

547 Natoma Street

SOMA | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Offering **Summary**

547 Natoma Street presents the opportunity to acquire a well-maintained, six (6) unit multifamily investment property in San Francisco's vibrant South of Market (SOMA) neighborhood. Built in 1910, the three-story building consists of six (6) two-bedroom, one-bathroom apartments totaling approximately 5,195 square feet on a 1,875-square-foot lot. Situated on a corner parcel, the property features classic San Francisco architectural details, attractive bay windows, and individual walk-up entrances.

All six residential units have been renovated and feature spacious floor plans with hardwood flooring, abundant natural light, and in-unit washers & dryers. Kitchens are equipped with quartz countertops, built-in wood cabinetry, gas stoves and ovens, and ample storage. Bathrooms feature updated finishes, standalone showers, and vanity sinks.

The building is ideally located in SOMA, 547 Natoma Street offers convenient access to Downtown San Francisco, the Financial District, and the city's growing technology and employment centers. The surrounding neighborhood features a diverse selection of restaurants, cafés, nightlife, and everyday conveniences, including popular destinations such as Sightglass Coffee, Deli Board, and Arsicault Bakery. Nearby Market Street provides access to Muni Metro and BART, connecting the property to destinations throughout San Francisco and the greater Bay Area.

With its desirable two-bedroom unit mix, renovated interiors, completed seismic improvements, and central SOMA location, 547 Natoma Street represents an attractive opportunity to acquire a well-positioned multifamily asset with long-term investment potential in San Francisco.

The Property

Property Information	
Address:	547 Natoma Street, San Francisco, CA 94103
District:	SOMA
Property Type:	Multifamily
APN:	3726-045
Building Square Feet:	5,195
Units:	6
Lot Size (<i>SqFt</i>):	1,875
Constructed:	1910
Zoning:	RED
Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Wood
Roof Composition & Age:	Tar & Gravel
Electrical Service:	Separately Metered
Gas Service:	Separately Metered
Fire Protection System:	Smoke Detectors
Windows:	Mix of Single & Double Paned Windows
Heat Source:	Forced Air Heat
Hot Water:	4x - Water Tanks (<i>40 Gallon Tanks</i>) 2x - Instant Hot Water Heaters
Plumbing:	Predominantly Copper
Door Entry System:	Lock & Key + Remote Buzzing
Front Landing:	Terrazzo
Common Area Lighting:	Various Styles of Lighting
Landing Areas:	Terrazzo
Mailboxes:	Inside Front Gate
Apartment Access:	Gated with Individual Walk-Up Units
Garbage:	In Basement
Laundry:	In-Unit Washers & Dryers

Building Information	
Unit Mix:	6 - 2 Bed, 1 Bath
6 - Total Units	
Kitchens:	Wood Flooring Single Basin Sinks Gas Stoves / Ovens Built-In Wood Cabinetry Quartz Countertops Freezer Over Refrigerator
Bathrooms:	Standalone Shower Laminate Flooring Inlaid Mirrors w/ Cabinet Storage Vanity Sinks
Bedrooms / Living Room:	Hardwood Flooring Ample Natural Light Double Paned Windows Blinds / Curtains
Notes	
- San Francisco Soft-Story Work - Work Completed	
- Building is NOT compliant with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)	



Financial Analysis

547 Natoma Street

Financial Summary	
Price	\$2,125,000
Down Payment	\$775,000
Number of Units	6
Price/Unit	\$354,167
Gross Square Feet	5,195
Price/Square Foot	\$409
CAP Rate - Current	5.98%
CAP Rate - Proforma	9.17%
GRM - Current	10.24
GRM - Pro Forma	7.52
Year Built	1910
Lot Size (SqFt)	1,875

Annual Gross Income	Current	Proforma
Gross Potential Income	\$207,421	\$282,600
Vacancy (5.0%)	\$10,371	\$14,130
AGI	\$197,050	\$268,470
Expenses	\$69,946	\$73,705
NOI	\$127,104	\$194,765
Expense per Gross Income	34%	26%
Expense per Unit	\$11,658	\$12,284

