



41 Octavia Street

Hayes Valley | San Francisco, CA

Investment Opportunity | Offering Memorandum

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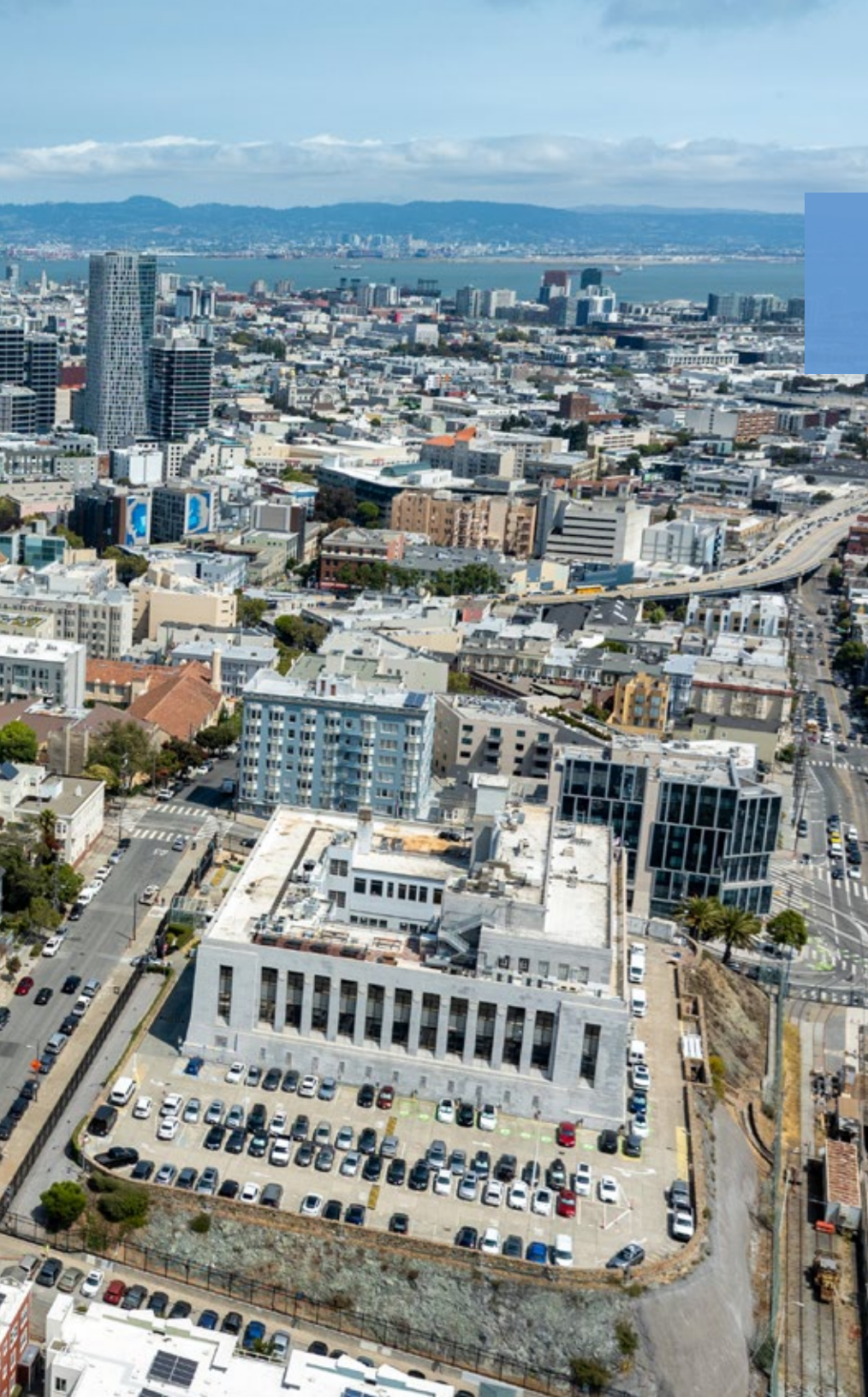


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Offering Summary

41 Octavia Street presents the opportunity to acquire a well-maintained twelve (12) unit apartment building in the heart of San Francisco's highly desirable Hayes Valley neighborhood. Built in 1904, the property consists of four (4) one-bedroom, one-bathroom units, six (6) two-bedroom, one-bathroom units, and two (2) two-bedroom, two-bathroom units across approximately 12,448 square feet, offering an attractive unit mix that appeals to a broad tenant base.

