

1435 Pacific Avenue

Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum

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Offering **Summary**

1435 Pacific Avenue presents the opportunity to acquire a well-located mixed-use investment property in San Francisco's desirable Nob Hill neighborhood. Built in 1926, the property consists of four one-bedroom apartments and one ground-floor commercial space across approximately 4,200 square feet.

The residential units feature hardwood flooring, bay windows, abundant natural light, built-in cabinetry, and functional layouts. The building also offers separately metered gas and electricity, a Swiftlane entry system, a rear yard, and a roof deck with views of the Golden Gate Bridge and Downtown.

With a strong mix of residential and commercial income, 1435 Pacific Avenue offers stable in-place cash flow alongside meaningful long-term rental upside. Its central location places residents within walking distance of Polk Street, North Beach, Chinatown, and Russian Hill, with convenient access to neighborhood dining, shopping, entertainment, and public transportation. The property represents a compelling opportunity to acquire a classic San Francisco asset in one of the city's most established rental markets.





The Property

Property Information	
Address:	1435 Pacific Avenue, San Francisco, CA 94109
District:	Nob Hill
Property Type:	Mixed-Use
APN:	0185-040
Building Square Feet:	4,200 SqFt
Units:	5
Lot Size:	1,873 SqFt
Constructed:	1926
Zoning:	NC-2

Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco / Wood Exterior
Rear of Building:	Stucco
Roof Composition:	Modified Bitumen
Windows:	Single Paned Wood Frame
Electrical Service:	Separately Metered *(400 Amps, 100 per Unit - Phase 1)*
Gas Service:	Separately Metered
Fire Protection System:	Byington Electric Alarm Auto Call *(Compliant for Day Care)*
Fire Escapes:	Front of Building
Heat Source:	Gas Wall Heat
Hot Water:	40 Gallon Tank in Each Unit
Plumbing:	Mixture of Copper & Galvanized
Common Area Lights:	Various Styles of Bulb Lighting
Door Entry System:	Swiftlane Entry System
Front Entryway Landing:	Concrete
Mailboxes:	Inside Entry Gate
Common Areas:	Carpeted
Garbage:	In Tradesman
Apartment Access:	Central Staircase
Laundry:	No Laundry
Backyard:	Yes *(Occupied by Day Care)*

Building Information	
Unit Mix:	1 Bed, 1 Bath - 4
	Commercial - 1
	5 - Total Units
Kitchens:	Electric Stoves / Ovens
	Engingeered Wood Flooring
	Single Basin Aluminum Sinks
	Over / Under Refrigerators
	Built-In Wood Cabinetry
	Dishwasher
	Built-In Microwave
	Track Lighting
	Eat-In Kitchen Nook
Bathrooms:	Ceramic Tile Flooring
	Shower / Tub Combination
	Fan Ventilation
	Cabinet Sinks
	Inlaid Mirrored Medicine Cabinet
Bedrooms / Living Rooms:	Synthetic Hardwood Flooring
	Bay Windows
	Large Windows
	Tremendous Natural Light

Notes

- Building is **COMPLIANT** with the Fire Alarm Sleeping Room Ordinance *(2013 - NFPA 72 Section 18.4.1)*
- Roof Deck has views of Golden Gate Bridge & Downtown

Financial **Analysis**

1435 Pacific Avenue

Financial Summary	
Price	$1,950,000
Down Payment	$780,000
Number of Units	5
Price/Unit	$390,000
Gross Square Feet	4,200
Price/Square Foot	$464
CAP Rate - Current	5.48%
CAP Rate - Proforma	8.71%
GRM - Current	11.77
GRM - Pro Forma	8.33
Year Built	1926
Lot Size *(SqFt)*	1,873

Annual Gross Income	Current	Proforma
Gross Potential Income	$165,642	$234,000
Vacancy *(3.0%)*	$4,969	$7,020
AGI	$160,673	$226,980
Expenses	$53,757	$57,174
NOI	$106,916	$169,806
Expense per Gross Income	32%	24%
Expense per Unit	$10,751	$11,435

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	*1.18268% of Sales Price*	$23,062	$4,612	43%	$23,062	$4,612	40%
Special Assessment Tax	*From Owner's 2025-26 Tax Bill*	$1,393	$279	3%	$1,393	$279	2%
Insurance	*From Owner's 2025 Financials*	$9,477	$1,895	18%	$9,477	$1,895	17%
Property Management	*Estimated at 5% of Gross Income*	$8,282	$1,656	15%	$11,700	$2,340	20%
Repairs & Maintenance	*Estimated at $1000/unit*	$5,000	$1,000	9%	$5,000	$1,000	9%
PG&E	*From Owner's 2025 Financials*	$100	$20	0%	$100	$20	0%
Water	*From Owner's 2025 Financials*	$2,658	$532	5%	$2,658	$532	5%
Recology	*From Owner's 2025 Financials*	$1,984	$397	4%	$1,984	$397	3%
Janitorial	*From Owner's 2025 Financials*	$1,800	$360	3%	$1,800	$360	3%
Total Operating Expenses		$53,757	$10,751	100%	$57,174	$11,435	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	$1,170,000	Less Debt Service	$91,063	$91,063
Loan Type	Fully Amortized	Cash Flow	$15,853	$78,742
Interest Rate	6.75%	Cash on Cash Return	2.03%	10.10%
Program	5/30 Year Fixed	Expenses as % of Gross	32%	24%
Loan to Value	60%	Expenses per Unit	$10,751	$11,435