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$25,132	\$4,189	36%	\$25,132	\$4,189	34%
Special Assessment Tax	From Owner's 2026-27 Tax Bill	\$2,767	\$461	4%	\$2,767	\$461	4%
Insurance	From Owner's 2025 Financials	\$10,622	\$1,770	15%	\$10,622	\$1,770	14%
Property Management	Estimated at 5% of Gross Income	\$10,371	\$1,729	15%	\$14,130	\$2,355	19%
Repairs & Maintenance	Estimated at \$1000/unit	\$6,000	\$1,000	9%	\$6,000	\$1,000	8%
PG&E	From Owner's 2025 Financials	\$77	\$13	0%	\$77	\$13	0%
Water/Sewer	From Owner's 2025 Financials	\$3,489	\$582	5%	\$3,489	\$582	5%
Sewer/Storm	From Owner's 2025 Financials	\$5,305	\$884	8%	\$5,305	\$884	7%
Recology	From Owner's 2025 Financials	\$6,183	\$1,030	9%	\$6,183	\$1,030	8%
Total Operating Expenses		\$69,946	\$11,658	100%	\$73,705	\$12,284	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,350,000	Less Debt Service	\$92,475	\$92,475
Loan Type	Interest Only	Cash Flow	\$34,629	\$102,290
Interest Rate	6.85%	Cash on Cash Return	4.47%	13.20%
Program	5/30 Year Fixed	Expenses as % of Gross	34%	26%
Loan to Value	64%	Expenses per Unit	\$11,658	\$12,284

SLATT Capital Loan Quote: \$1,350,000 at 6.85% 5/30 Interest Only
(Loan information is time sensitive & subject to change)



Rent Roll

547 Natoma Street

Unit No.	Unit Type	Rent	Market Rents	Move in Date	SqFt	Notes
48	2 Bed, 1 Bath	\$2,584.28	\$3,850	3/1/2021	670	In-Unit W/D
50	2 Bed, 1 Bath	\$2,946.40	\$4,000	4/1/2025	758	In-Unit W/D
52	2 Bed, 1 Bath	\$2,853.47	\$4,000	2/1/2022	723	In-Unit W/D
547	2 Bed, 1 Bath	\$3,375.00	\$3,850	2/6/2023	620	In-Unit W/D
547A	2 Bed, 1 Bath	\$2,737.22	\$3,850	2/1/2021	691	In-Unit W/D
549	2 Bed, 1 Bath	\$2,788.75	\$4,000	1/1/2021	796	In-Unit W/D
Total Monthly Income		\$17,285.12	\$23,550			
Annual Income		\$207,421	\$282,600	Upside: 36%		

