

39 John Street

Nob Hill | San Francisco, CA

Investment Opportunity | Offering Memorandum

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Offering **Summary**

39 John Street presents the opportunity to acquire a seven (7) unit multifamily investment property in San Francisco's historic Nob Hill neighborhood. Built in 1909, the property consists of five (5) - one-bedroom, one-bathroom + den apartments and two (2) - two-bedroom, one-bathroom units totaling approximately 4,950 square feet. Situated on a quiet residential street, the building features classic San Francisco architecture, charming bay windows, and an attractive façade.

The apartments offer functional floor plans with hardwood flooring, generous closet space, and abundant natural light throughout. Kitchens feature wood cabinetry, gas stoves and ovens, quartz countertops, and ample storage, while bathrooms include tile flooring and a combination of standing showers and shower/tub configurations. Two (2) units were recently renovated in 2026, providing updated living spaces with modern finishes. Additional property amenities include on-site laundry facilities, in-unit laundry in select apartments, and a shared rear patio.

The property has benefited from recent capital improvements, including a seismic upgrade completed in 2022 and exterior façade painting in 2023. Additional building features include six (6) separately metered gas services, seven (7) separately metered electrical services, individual water heaters, and a concrete foundation. These improvements and building features contribute to the property's overall appeal and long-term investment potential.

Ideally positioned in Nob Hill, 39 John Street offers convenient access to some of San Francisco's most vibrant neighborhoods, including North Beach, Chinatown, Russian Hill, and the Financial District. Residents are within walking distance of an extensive selection of restaurants, cafés, neighborhood markets, and entertainment destinations, as well as popular landmarks such as Washington Square Park, Grace Cathedral, and Huntington Park. The property also benefits from convenient access to Muni bus routes, the Powell-Mason cable car line, and the Chinatown-Rose Pak Muni Metro Station, providing connectivity to Downtown San Francisco and major employment centers.

With its desirable all-one-bedroom unit mix, recent improvements, and central Nob Hill location, 39 John Street represents a compelling opportunity to acquire a well-located multifamily asset with 57% upside potential in one of San Francisco's most desirable residential neighborhoods.





The Property

Property Information	
Address:	39 John Street, San Francisco, CA 94133
District:	Nob Hill
Property Type:	Multifamily
APN:	0180-027
Building Square Feet:	4,950 SqFt *(Approx. Per Owner's Estimates)*
Units:	7
Lot Size:	1,389 SqFt
Constructed:	1909
Zoning:	RH-3

Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco *(Painting Completed in 2023)*
Rear of Building:	Wood Siding
Roof Composition:	Modified Bitumen
Windows:	Mix of Single & Double Paned - Wood Frame & Vinyl Frame
Electrical Service:	7x - Electrical Meters *(100 Amps)*
Gas Service:	6x - Gas Meters
Fire Escapes:	Front of Building
Heat Source:	Electric Wall Heating
Hot Water:	Mix of Rheem & American Standard *(In-Unit)* Water Heaters *(29-40 Gallon Tanks)*
Plumbing:	Mixture of Copper & Galvanized
Common Area Lights:	Various Styles of Bulb Lighting
Door Entry System:	Lock & Key
Mailboxes:	Inside Entry Gate
Landing Areas:	Wood
Garbage:	In Basement
Apartment Access:	Exterior Walk-Up
Laundry:	Washer & Dryer *(On-Site)* and In-Unit *(Select Units)*
Backyard:	Yes - Concrete Patio *(Shared)*

Building Information	
Unit Mix:	1 Bed, 1 Bath + Den - 5
	2 Bed, 1 Bath - 2
	7 - Total Units
Kitchens:	Gas Stoves / Ovens
	Single Basin Aluminum Sinks
	Over / Under Refrigerators
	Built-In Wood Cabinetry
	Quartz Countertops
	Ample Natural Light
Bathrooms:	Tile Flooring
	Shower / Tub Combination *(In Some Units)*
	Standing Showers *(In Some Units)*
	Mounted Vanity Mirrors
	Cabinet Sinks
	Window Ventilation
Bedrooms / Living Rooms:	Hardwood Flooring
	Blinds
	Center Mounted Pendant Lighting
	Generous Closet Space
	Tremendous Natural Light

