



150 Haight Street

Hayes Valley | San Francisco, CA

Investment Opportunity | Offering Memorandum

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Offering Summary

150 Haight Street presents an exceptional opportunity to acquire a forty-two (42) unit studio apartment building in San Francisco’s highly desirable Hayes Valley neighborhood. Built in 1927, the concrete and steel property encompasses approximately 25,080 square feet on a 4,800 square foot lot, with seven (7) units on each of its six residential floors. The building also features eight (8) parking spaces and seven (7) storage spaces.

The property has been diligently maintained and managed throughout ownership, with significant capital improvements completed to enhance its overall condition and long-term functionality. Recent upgrades include a modernized elevator, new windows, exterior painting and weatherproofing, an upgraded fire horn system, and the installation of two (2) new boiler systems.

The thoughtfully designed studio residences feature hardwood flooring, crown molding, large windows, and abundant natural light. Kitchens are equipped with wood cabinetry, gas stoves and ovens, and stainless steel sinks, while bathrooms feature classic hexagon tile flooring and inlaid mirrored cabinets. Select residences on the fourth through sixth floors enjoy elevated views of the surrounding neighborhood and San Francisco skyline, further enhancing the property's residential appeal.

Ideally situated on Haight Street between Laguna Street and Octavia Street, the property offers convenient access to the vibrant dining, shopping, and entertainment destinations of Hayes Valley, including acclaimed restaurants such as Zuni Café and Rich Table. Residents also benefit from proximity to public transportation, neighborhood parks, and major thoroughfares connecting to destinations throughout San Francisco and the greater Bay Area. With its substantial unit count, recent capital improvements, and prime central location, 150 Haight Street represents a compelling opportunity to acquire a well-maintained multifamily asset in one of San Francisco's most sought-after neighborhoods.

The Property

Property Information	
Address:	150 Haight Street, San Francisco, CA 94102
District:	Hayes Valley
Property Type:	Multifamily
APN:	0852-006
Building Square Feet:	25,080
Units:	42
Lot Size (SqFt):	4,800
Constructed:	1927
Zoning:	RM-2

Building Systems	
Foundation:	Concrete
Structure:	Concrete & Steel
Façade:	Concrete
Rear of Building:	Concrete
Roof Composition & Age:	TPO
Gas Service:	Separately Metered (with Earthquake Shut Off Valves)
Electric Service:	Separately Metered (400 Amps)
Fire Protection System:	Silent Knight Fire Panel (FFP-50)
Fire Escapes:	Front & Rear of Building
Heat Source:	Steam Heat, 2x - Peerless Boilers
Windows:	Double Paned Aluminum Windows (2002)
Hot Water:	2x - Bradford White Water Heater (119 Gallon Tank)
Plumbing:	Mix of Copper & Galvanized
Door Entry System:	DKS Entry System
Common Areas:	Carpeted Flooring
Common Area Lights:	Various Types of Bulb Lighting
Garbage:	In Tradesman
Apartment Access:	Central Staircase & Elevator
Laundry:	2x - Washer & Dryer (Under Wash Contract)
Storage:	Yes - 7x Spaces

Building Information	
Unit Mix:	42 - Studio
	7 - Storage
	8 - Parking
	42 - Total Units
Kitchens:	Stainless Steel Sinks
	Various Types of Countertops
	Gas Stoves / Ovens
	Wood Cabinetry
	Over / Under Refrigerators
	Tile Flooring
Bathrooms:	Bath & Shower Combination
	Cabinet Sink
	Inlaid Mirrored Cabinet
	Hexagon Tile Flooring
	Center Mounted Lighting
	Window Ventilation
Bedrooms /	Hardwood Flooring
Living Rooms:	Large Windows
	Crown Molding
	Ample Natural Light

Notes
- Building IS NOT ON the San Francisco Soft-Story List
- Building is COMPLIANT with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- Views from Floors 3, 4, 5, & 6

