1485 Clay Street

Nob Hill | San Francisco, CA

Offering Memorandum



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Tour Schedule
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Offering **Summary**

1485 Clay Street presents a unique investment opportunity in San Francisco's desirable Nob Hill neighborhood. Built in 1910, the property consists of eleven (11) residential apartments and one (1) ground-floor commercial space situated on a 3,881-square-foot lot. The existing residential unit mix includes nine (9) one-bedroom apartments and two (2) studios, with the potential to convert the ground-floor commercial space into four (4) additional accessory dwelling units (ADUs).

The property has sustained significant fire damage and is being offered in its current as-is condition, presenting an opportunity for investors to undertake a substantial renovation and reposition the asset. The building features a recently replaced modified bitumen roof. An additional opportunity includes the potential to reconfigure existing one-bedroom apartments into two-bedroom units, offering further flexibility for investors looking to capitalize on a redevelopment opportunity in a desirable San Francisco location.

Ideally situated near the vibrant Polk Street corridor, 1485 Clay Street benefits from convenient access to an array of restaurants, shopping, entertainment, and public transportation. Its central location places the property within close proximity to Russian Hill, North Beach, Chinatown, and Downtown San Francisco, making it an attractive opportunity to transform an existing asset in one of the city's most established residential neighborhoods.

**Disclaimer: The Property has sustained fire damage and is being sold in its current "AS-IS" condition. Seller has limited knowledge of existing tenancy rights. Buyers are advised to conduct their own independent investigations and verify all information regarding the Property.*



Financial **Analysis**

1485 Clay Street

Property Information	
Address:	1485 Clay Street, San Francisco, CA 94109
District:	Nob Hill
Property Type:	Mixed-Use
APN:	0219-017
Building Square Feet:	9,125 SqFt
(Current Layout) Units:	12
(ADU Layout) Units:	15
Lot Size:	3,881 SqFt
Constructed:	1910
Zoning:	RM-3

Financial Summary	
Price	$3,488,227
Number of Units	12
ADU Number of Units	15
(Current Scenario) Price/Unit	$290,686
(ADU Scenario) Price/Unit	$232,548
Gross Square Feet	9,125
Price/Square Foot	$382
Year Built	1910
Lot Size	3,881

Estimated Return Metrics *(ADU Scenario)*	
Stabalized Basis	$6,600,000
GRM	8.40
Cap Rate	8.23%
Price/Square Foot	$723
Price/Unit	$440,000
*Estimated Renovation Cost	$3,100,000

**Buyer to verify renovation & ADU bids*

Potential Annual Gross Income	Current Scenario	ADU Scenario
Gross Potential Income	$656,400	$786,000
Vacancy *(5.0%)*	$32,820	$39,300
AGI	$623,580	$746,700
Expenses	$143,422	$203,741
NOI	$480,158	$542,959
Expense per Gross Income	22%	26%
Expense per Unit	$11,952	$13,583

Estimated Annual Operating Expenses *(Assumes Fully Occupied)*		Current Scenario	Exp/Unit	%/Exp	ADU Scenario	Exp/Unit	%/Exp
Property Taxes	*1.18268% of Sales Price*	$41,255	$3,438	29%	$78,057	$5,204	38%
Special Assessment Tax	*From Owner's 2026-27 Tax Bill*	$1,204	$100	1%	$1,204	$80	1%
Insurance	*Estimated at $1300/unit*	$15,600	$1,300	11%	$19,500	$1,300	10%
Property Management	*Estimated at 5% of Gross Income*	$32,820	$2,735	23%	$39,300	$2,620	19%
Repairs & Maintenance	*Estimated at $1000/unit*	$12,000	$1,000	8%	$15,000	$1,000	7%
PG&E	*Estimated at $55/unit/month*	$7,920	$660	6%	$9,900	$660	5%
Water	*Estimated at $65/unit/month*	$9,360	$780	7%	$11,700	$780	6%
Sewer	*Estimated at $65/unit/month*	$9,360	$780	7%	$11,700	$780	6%
Recology	*Estimated at $70/unit/month*	$10,080	$840	7%	$12,600	$840	6%
Other Utilities	*From Owner's T-12 Financials*	$1,375	$115	1%	$1,719	$115	1%
Pest Control	*From Owner's T-12 Financials*	$1,950	$163	1%	$2,438	$163	1%
Telephone	*From Owner's T-12 Financials*	$499	$42	0%	$624	$42	0%
Total Operating Expenses		$143,422	$11,952	100%	$203,741	$13,583	100%