Notes
- San Francisco Soft-Story Work - **Work Completed** *(2022)*
- Two units renovated in 2026

Financial **Analysis**

39 John Street

Financial Summary	
Price	$3,200,000
Down Payment	$1,280,000
Number of Units	7
Price/Unit	$457,143
Gross Square Feet	4,950 *(Per Owner's Estimates)*
Price/Square Foot	$646
CAP Rate - Current	5.33%
CAP Rate - Proforma	9.32%
GRM - Current	13.20
GRM - Pro Forma	8.43
Year Built	1909
Lot Size *(SqFt)*	1,389

Annual Gross Income	Current	Proforma
Gross Potential Income	$242,416	$379,680
Vacancy *(3.0%)*	$7,272	$11,390
AGI	$235,144	$368,290
Expenses	$64,530	$70,021
NOI	$170,613	$298,269
Expense per Gross Income	27%	18%
Expense per Unit	$9,219	$10,003

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	*1.18268% of Sales Price*	$37,846	$5,407	59%	$37,846	$5,407	54%
Special Assessment Tax	*From Owner's 2025-26 Tax Bill*	$536	$77	1%	$536	$77	1%
Insurance	*Estimated at $786/unit*	$5,502	$786	9%	$5,502	$786	8%
Property Management	*Estimated at 4% of Gross Income*	$9,697	$1,385	15%	$15,187	$2,170	22%
Repairs & Maintenance	*Estimated at $700/unit*	$4,900	$700	8%	$4,900	$700	7%
PG&E (Common Area)*	*From Owner's 2026 Financials*	$550	$79	1%	$550	$79	1%
Water	*From Owner's 2026 Financials*	$2,500	$357	4%	$2,500	$357	4%
Garbage	*From Owner's 2026 Financials*	$3,000	$429	5%	$3,000	$429	4%
Total Operating Expenses		$64,530	$9,219	100%	$70,021	$10,003	100%

**Units are predominantly on separate meters*
**Existing Insurance policy is assumable*

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	$1,920,000	Less Debt Service	$129,600	$129,600
Loan Type	Interest Only	Cash Flow	$41,013	$168,669
Interest Rate	6.75%	Cash on Cash Return	3.20%	13.18%
Program	5/30 Year Fixed	Expenses as % of Gross	27%	18%
Loan to Value	60%	Expenses per Unit	$9,219	$10,003

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

Rent **Roll**

39 John Street

Unit No.	Unit Type	Rents	Market Rents	Status	SqFt
37	1 Bed, 1 Bath + Den	$2,500.00	$4,495		700
37A	1 Bed, 1 Bath + Den	$2,129.00	$4,495		700
37B	1 Bed, 1 Bath + Den	$2,395.00	$4,495		700
39	1 Bed, 1 Bath + Den	$1,937.00	$4,495		700
39A	1 Bed, 1 Bath + Den	$1,867.00	$4,495		700
41	**2 Bed, 1 Bath**	**$4,495.00**	**$4,495**	**Vacant**	**725**
41A	**2 Bed, 1 Bath**	**$4,495.00**	**$4,495**	**Vacant**	**725**
Total Monthly Income		**$19,818.00**	**$31,465**		
Laundry		$175.00	$175		
RUBS		$208.33	$465		
Total Monthly Income		**$20,201.33**	**$31,640.00**		
Annual Income		**$242,416**	**$379,680**		**Upside: 57%**