Financial Analysis

150 Haight Street

Financial Summary	
Price	\$13,750,000
Down Payment	\$6,187,500
Number of Units	42
Price/Unit	\$327,381
Gross Square Feet	25,080
Price/Square Foot	\$548
CAP Rate - Current	4.31%
CAP Rate - Proforma	9.15%
GRM - Current	13.15
GRM - Pro Forma	7.77
Year Built	1927
Lot Size (SqFt)	4,800

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$162,619	\$3,872	39%	\$162,619	\$3,872	36%
Special Assessment Tax	From Owner's 2026-27 Tax Bill	\$1,982	\$47	0%	\$1,982	\$47	0%
Insurance	From Owner's T-12 Financials	\$26,531	\$632	6%	\$26,531	\$632	6%
Property Management	Estimated at 5% of Gross Income	\$52,269	\$1,245	12%	\$88,436	\$2,106	19%
On Site Manager	Estimated at \$1800/month	\$21,600	\$514	5%	\$21,600	\$514	5%
Repairs & Maintenance	Estimated at \$1000/unit	\$42,000	\$1,000	10%	\$42,000	\$1,000	9%
Elevator R&M	From Owner's 2023 Financials	\$2,994	\$71	1%	\$2,994	\$71	1%
Garbage	From Owner's T-12 Financials	\$10,667	\$254	3%	\$10,667	\$254	2%
Gas & Electric	From Owner's T-12 Financials	\$56,840	\$1,353	13%	\$56,840	\$1,353	12%
Water	From Owner's T-12 Financials	\$34,955	\$832	8%	\$34,955	\$832	8%
Fire & Life Safety	From Owner's T-12 Financials	\$8,790	\$209	2%	\$8,790	\$209	2%
Pest Control	From Owner's T-12 Financials	\$100	\$2	0%	\$100	\$2	0%
Total Operating Expenses		\$421,348	\$10,032	100%	\$457,515	\$10,893	100%

Financing		Cash Flow After Debt Service		Current	Proforma
Loan Amount	\$7,562,500	Less Debt Service		\$510,469	\$510,469
Loan Type	Interest Only	Cash Flow		\$82,205	\$747,675
Interest Rate	6.75%	Cash on Cash Return		1.33%	12.08%
Program	5/30 Year Fixed	Expenses as % of Gross		40%	26%
Loan to Value	55%	Expenses per Unit		\$10,032	\$10,893

Loan Quote: Estimated at 55% LTV at 6.75% 5/30 Interest Only
(Loan information is time-sensitive & subject to change)

Annual Gross Income		Current	Proforma
Gross Potential Income		\$1,045,383	\$1,768,720
Vacancy (3.0%)		\$31,361	\$53,062
AGI		\$1,014,022	\$1,715,658
Expenses		\$421,348	\$457,515
NOI		\$592,674	\$1,258,144
Expense per Gross Income		40%	26%
Expense per Unit		\$10,032	\$10,893