The property features numerous capital improvements and desirable tenant amenities, including a concrete foundation replaced in 1996, predominantly copper plumbing, double-pane windows throughout, separately metered gas and electric service, coin-operated laundry, bike and storage areas. Most units have been remodeled while maintaining classic San Francisco architectural character and spacious floor plans.

Ideally situated on Octavia Street between Market Street and Hayes Street, the property benefits from immediate access to Hayes Valley's renowned dining, shopping, and entertainment destinations, as well as excellent public transportation options throughout San Francisco and the greater Bay Area. 41 Octavia Street offers investors the opportunity to acquire a sizeable multifamily asset in one of the city's most vibrant and supply-constrained neighborhoods, supported by strong in-place income and long-term rental demand.

The Property

Property Information

Address:	41 Octavia Street, San Francisco, CA 94102
District:	Hayes Valley
Property Type:	Multifamily
APN:	0856-002
Building Square Feet:	12,448
Units:	12
Lot Size (SqFt):	3,281
Constructed:	1904
Zoning:	RM-2

Building Systems

Foundation:	Concrete (replaced in 1996)
Structure:	Wood Frame
Façade:	Wood
Rear of Building:	Wood
Roof Composition & Age:	Modified Bitumen (Resurfaced in 2007)
Gas Service:	Separately Metered (In Storage Area)
Electric Service:	Separately Metered (200 Amps - 240 Volts, Circuit Breakers at Service Entrance)
Fire Protection System:	Fire Alarm & Hardwired Smoke Detectors in Hallways with Sprinklers in Basement & Storage Areas
Fire Escapes:	Front & Rear of Building
Heat Source:	Gas Wall Heat
Windows:	Double Paned Windows
Hot Water:	LAARS Mighty Therm 2 Boiler (119 Gallon Tank)
Plumbing:	Predominantly in Copper
Door Entry System:	Intercom System
Common Areas:	Hardwood Flooring
Common Area Lights:	Center Mounted Lighting
Garbage:	In Basement
Apartment Access:	Central Staircase
Laundry:	2x - Washer & Dryer (SpeedQueen - Coin Operated)
Storage:	Basement Area & Bike Storage

Building Information

Unit Mix:	4 - 1 Bed, 1 Bath
	6 - 2 Bed, 1 Bath
	2 - 2 Bed, 2 Bath
	12 - Total Units
Kitchens:	Stainless Steel Sinks
	Granite Countertops
	Gas Stoves / Ovens
	Wood Cabinetry
	Over / Under Refrigerators
	Bosch Appliances
	Dishwashers (In Some Units)
Bathrooms:	Mix of Clawfoot Baths, Regular Baths & Shower / Bath Combination
	Tile Surrounds
	Inlaid Mirrored Cabinet Vanities
	Pedestal / Vanity Sinks
Bedrooms / Living Rooms:	Hardwood Flooring
	Walk-In Sliding Door Closets
	Double Paned Vinyl Windows

Notes

- Building **IS COMPLIANT** with the San Francisco Soft-Story List
- Building is not **COMPLIANT** with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- Most units have been remodeled (Except for Units 9 & 12)

Financial Analysis

41 Octavia Street

Financial Summary	
Price	\$5,150,000
Down Payment	\$2,060,000
Number of Units	12
Price/Unit	\$429,167
Gross Square Feet	12,448
Price/Square Foot	\$414
CAP Rate - Current	4.36%
CAP Rate - Proforma	8.29%
GRM - Current	13.85
GRM - Pro Forma	8.71
Year Built	1904
Lot Size (SqFt)	3,281

Annual Gross Income	Current	Proforma
Gross Potential Income	\$371,825	\$591,600
Vacancy (3.0%)	\$11,155	\$17,748
AGI	\$360,670	\$573,852
Expenses	\$136,112	\$147,101
NOI	\$224,558	\$426,751
Expense per Gross Income	37%	25%
Expense per Unit	\$11,343	\$12,258

