



**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

**DRYSDALE  
PROPERTIES**

# 1635 CLAY ST.

San Francisco, CA 94109

Exclusively Represented By:

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MULTIFAMILY SPACE FOR SALE

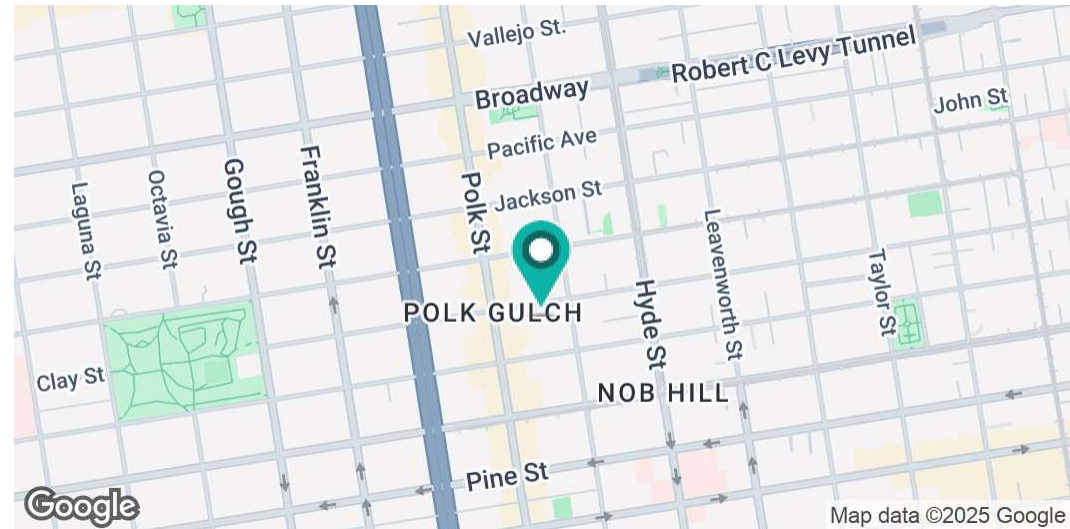
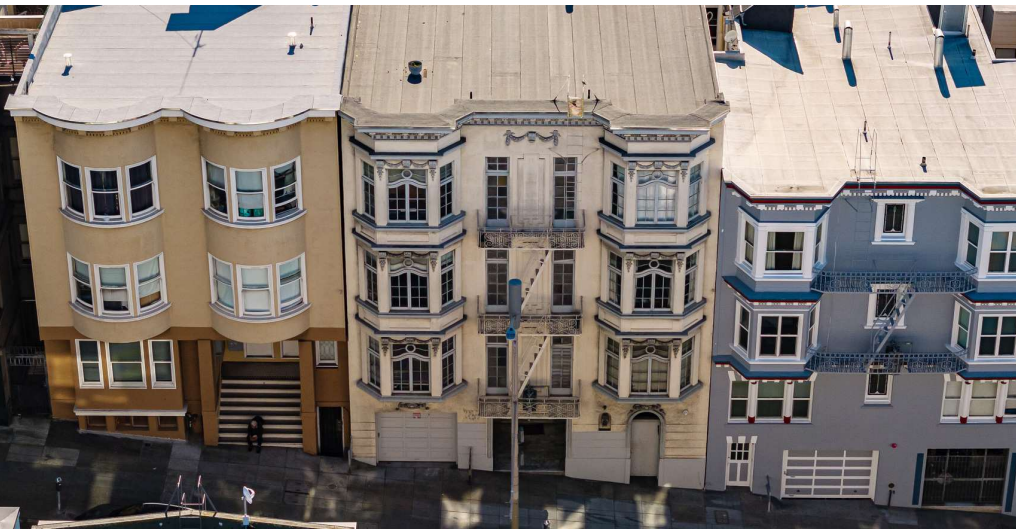


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Executive Summary



## OFFERING SUMMARY

Price	\$4,000,000
Number of Units	13
Square Feet	10,215
Price / Unit	\$307,692
Price / Foot	\$392
CAP Rate	5.0%
GRM	12.2
Occupancy	100%

## PROPERTY HIGHLIGHTS

- Rare Thirteen Unit Property in Prime Nob Hill
- Ideal Unit Mix: Three 2Br/1Ba Units, Ten 1Br/1Ba Units
- Fully Occupied with Solid In Place Income, Plus Tremendous Upside Potential
- Spacious Units with Lots of Sunlight
- Two Sets Laundry, Separately Metered PG&E, 400 amps
- Earthquake Retrofit Complete
- Unrivalled Location in Preeminent Neighborhood

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Property Description



## PROPERTY DESCRIPTION

Pacific West Advisory Group is pleased to present a rare opportunity to own a trophy multifamily asset in the Nob Hill District of San Francisco.