Units

2 Bed, 1 Bath - 6

6 - Total Units

Notes

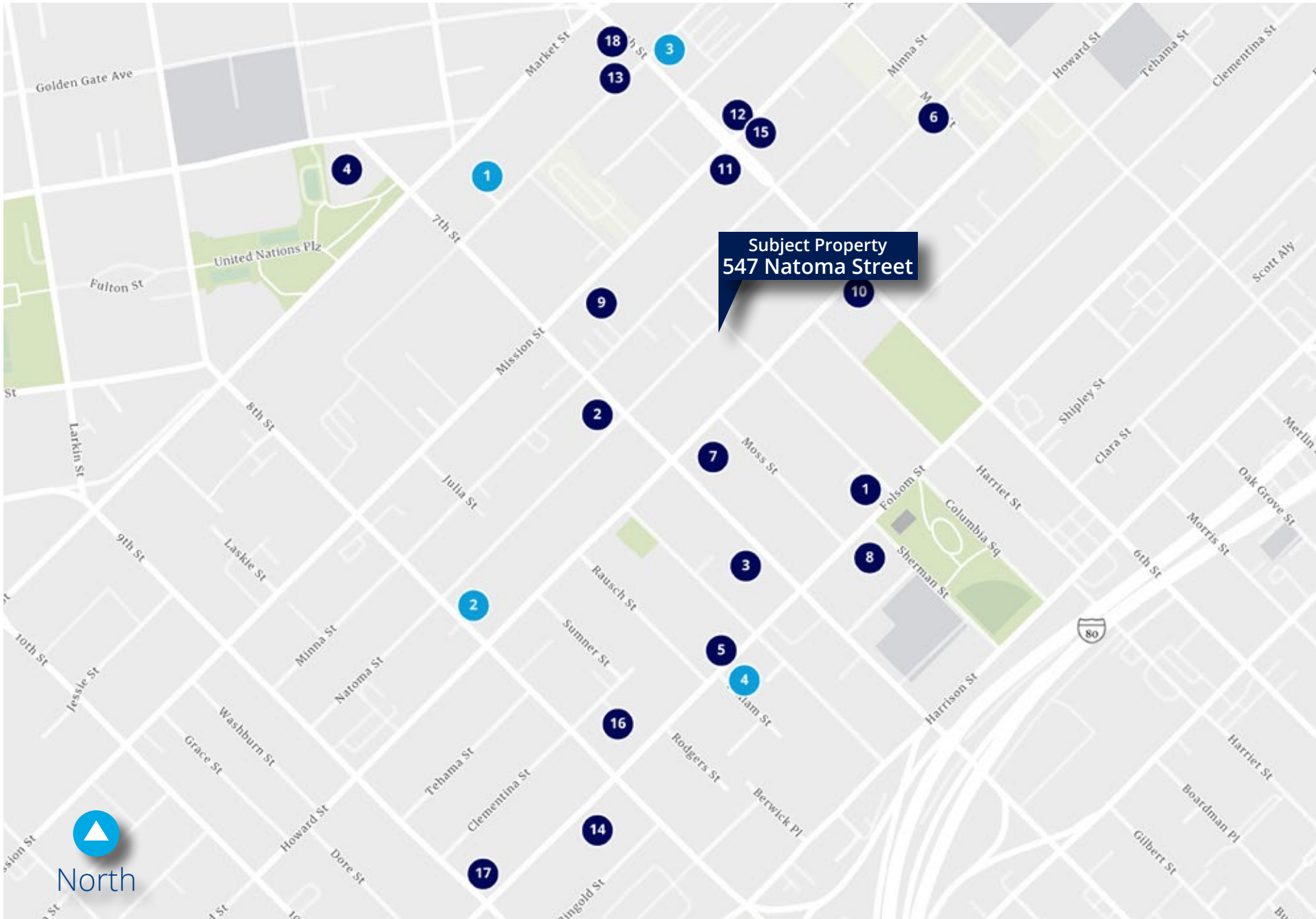
Market rents estimated using Rentometer.com