Rent **Roll**

Current Layout

Unit No.	Unit Type	Current Layout	SqFt
1	1 Bed, 1 Bath	$4,600.00	635
2	1 Bed, 1 Bath	$4,600.00	527
3	1 Bed, 1 Bath	$4,600.00	499
4	1 Bed, 1 Bath	$4,600.00	656
5	1 Bed, 1 Bath	$4,600.00	559
6	1 Bed, 1 Bath	$4,600.00	628
7	1 Bed, 1 Bath	$4,600.00	532
8	Studio	$3,500.00	363
9	Studio	$3,500.00	369
10	1 Bed, 1 Bath	$4,600.00	656
11	1 Bed, 1 Bath	$4,600.00	559
1260	Commercial	$6,000.00	3,142
Monthly Income		**$54,400.00**	
Vacant Parking (1)		$300.00	
Total Monthly Income		**$54,700.00**	
Annual Income		**$656,400.00**	

Potential ADU Layout

Unit No.	Unit Type	Potential ADU Layout	SqFt	Notes
1	1 Bed, 1 Bath	$4,600	635	
2	1 Bed, 1 Bath	$4,600	527	
3	1 Bed, 1 Bath	$4,600	499	
4	1 Bed, 1 Bath	$4,600	656	
5	1 Bed, 1 Bath	$4,600	559	
6	1 Bed, 1 Bath	$4,600	628	
7	1 Bed, 1 Bath	$4,600	532	
8	Studio	$3,500	363	
9	Studio	$3,500	369	
10	1 Bed, 1 Bath	$4,600	656	
11	1 Bed, 1 Bath	$4,600	559	
A	ADU - 1 Bed, 1 Bath	$4,200	575	Conversion from Commercial Space
B	ADU - 1 Bed, 1 Bath	$4,200	575	Conversion from Commercial Space
C	ADU - 1 Bed, 1 Bath	$4,200	575	Conversion from Commercial Space
D	ADU - 1 Bed, 1 Bath	$4,200	575	Conversion from Commercial Space
Monthly Income		**$65,200**		
Vacant Parking (1)		$300.00		
Total Monthly Income		**$65,500.00**		
Annual Income		**$786,000.00**		