Units
1 Bed, 1 Bath + Den - 5
2 Bed, 1 Bath - 2
7 - Total Units

Notes
Market rents estimated using Rentometer.com
Laundry projected at $25 per unit/month
Unit SqFt is estimated


Property Photos






Property Photos









Amenities Map

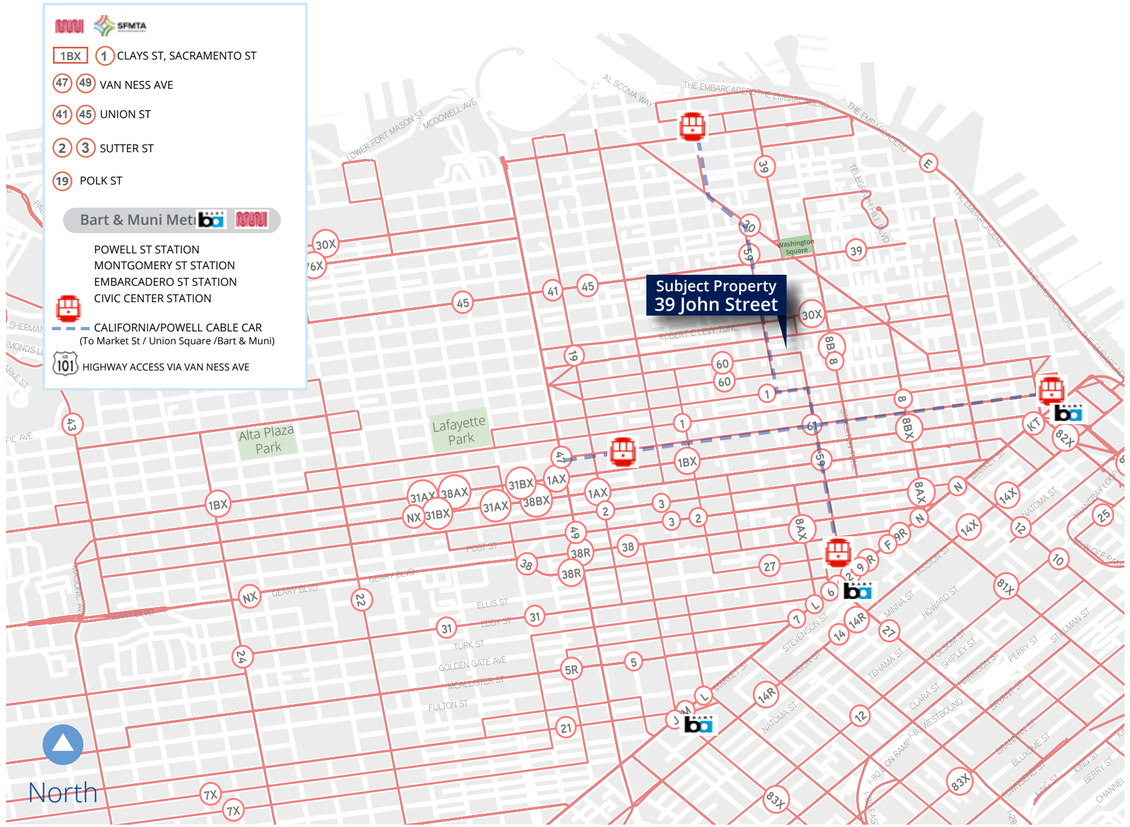


Restaurants & Bars | Convenience & Grocery Stores | Banks & ATM's | Hospitals/Clinics