All units are renovated





Amenities Map

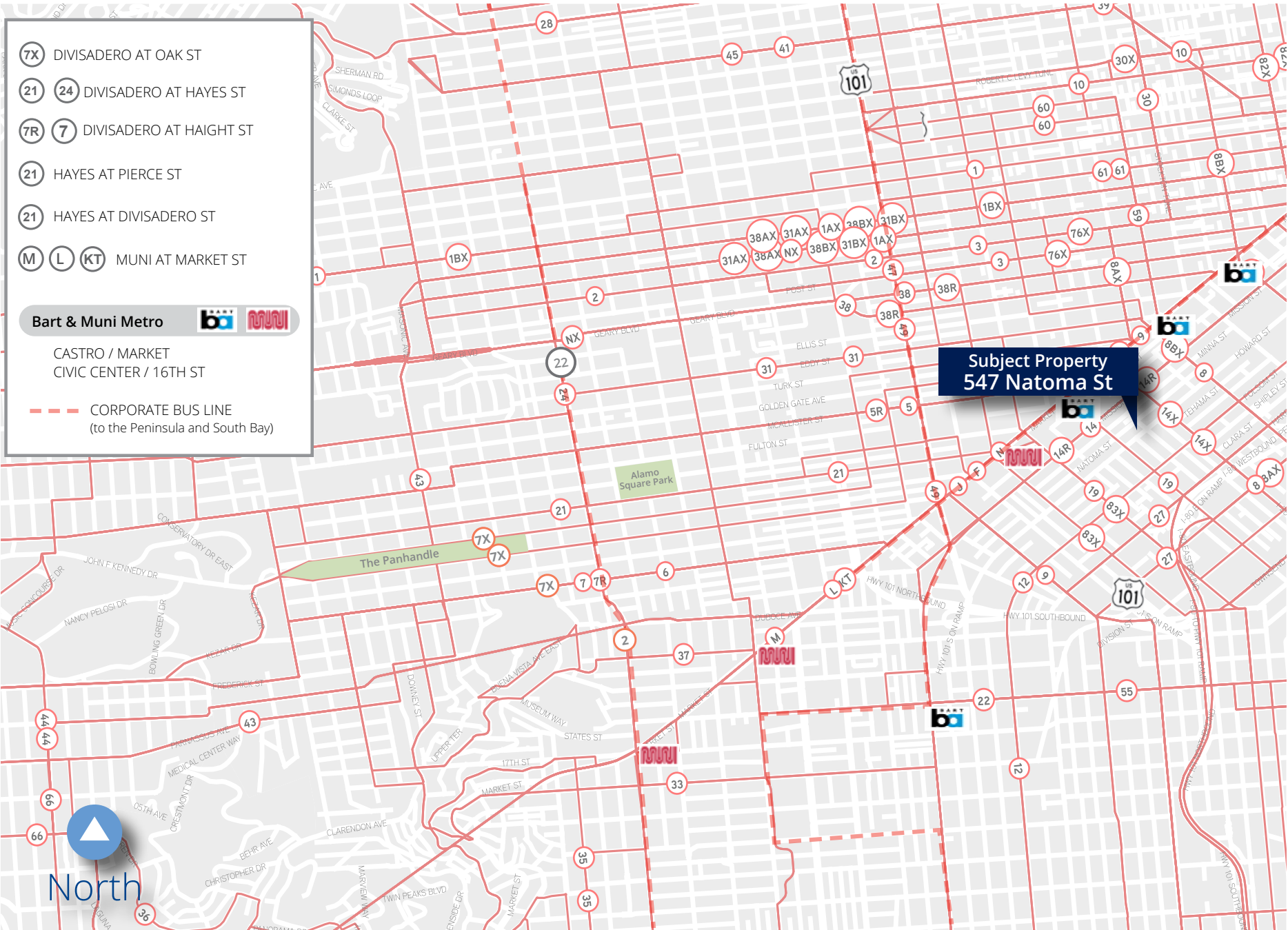


● Restaurants & Bars ● Convenience & Grocery Stores

Neighborhood Amenities

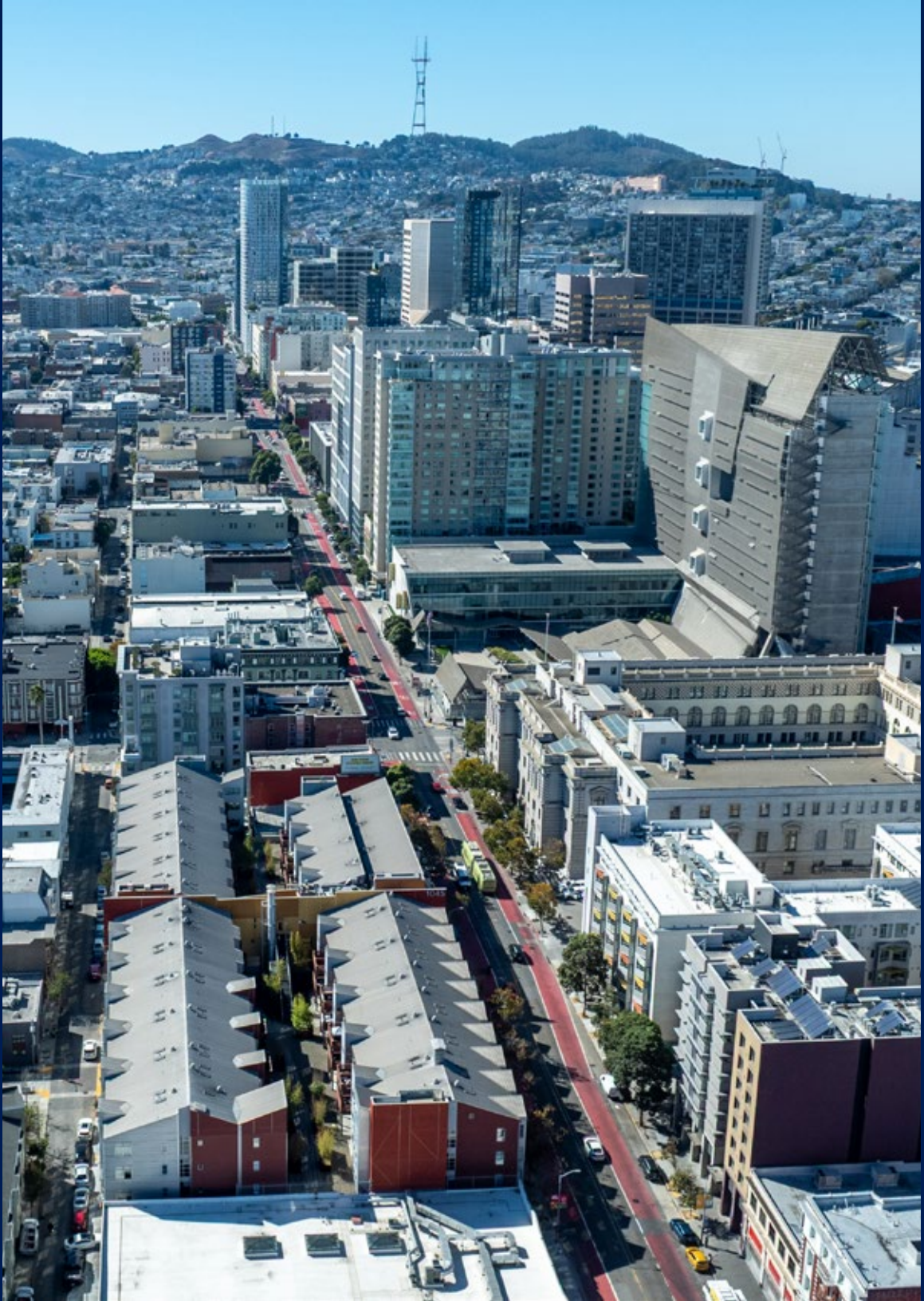
1	Deli Board	13	Bini's Kitchen	1	Bay Food Market
2	7 Mission Restaurant	14	Miss Saigon	2	Harvest Urban Market
3	Sightglass Coffee	15	The Bite	3	Golden Corner Market
4	Arsicault Bakery	16	Montesacro SOMA	4	Welcome Supermarket
5	HK Lounge & Bistro	17	Driftwood		
6	Tempest Bar & Box Kitchen	18	The Pawn Shop		
7	San Francisco Champagne Society	19	Cat Club		
8	Barrera's Taqueria	20	Azucar Lounge		
9	Square Pie Guys	21	The Rumpus Room		

Public Transportation



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

The area around 547 Natoma Street offers an extensive transportation network which ensures superior regional access throughout San Francisco and the surrounding Bay Area. Atlantic Cities' "Access Across America, Transit 2022" 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 California Street, Park Presidio & Geary Blvd, 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 Park Presidio Boulevard.





547 Natoma St

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 547 Natoma Street, San Francisco, CA 94103. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 547 Natoma Street from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 547 Natoma 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.

Owner 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 547 Natoma Street 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 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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