Current Unit Layout

Studio - 2
1 Bed, 1 Bath - 9
Commercial - 1
Parking - 1
12 - Total Units

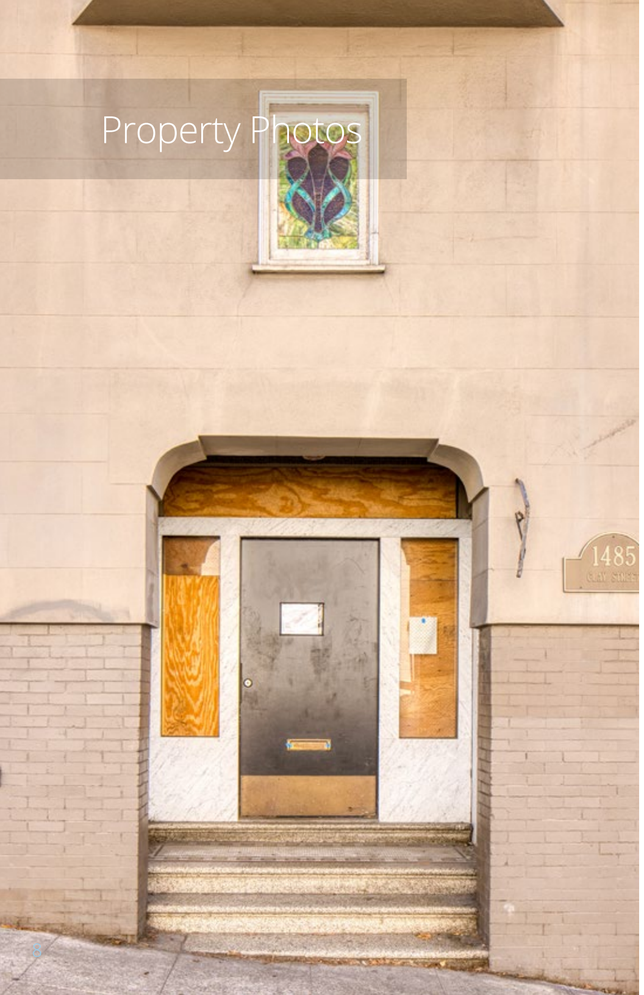
Potential ADU Layout

Studio - 2
1 Bed, 1 Bath - 9
ADU - 1 Bed, 1 Bath - 4
Parking - 1
15 - Total Units

Notes

Buyer to confirm tenancy rights for each of the units
Market rents estimated using Rentometer.com
Parking projected at $300 per space/month
ADUs projected at 575 sqft

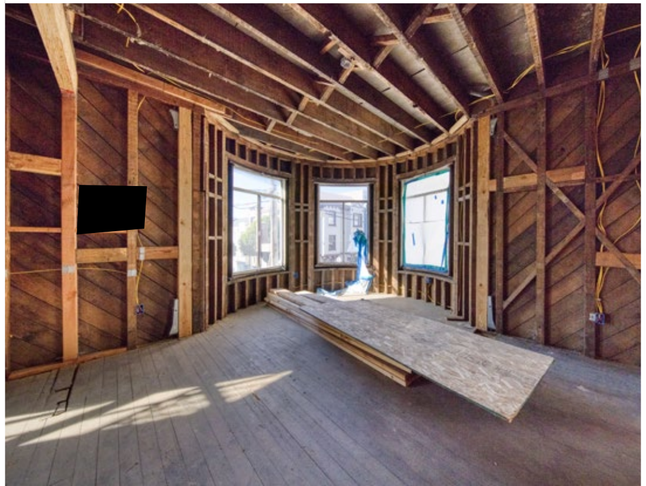
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Property Photos