Neighborhood Amenities

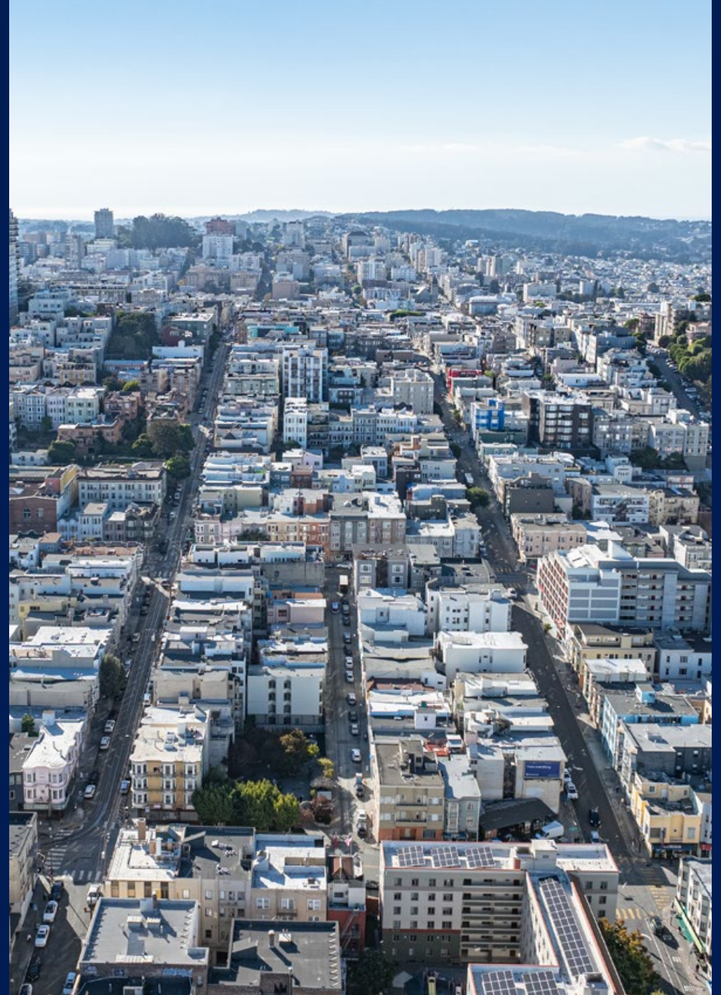
1 Serafina	11 Back to Back	21 The Devil's Acre	1 Walgreens
2 Good Mong Kong Bakery	12 Cafe Isabella	22 House of Nanking	2 Tian Tian Market
3 The Coffee Movement	13 Kissakeko	23 Reveille Coffee	3 City Super
4 Hong Kong Clay Pot	14 AltoVino	24 Tommaso's	4 Pang Kee Bargain Market
5 Z&Y Peking Duck	15 Enter the Cafe	25 Cafe Zoetrope	5 Nick's Liquor
6 China Live	16 Red's Place	26 Columbus Burgers	6 ABC Supermarket Inc.
7 Tosca Cafe	17 Lion's Den Lounge & Bar	27 Golden Sardine	1 Chase Bank
8 Betty Lou's Seafood & Grill	18 Comstock Saloon	28 The Saloon	2 East West Bank
9 Nob Hill Cafe	19 Mr. Bing's	29 Il Casaro Pizzeria	3 Metropolitan Bank
10 Spicy & Cloud Restaurant	20 Vesuvio Cafe	30 Sam's Pizza & Burgers	4 Chase Bank

Public **Transportation**



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

The area surrounding 39 John Street offers convenient access to San Francisco's extensive public transportation network, providing connectivity throughout the city and greater Bay Area. Ideally situated in the historic Nob Hill neighborhood, the property is within walking distance of multiple Muni bus routes along Pacific Avenue, Jackson Street, and Stockton Street, as well as the iconic Powell-Mason cable car line. The nearby Chinatown-Rose Pak Muni Metro Station provides additional connections to Union Square, SoMa, Mission Bay, and other major employment centers throughout San Francisco. Residents also benefit from convenient access to downtown BART stations, offering regional service to the East Bay, Peninsula, and San Francisco International Airport. The property's central location near Chinatown, North Beach, and the Financial District further enhances its accessibility to major employment centers, neighborhood amenities, and transportation options.





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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.

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