



314-318 Chestnut Street

Telegraph Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum

Colliers



314-318 Chestnut St



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314-318 Chestnut St

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Offering Summary

314-318 Chestnut Street presents an opportunity to acquire a fully vacant three-unit multifamily property in San Francisco's desirable Telegraph Hill neighborhood. Ideally situated just moments from North Beach, the Embarcadero, and the city's iconic waterfront, the property offers an exceptional combination of neighborhood charm, convenient access to local amenities, and sweeping views of the San Francisco Bay.

Built in 1907, the property consists of approximately 4,200 square feet on a 1,498-square-foot lot. The building features classic San Francisco architectural character, highlighted by its distinctive bay windows, abundant natural light, and impressive views overlooking the waterfront, including the Golden Gate Bridge and surrounding cityscape. Interior features include hardwood flooring, spacious living areas, and large windows that take advantage of the property's elevated setting. Additional amenities include in-unit laundry, dedicated storage, and separately metered gas and electrical service.

Located in one of San Francisco's most recognizable residential neighborhoods, 314-318 Chestnut Street is within close proximity to the vibrant restaurants, cafés, and boutique shopping of North Beach, as well as popular destinations including Coit Tower, Washington Square Park, Pier 39, and Fisherman's Wharf. The property's central location also provides convenient access to Downtown San Francisco, the Financial District, and numerous public transportation options.

With its desirable Telegraph Hill location, remarkable Bay views, and three-unit configuration, 314-318 Chestnut Street represents an attractive opportunity for investors seeking a boutique multifamily asset in one of San Francisco's most established and sought-after neighborhoods.





The Property

Property Information	
Address:	314-318 Chestnut Street, San Francisco, CA 94133
District:	Telegraph Hill
Property Type:	Multifamily
APN:	0054-007
Building Square Feet:	4,200
Units:	3
Lot Size (SqFt):	1,498
Constructed:	1907
Zoning:	RH-3

Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco
Roof Composition & Age:	Modified Bitumen
Electrical Service:	Separately Metered
Gas Service:	Separately Metered
Fire Protection System:	Fire Sprinklers & Fire Extinguishers
Windows:	Mix of Single & Double Paned Windows
Heat Source:	Gas Wall Heaters
Hot Water:	3x - Rheem Water Tanks (30 Gallons)
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	Gated Entry - Lock & Key
Front Landing:	Concrete
Mailboxes:	On Exterior Wall (Behind Gate)
Garbage:	Trash Area on Side of Property
Apartment Access:	Walk-Up Units
Storage:	4x - Storage Units (3x - Private Storage & 1x - Common Storage)
Laundry:	In-Unit Hookups
Sprinklers:	Yes

Building Information	
Unit Mix:	2 Bed, 1 Bath - 3
Storage - 4	
3 - Total Units	
Notes	
- Building is NOT on San Francisco's Mandatory Soft-Story Seismic Retrofit Program List	
- Building is NOT compliant with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)	

Financial Analysis

314-318 Chestnut Street

Financial Summary	
Price	\$3,200,000
Down Payment	\$1,280,000
Number of Units	3
Price/Unit	\$1,066,667
Gross Square Feet	4,200
Price/Square Foot	\$762
CAP Rate - Current	6.91%
CAP Rate - Proforma	6.91%
GRM - Current	10.77
GRM - Pro Forma	10.77
Year Built	1907
Lot Size (SqFt)	1,498

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$37,846	\$12,615	56%	\$37,846	\$12,615	56%
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$1,371	\$457	2%	\$1,371	\$457	2%
Insurance	Estimated at \$1,300/unit	\$3,900	\$1,300	6%	\$3,900	\$1,300	6%
Property Management	Estimated at 5% of Gross Income	\$14,850	\$4,950	22%	\$14,850	\$4,950	22%
Repairs & Maintenance	Estimated at \$1000/unit	\$3,000	\$1,000	4%	\$3,000	\$1,000	4%
PG&E	Estimated at \$175	\$175	\$58	0%	\$175	\$58	0%
Water	Estimated at \$4,750	\$4,750	\$1,583	7%	\$4,750	\$1,583	7%
Recology	Estimated at \$1,200	\$1,200	\$400	2%	\$1,200	\$400	2%
Total Operating Expenses		\$67,092	\$22,364	100%	\$67,092	\$22,364	100%