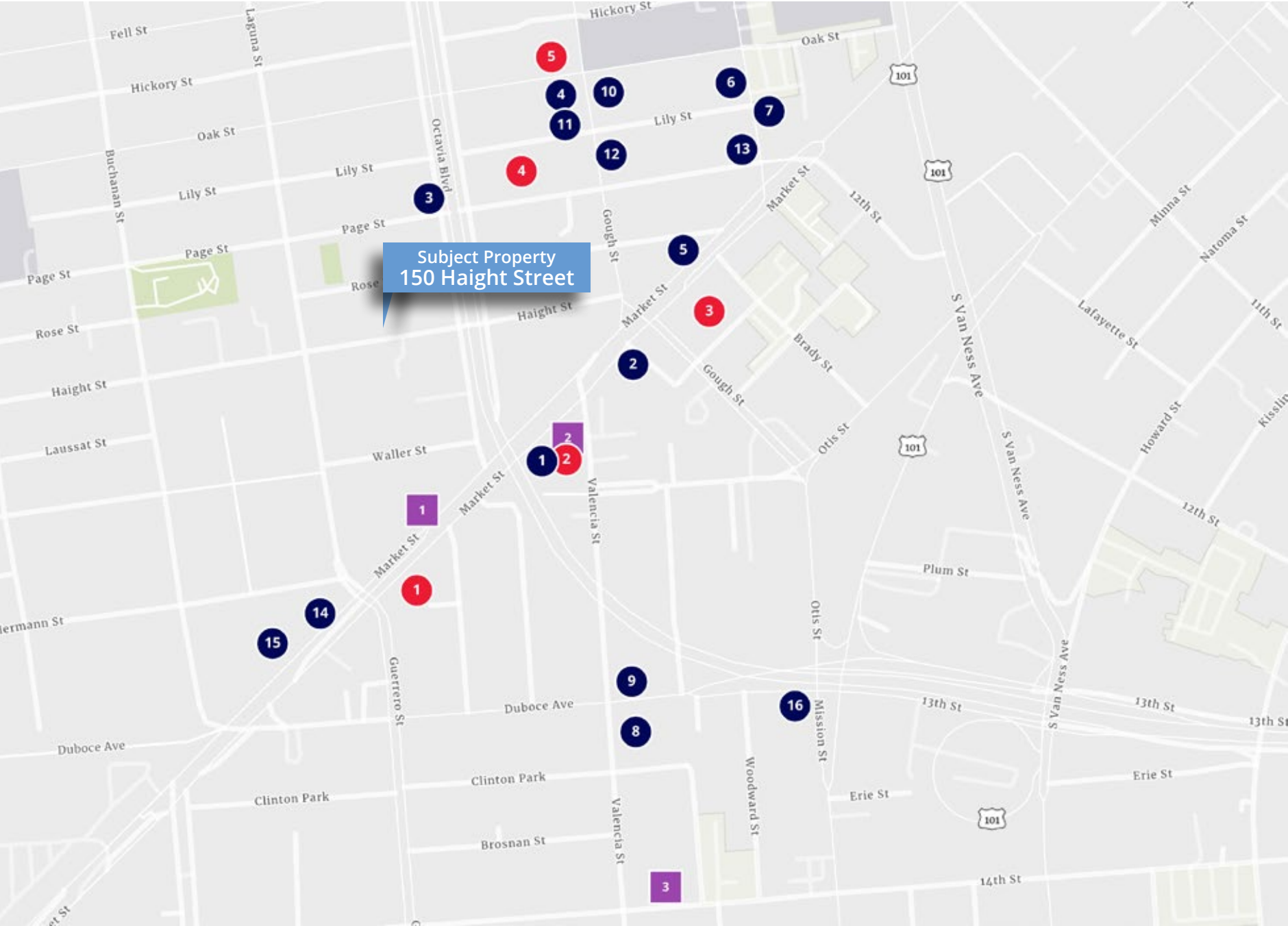
Rent Roll

150 Haight Street

Unit No.	Unit Type	Rent	Parking	Market Rents	Move in Date	Unit No.	Unit Type	Rent	Parking	Market Rents	Move in Date
101	Studio	\$1,936.95		\$3,295	5/7/2023	401	Studio	\$964.52		\$3,295	5/21/1994
102	Studio	\$1,666.21		\$3,295	8/15/2008	402	Studio	\$1,379.20	\$206.91	\$3,295	10/1/2005
103	Studio	\$1,803.35	\$169.00	\$3,295	8/1/2021	403	Studio	\$2,028.00		\$3,295	8/1/2024
104	Studio	\$1,975.00		\$3,295	11/30/2025	404	Studio	\$1,562.31		\$3,295	2/19/2010
105	Studio	\$1,356.14		\$3,295	6/18/2006	405	Studio	\$1,854.95		\$3,295	12/19/2020
106	Studio	\$1,330.52		\$3,295	8/30/2003	406	Studio	\$2,200.00		\$3,295	10/24/2025
107	Studio	\$1,981.20		\$3,295	6/21/2025	407	Studio	\$2,103.90	\$213.67	\$3,295	6/1/2021
201	Studio	\$2,032.00		\$3,295	3/19/2025	501	Studio	\$1,395.74		\$3,295	7/17/2004
202	Studio	\$2,125.00		\$3,295	2/28/2026	502	Studio	\$2,350.00		\$3,295	8/23/2026
203	Studio	\$1,951.95		\$3,295	7/29/2024	503	Studio	\$1,912.20		\$3,295	11/28/2020
204	Studio	\$1,949.18		\$3,295	11/7/2022	504	Studio	\$1,414.44		\$3,295	8/18/2002
205	Studio	\$2,075.00		\$3,295	12/15/2025	505	Studio	\$1,994.61		\$3,295	6/25/2021
206	Studio	\$2,125.00		\$3,295	2/21/2026	506	Studio	\$2,128.66	\$245.62	\$3,295	1/1/2022
207	Studio	\$1,942.82		\$3,295	6/1/2021	507	Studio	\$2,129.40	\$202.80	\$3,295	9/6/2024
301	Studio	\$2,150.00		\$3,295	12/15/2025	601	Studio	\$2,350.00		\$3,295	5/9/2026
302	Studio	\$2,008.26		\$3,295	9/12/2020	602	Studio	\$1,938.59	\$255.75	\$3,295	10/1/1995
303	Studio	\$1,937.89		\$3,295	7/15/2023	603	Studio	\$2,022.78		\$3,295	10/2/2021
304	Studio	\$1,937.89		\$3,295	7/20/2023	604	Studio	\$2,950.00		\$3,295	9/1/2026
305	Studio	\$2,250.00	\$200.00	\$3,295	8/1/2026	605	Studio	\$1,523.62		\$3,295	5/6/2001
306	Studio	\$2,028.00		\$3,295	7/29/2024	606	Studio	\$1,465.51		\$3,295	4/24/2004
307	Studio	\$1,897.77		\$3,295	2/1/2021	607	Studio	\$1,015.40	\$83.28	\$3,295	3/15/1994
						Monthly Income		\$79,143.96		\$138,390	
Units		Notes				Laundry		\$631.30		\$840	
Studio - 42		Market rents estimated using Rentometer.com				Vacant Storage (7)		\$700.00		\$700	
Parking - 8		Parking projected at \$300 per space/month				Utility RUB		\$5,063.34		\$5,063	
Storage - 7		Laundry projected at \$20 per unit/month				Parking (8)		\$1,576.68		\$2,400	
