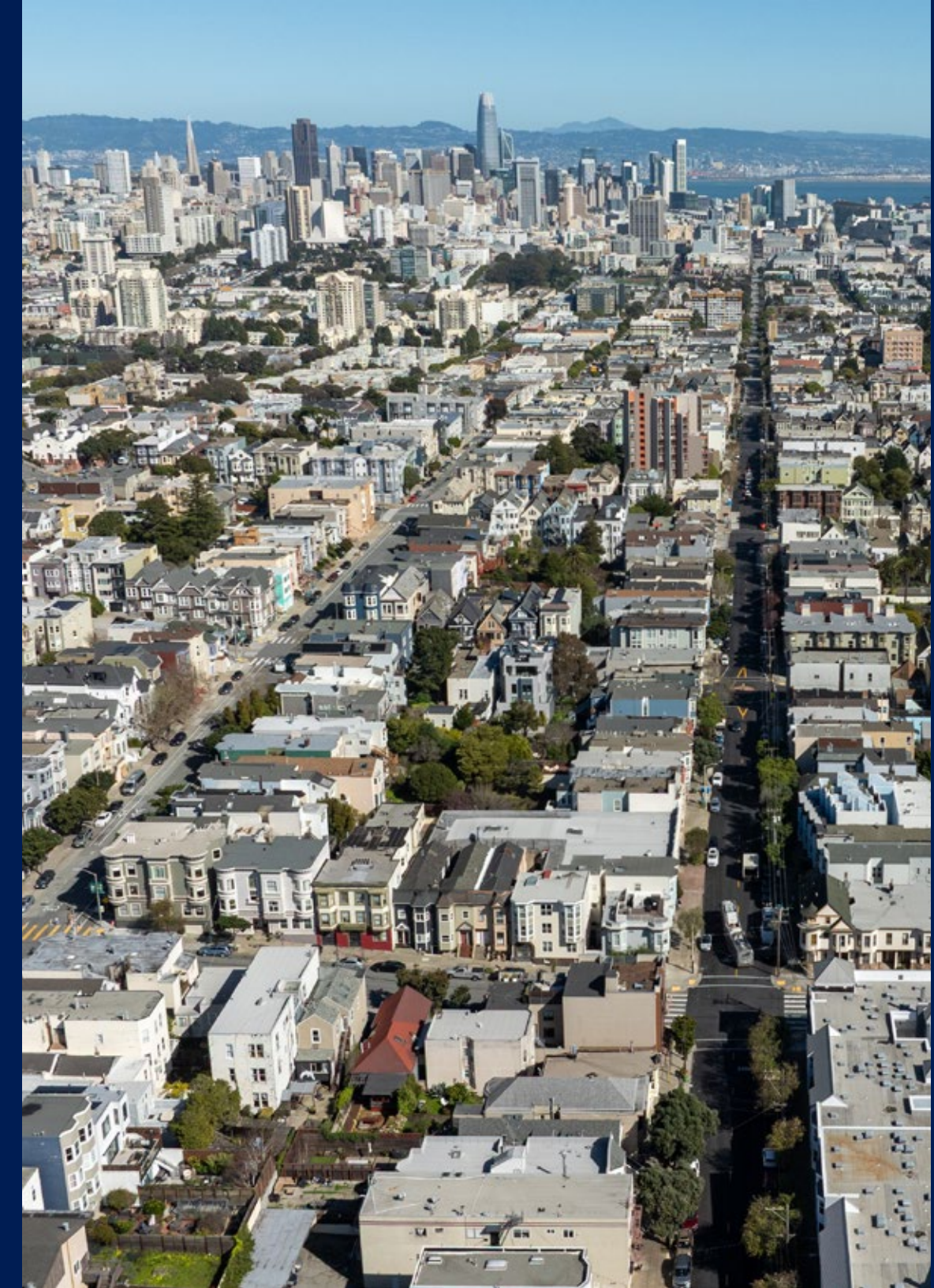
- | | | | |
|---|---|--|---|
| <ul style="list-style-type: none"> ■ 1 San Francisco Day School ■ 2 New Traditions Elementary School ■ 3 Raoul Wallenberg High School ■ 4 One Fifty Parker Ave School ■ 5 Roosevelt Middle School ■ 6 San Francisco High School of the Arts | <ul style="list-style-type: none"> ● 1 Bistro Central Parc Restaurant ● 2 Mel's Drive-In ● 3 Tastebuds ● 4 Eats ● 5 Manitas Cafe ● 6 LH Restaurant ● 7 Lily ● 8 Chapeau ● 9 Pasta Supply Co. ● 10 Horsefeather ● 11 Noodle in a Haystack ● 12 B Star ● 19 NOPA ● 20 Early to Rise | <ul style="list-style-type: none"> ● 1 NOPA Corner Market ● 2 Home Service Market ● 3 Bi-Rite Market ● 4 Sunny Market ● 5 Star Dusk Market ● 6 Trader Joe's ● 7 Safeway ● 8 Food 24 Hour Convenience ● 9 Cindy's Market ● 10 Gus's ● 11 Lucky Supermarket | <ul style="list-style-type: none"> ● 1 Chase Bank ● 2 US Bank Branch ● 3 Wells Fargo ATM ● 4 Wells Fargo Bank ● 5 Chase Bank ● 6 East West Bank |
|---|---|--|---|

Public Transportation



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

The area surrounding 1670 Hayes Street offers excellent public transportation access throughout San Francisco and the greater Bay Area. Located in the heart of Alamo Square, the property is served by multiple Muni routes along Fulton Street, Hayes Street, Divisadero Street, and Geary Boulevard, providing direct connections to Downtown San Francisco, the Financial District, Civic Center, UCSF, and other major employment centers. Residents also benefit from convenient access to nearby BART stations, major commuter corridors including Geary Boulevard, Fell Street, Oak Street, and US-101, as well as commuter shuttle services serving Silicon Valley employers. The property's central location places residents within walking distance of Alamo Square Park, the Divisadero retail corridor, and the neighborhood's diverse collection of restaurants, cafés, and shopping destinations.





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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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