Annual Gross Income	Current	Proforma
Gross Potential Income	\$297,000	\$297,000
Vacancy (3.0%)	\$8,910	\$8,910
AGI	\$288,090	\$288,090
Expenses	\$67,092	\$67,092
NOI	\$220,998	\$220,998
Expense per Gross Income	23%	23%
Expense per Unit	\$22,364	\$22,364

Rent Roll

314-318 Chestnut Street

Unit No.	Unit Type	Rents	Market Rent	Move-In Date	Notes
314	2 Bed, 1 Bath	\$8,000.00	\$8,000	Vacant	In Unit W/D
316	2 Bed, 1 Bath	\$8,000.00	\$8,000	Vacant	In Unit W/D
318	2 Bed, 1 Bath	\$8,000.00	\$8,000	Vacant	In Unit W/D
Monthly Income		\$24,000.00	\$24,000		
Storage (3)		\$750.00	\$750		
Total Monthly Income		\$24,750.00	\$24,750		
Annual Income		\$297,000	\$297,000		

Units	Notes
2 Bed, 1 Bath - 3	Market rents estimated using Rentometer.com
Storage - 4	Storage projected at \$250 per unit/month
3 - Total Units	3x - Private storage spaces & 1x - large shared common storage space

Property Photos

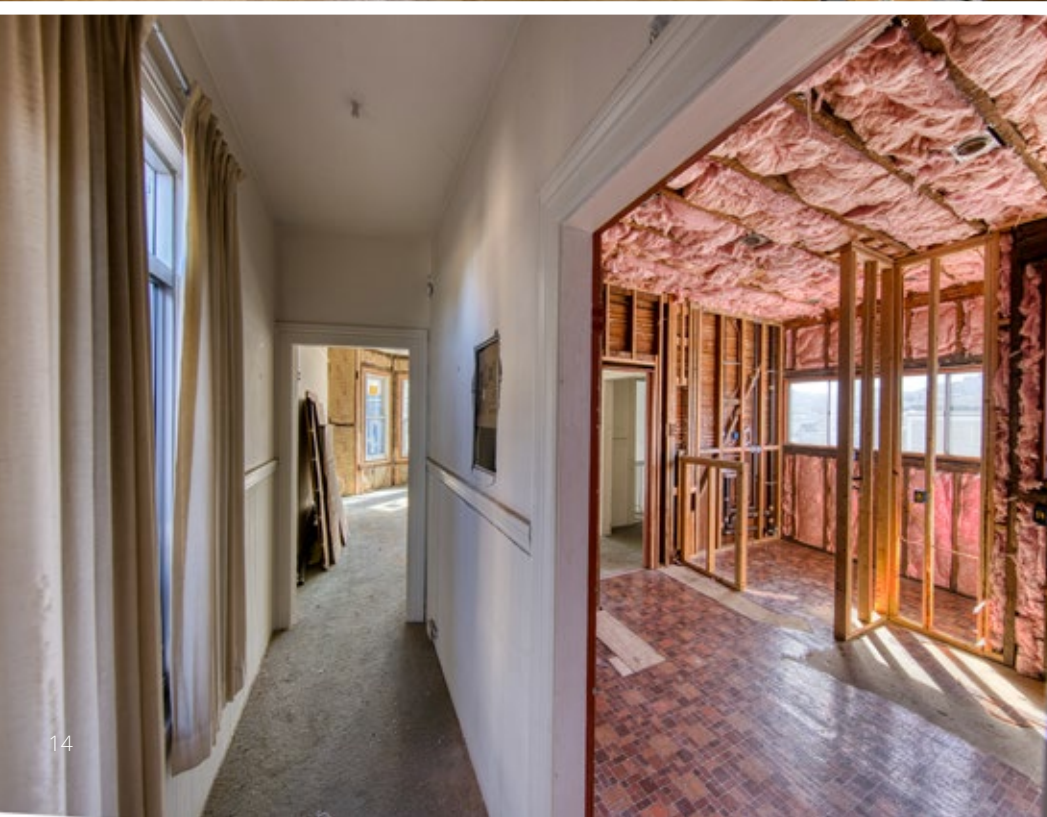


Property View



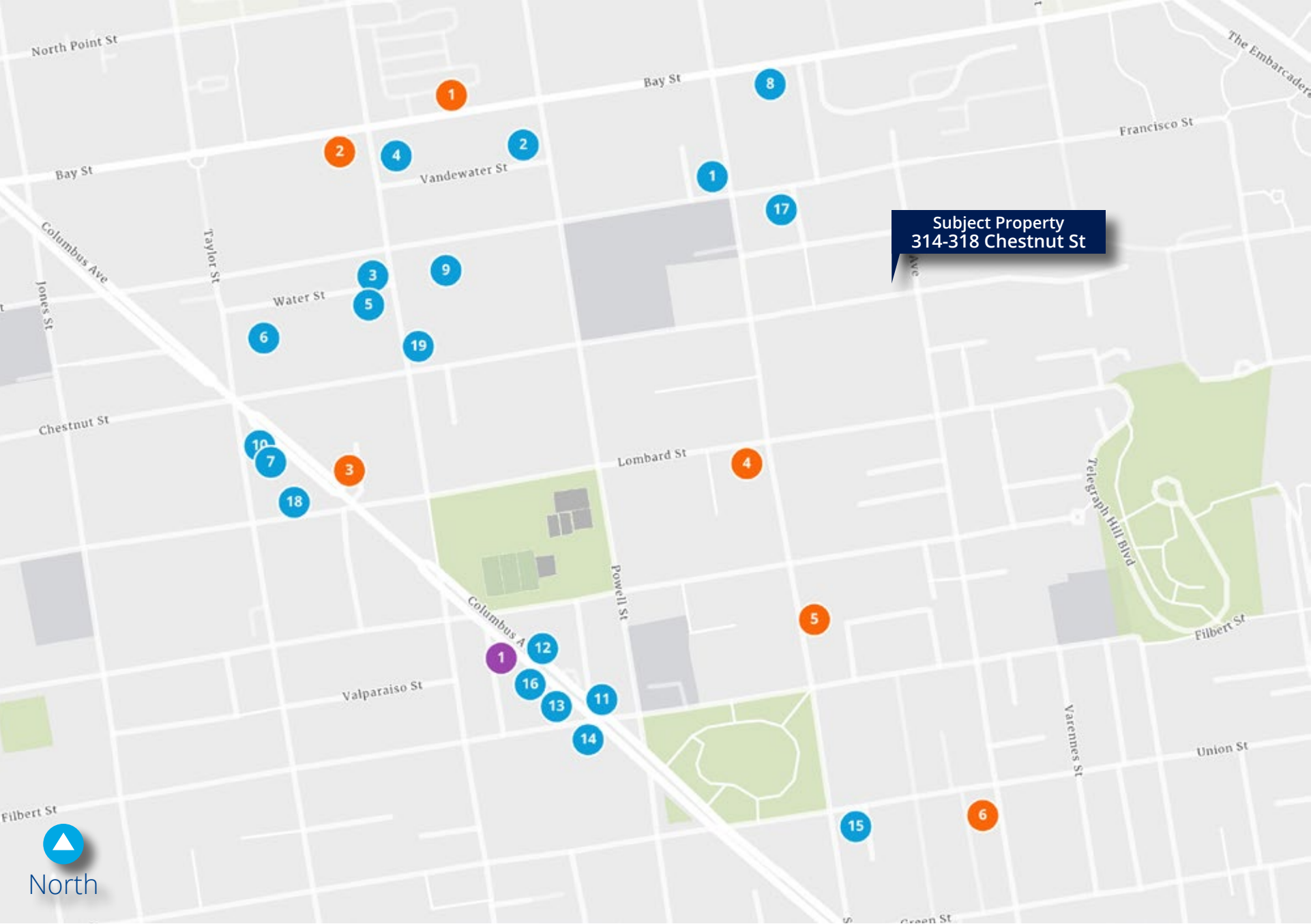


Property Photos



Property View

Amenities Map

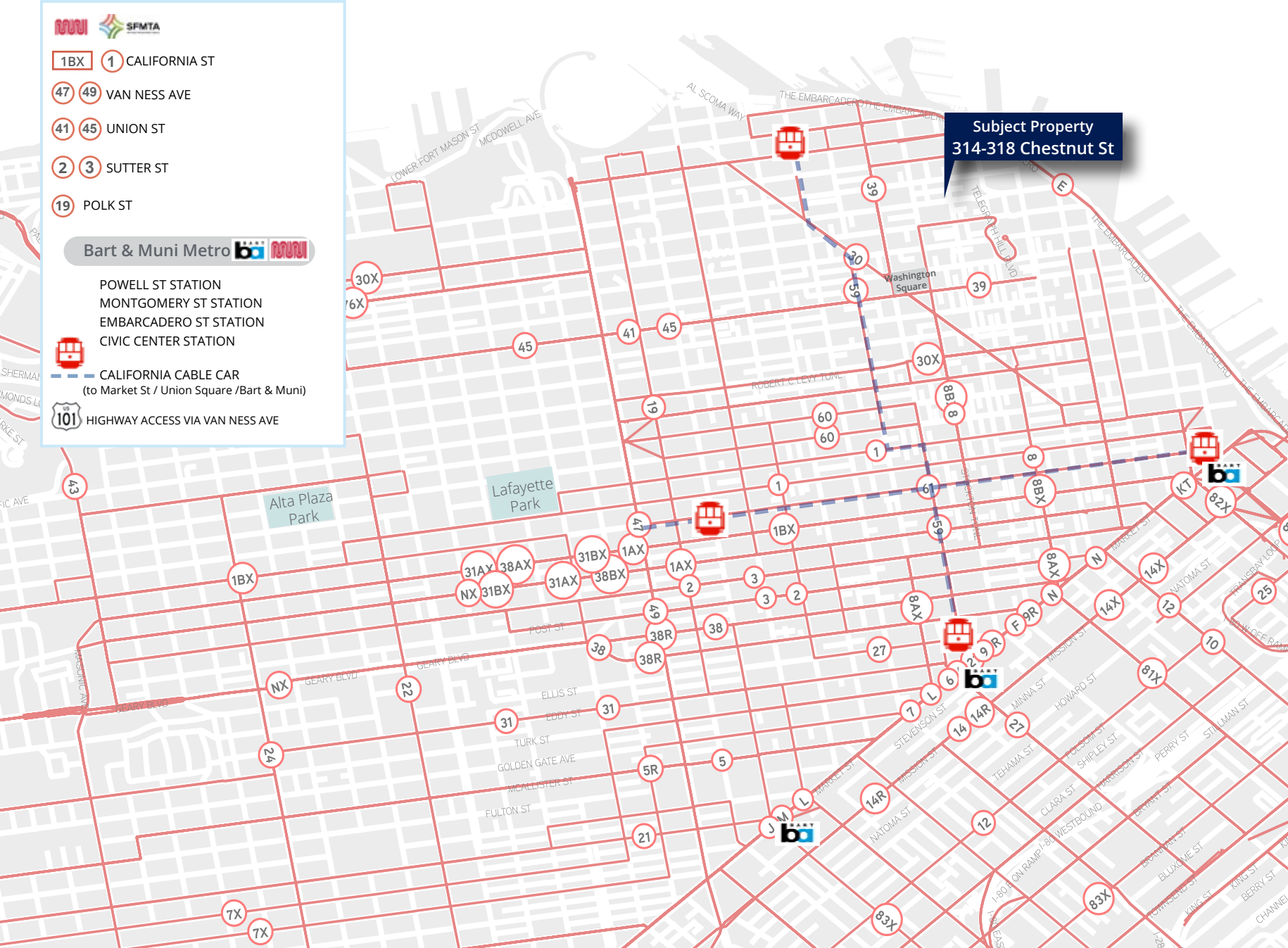


● Restaurants & Bars ● Convenience & Grocery Stores ● Banks & ATM's

Neighborhood Amenities

1	Freddie's Sandwiches	8	Red Jack Saloon	15	Tony's Pizzeria	1	Grocery Outlet
2	Goodfella's Pizzeria & Grill	9	Sweetie's Art Bar	16	Piccolo Forno	2	Trader Joe's
3	Cilantro SF Taqueria	10	La Rocca's Corner	17	Butter & Crumble	3	North Beach Food Mart
4	New Thai Elephant	11	Bodega North Beach	18	Fiddle Fig Cafe & Coffee	4	Lombard Heights Market
5	Fior D'Italia	12	The Italian Homemade	19	Caffe Capriccio	5	Napoli Market
6	Pat's Cafe	13	Da Flora			6	S&S Market
7	Curry Leaf	14	Pellegrini			1	USAA ATM

Public Transportation



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