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$60,908	\$5,076	45%	\$60,908	\$5,076	41%
Special Assessment Tax	<i>From Owner's 2025-26 Tax Bill</i>	\$1,565	\$130	1%	\$1,565	\$130	1%
Insurance	<i>Estimated at \$1300/unit</i>	\$15,600	\$1,300	11%	\$15,600	\$1,300	11%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$18,591	\$1,549	14%	\$29,580	\$2,465	20%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$12,000	\$1,000	9%	\$12,000	\$1,000	8%
PG&E	<i>Annualized From Owner's 2025 Financials</i>	\$5,458	\$455	4%	\$5,458	\$455	4%
Water	<i>Annualized From Owner's 2025 Financials</i>	\$10,730	\$894	8%	\$10,730	\$894	7%
Recology	<i>Annualized From Owner's 2025 Financials</i>	\$6,244	\$520	5%	\$6,244	\$520	4%
Janitorial	<i>Annualized From Owner's 2025 Financials</i>	\$3,200	\$267	2%	\$3,200	\$267	2%
Telephone	<i>Annualized From Owner's 2025 Financials</i>	\$660	\$55	0%	\$660	\$55	0%
Pest Control	<i>Annualized From Owner's 2025 Financials</i>	\$445	\$37	0%	\$445	\$37	0%
Fire & Life Safety	<i>Annualized From Owner's 2025 Financials</i>	\$711	\$59	1%	\$711	\$59	0%
Total Operating Expenses		\$136,112	\$11,343	100%	\$147,101	\$12,258	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$3,090,000	Less Debt Service	\$185,400	\$185,400
Loan Type	Interest Only	Cash Flow	\$39,158	\$241,351
Interest Rate	6.00%	Cash on Cash Return	1.90%	11.72%
Program	5/30 Year Fixed	Expenses as % of Gross	37%	25%
Loan to Value	60%	Expenses per Unit	\$11,343	\$12,258

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

Rent Roll

41 Octavia Street

Unit No.	Unit Type	Rents	Market Rent	Move-In Date
1	1 Bed, 1 Bath	\$2,350.00	\$3,000	8/19/2021
2	2 Bed, 1 Bath	\$3,000.00	\$4,500	5/23/2025
3	2 Bed, 1 Bath	\$2,850.00	\$4,500	8/5/2021
4	1 Bed, 1 Bath	\$2,650.00	\$3,000	6/15/2024
5	2 Bed, 1 Bath	\$3,000.00	\$4,500	9/16/2012
6	2 Bed, 1 Bath	\$2,850.00	\$4,500	6/1/2021
7	1 Bed, 1 Bath	\$2,450.00	\$3,000	12/22/2021
8	2 Bed, 2 Bath	\$3,158.48	\$5,000	5/1/2009
9	2 Bed, 2 Bath	\$861.19	\$5,000	7/26/1977
10	1 Bed, 1 Bath	\$2,650.00	\$3,000	7/26/2024
11	2 Bed, 1 Bath	\$3,250.00	\$4,500	6/1/2024
12	2 Bed, 1 Bath	\$1,615.74	\$4,500	7/18/1994
Monthly Income		\$30,685.41	\$49,000	
Vacant Storage (1)		\$100.00	\$100	
Laundry		\$200.00	\$200	
Monthly Income		\$30,985.41	\$49,300.00	
Total Annual Income		\$371,825	\$591,600	Upside: 59%