Property Photos

Property Photos



Property Views





Amenities Map

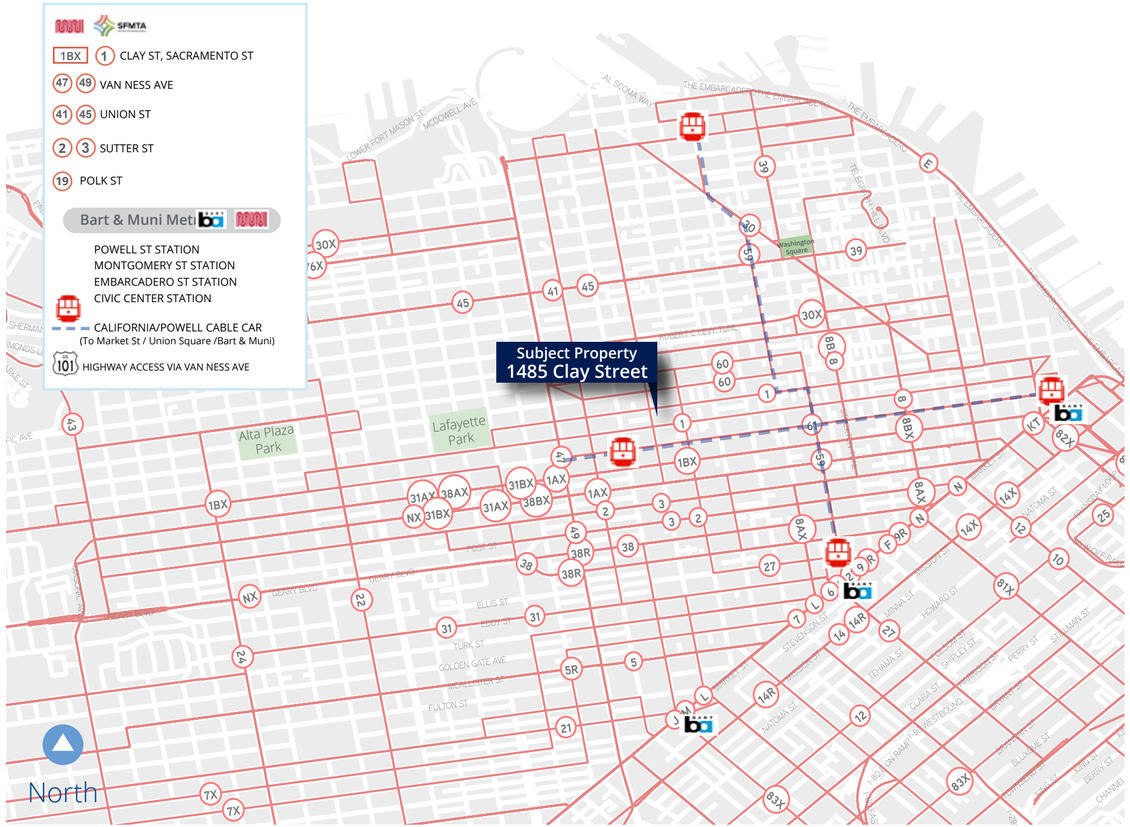


Restaurants & Bars | Convenience & Grocery Stores | Banks & ATM's | Hospitals/Clinics

Neighborhood Amenities

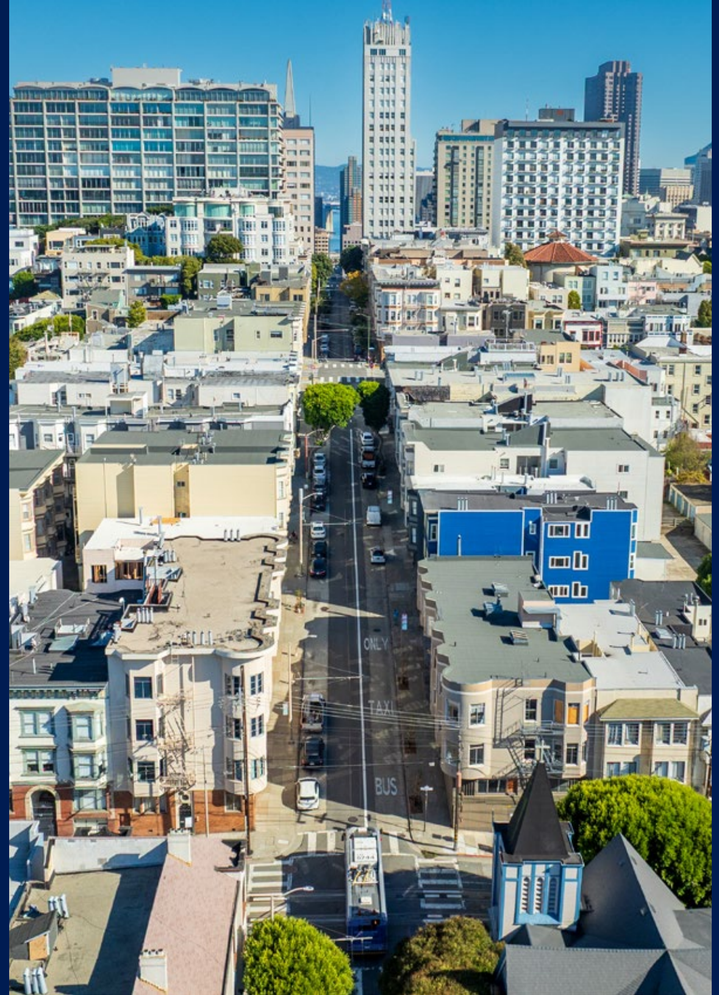
1 Harris' Steak House	11 Ben Thai Cafe	21 Serafina	31 Trader Joe's
2 House of Prime Rib	12 Mayes Oyster House	22 Sushi Rapture	32 Pine & Jones Market
3 Cafe Reveille	13 Nob Hill Pizza & Shawarma	23 Nob Hill cafe	33 Le Beau Market
4 Bell Tower	14 Mymy	24 Tonga Room & Bar	34 J & H Grocery
5 The Crepe House	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 1485 Clay 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 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 1485 Clay 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/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 1485 Clay 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/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.

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Investment Opportunity | Offering Memorandum

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