Loan Quote: Estimated at 60% LTV at 6.75% 5/30 Fully Amortized
(Loan information is time sensitive & subject to change)

Rent **Roll**

1435 Pacific Avenue

Unit No.	Unit Type	Rents	Market Rents	Move-In Dates
1	1 Bed, 1 Bath	$2,476.13	$3,750	12/1/2020
2	1 Bed, 1 Bath	$2,740.78	$3,750	9/23/2022
3	1 Bed, 1 Bath	$2,915.25	$3,750	1/1/2025
4	1 Bed, 1 Bath	$1,454.34	$3,750	9/7/1995
1439	Commercial	$4,217.00	$4,500	2/15/2022
Total Monthly Income		**$13,803.50**	**$19,500**	
Annual Income		**$165,642**	**$234,000**	**Upside: 41%**

Units

1 Bed, 1 Bath - 4
Commercial - 1
5 - Total Units

Notes

Market rents estimated using Rentometer.com



Property Photos











Property Photos

Property Photos



Property Views





Amenities Map



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

Neighborhood Amenities

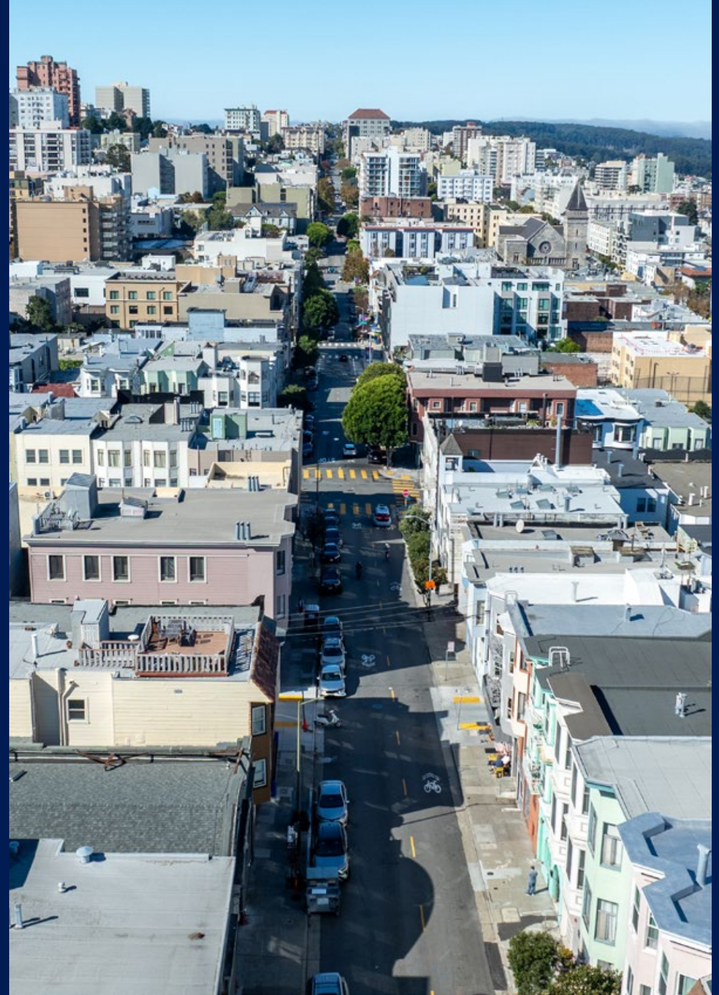
1 Harris' Steak House	11 Ben Thai Cafe	21 Serafina	31 Trader Joe's
2 House of Prime Rib	12 Mayes Oyster House	22 Sushi Rapture	32 Pine & Jones Market
3 Cafe Reveille	13 Nob Hill Pizza & Shawarma	23 Nob Hill cafe	33 Le Beau Market
4 Bell Tower	14 Mymy	24 Tonga Room & Bar	34 J & H Grocery
5 The Crepe House	15 Nourish Cafe	25 Top of the Mark	35 Jackson Market
6 Amelie San Francisco	16 Zeki's Bar	26 Rue Lepic French Restaurant	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 Hyde Street Seafood & Bar	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 1435 Pacific Avenue 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 1435 Pacific Avenue 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 1435 Pacific Avenue 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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