42 - Total Units		Storage projected at \$100 per space/month				Total Monthly Income		\$87,115.28		\$147,393.34	
						Annual Income		\$1,045,383		\$1,768,720	Upside: 69%



Amenities Map



- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- Clinics & Health Centers

Neighborhood Amenities

1	Martuni's	9	Zeitgeist	1	Golden State Food & Liquor
2	Rocket Sushi Conveyor Belt	10	Loquat	2	Valmar Supermarket
3	Mercury Cafe	11	Xebec	3	Nick's Food, Liquor & Groceries
4	Rich Table	12	Baiano Pizza	4	Nick's Supermarket
5	Zuni Cafe	13	The Italian Homemade	5	Victoria Liquors & Groceries
6	RT Rotisserie	14	Orbit Room	1	Bank of America
7	The Buoy	15	The Mint	2	ATM
8	Burma Love	16	The Crafty Ale House	3	Chase Bank

Public Transportation



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

The area surrounding 150 Haight Street offers exceptional access to San Francisco's extensive public transportation network, providing convenient connectivity throughout the city and greater Bay Area. Ideally situated in the Hayes Valley neighborhood, the property is within close proximity to multiple Muni bus and rail lines along Market Street and Van Ness Avenue, as well as the nearby Van Ness Muni Metro Station, offering direct connections to Downtown San Francisco, the Financial District, and surrounding neighborhoods. Residents also benefit from convenient access to the Civic Center BART Station, providing regional transportation throughout the Bay Area, including the East Bay, Peninsula, and San Francisco International Airport. Major thoroughfares, including Market Street, Van Ness Avenue, and nearby Highway 101, further enhance accessibility for commuters. The property's central location, just minutes from Hayes Valley's vibrant dining, shopping, and entertainment destinations, as well as the cultural attractions of Civic Center and the performing arts district, further contributes to its appeal.





150 Haight Street

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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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If you wish not to pursue negotiations leading to the acquisition of 150 Haight Street or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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