Units

1 Bed, 1 Bath - 4

2 Bed, 1 Bath - 6

2 Bed, 2 Bath - 2

12 - Total Units

Notes

Market rents estimated using Rentometer.com

Storage estimated at \$100 per month

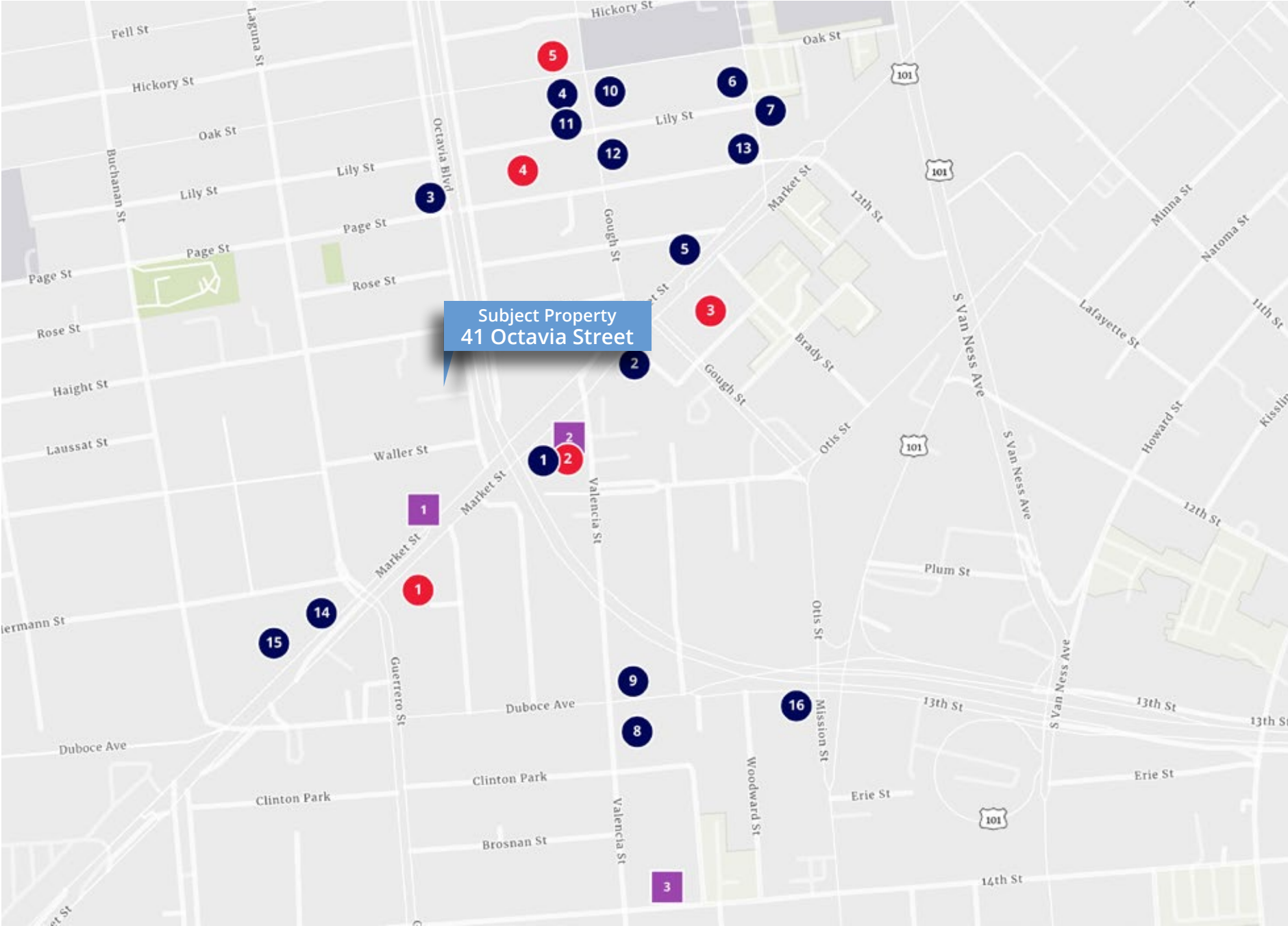
Laundry income estimated


Property Photos





Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores

 Banks & ATM's

 Clinics & Health Centers

Neighborhood Amenities

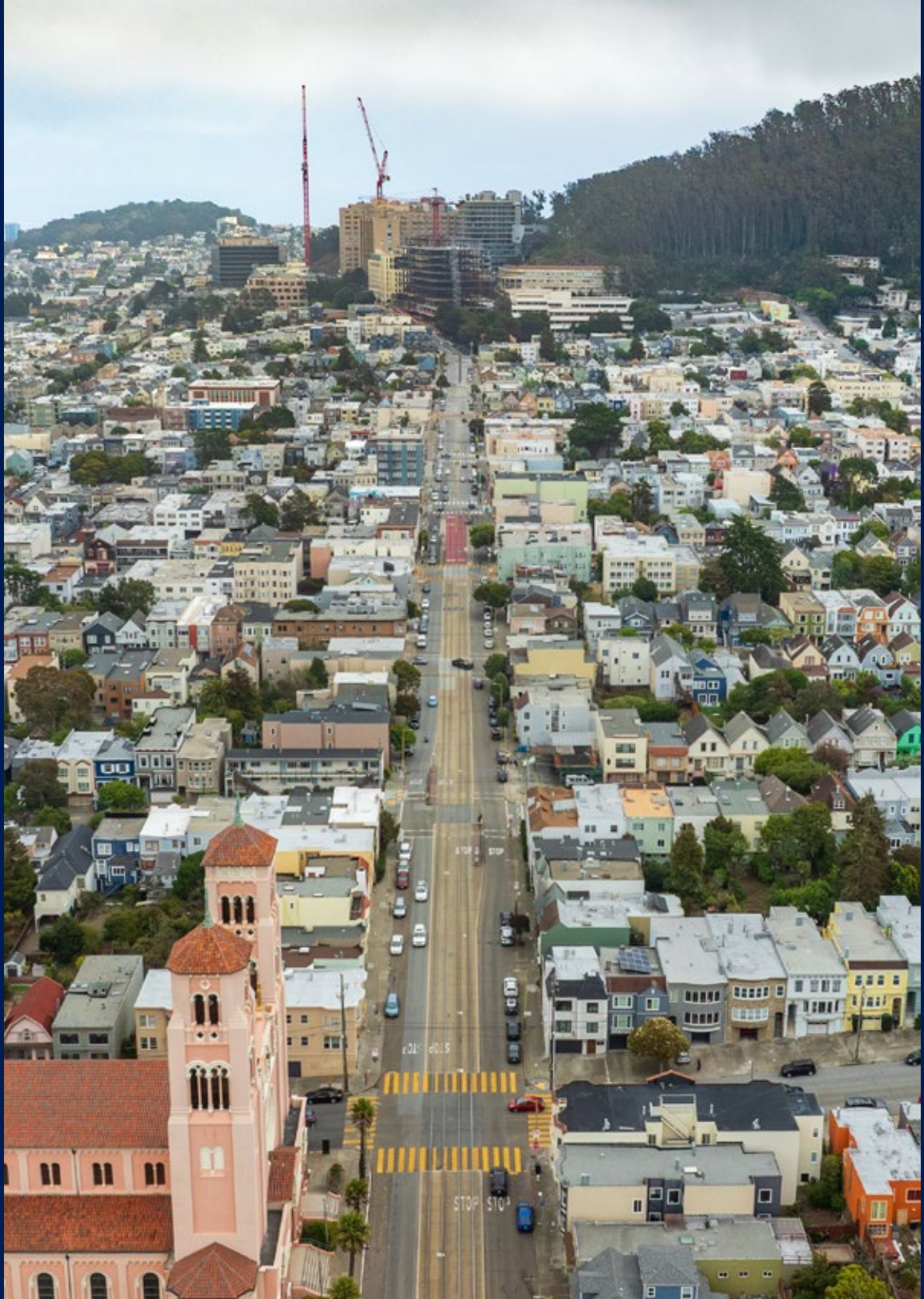
 Martuni's	 Zeitgeist	 Golden State Food & Liquor
 Rocket Sushi Conveyor Belt	 Loquat	 Valmar Supermarket
 Mercury Cafe	 Xebec	 Nick's Food, Liquor & Groceries
 Rich Table	 Baiano Pizza	 Nick's Supermarket
 Zuni Cafe	 The Italian Homemade	 Victoria Liquors & Groceries
 RT Rotisserie	 Orbit Room	 Bank of America
 The Buoy	 The Mint	 ATM
 Burma Love	 The Crafty Ale House	 Chase Bank

Public Transportation



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

The area surrounding 41 Octavia Street offers convenient access to San Francisco's public transportation network, providing connectivity throughout the city and the greater Bay Area. Located in Golden Gate Heights, the property is served by multiple Muni bus routes along 19th Avenue, Noriega Street, and nearby Sunset corridors, while the N-Judah Muni Metro line provides direct service to UCSF, Golden Gate Park, Downtown San Francisco, and the Financial District. Residents also benefit from easy access to major commuter routes including 19th Avenue (Highway 1) and Interstate 280, offering convenient travel throughout San Francisco and the Peninsula. The property's location near Inner Sunset neighborhood amenities, Golden Gate Park, and several major educational and medical institutions further enhances its accessibility and appeal.





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By acknowledging your receipt of this Offering Memorandum from 41 Octavia 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.

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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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