The property consists of three 2Br units and ten 1Br units. The units are generous in size, offer outstanding closet space, wood floors, period details and abundant natural light. The property is fully occupied and has tremendous upside in rents.

The building has a newer bitumen roof, the San Francisco required earthquake retrofit is complete and the property is separately metered for PG&E. The ground floor has a one car garage, two sets of laundry machines (owned), and a back yard. There are six spacious, unused storage lockers and room to add more. On site security camera system added in 2017 and updated in 2024.

## LOCATION DESCRIPTION

The subject property is ideally located on Clay Street, between Polk and Larkin Streets. The property benefits from being in prime Nob Hill, walking distance to everything Polk St has to offer.

Nob Hill, in the heart of San Francisco, is an affluent neighborhood offering cultural attractions, dining, and shopping. Known for spectacular views, historic buildings and a vibrant nightlife, it also offers convenient access to nearby Financial District and Union Square. The subject property is ideal for investors seeking a coveted address in one of San Francisco's most exclusive neighborhoods.

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## Property Overview

Street Address	1635 Clay St.
City, State Zip	San Francisco, CA 94109
Cross Street	Polk St.
APN	0621-020
Number of Units	13
Square Feet	10,215
Lot Square Feet	4,787
Unit Mix	Three 2Br/1Ba, Ten 1Br/1Ba
Year Built	1913
No. Floors	3
Neighborhood	Nob Hill
Zoning	RM-3
MLS#	NA

## Building Features

Parking No.	1
Parking Type	Garage
Roof (type, age)	Bitumen, 2021
Foundation	Concrete Perimeter
Electrical Type	400 amp, Westinghouse
Electrical # of Meters	14
Gas # Meters	14
Heat Type	Electric Wall Furnace
Water Heaters	Four
Plumbing	Combination
Exterior	Stucco
Window Type	Single Pane
Elevator	None
Storage	Individual Lockers
Washer & Dryer	Two Sets, Owned, New 2022
Earthquake Retrofit	CFC Issued

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## Financial Overview

<b>Price</b>	<b>\$4,000,000</b>
<b>Number of Units</b>	<b>13</b>
Year Built	1913
Parking	1
Sq Feet	10,215
Price Per Sq Ft	\$392
Price Per Unit	\$307,692
CAP Rate	5.0%
GRM	12.2
Pro Forma CAP	10.0%
Pro Forma GRM	7.5

\*Based on Current Rent Revenue and Expenses Provided by the Seller

## Annualized Operating Data

Income	Current	Pro Forma
Scheduled Gross Income:	327,625	534,000
Less Vacancy Rate: @ 3%	9,829	16,020
Gross Operating Income:	317,796	517,980
Less Expenses:	117,800	117,800
<b>Net Operating Income:</b>	<b>199,996</b>	<b>400,180</b>

## Estimated Annual Expenses

New Property Tax	@ 1.200%	48,000
Insurance		13,125
Water		13,200
Garbage		10,237
PG&E		5,220
Professional Services		3,895
Management Fees		11,123
Repairs & Maintenance		13,000

<b>Total Expenses</b>	<b>117,800</b>
% of EGI	37%

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Rent Roll

Unit	Type	Current Rent	Market Rent	Move In Date
1	2BR/1Ba	2,750	4,000	4/1/2023
2	1BR/1Ba	2,275	3,300	11/11/2024
3	1BR/1Ba	1,160	3,100	9/15/1992
4	1BR/1Ba	1,539	3,100	1/1/2005
5	2BR/1Ba	1,087	4,000	1/1/1987
6	1BR/1Ba	1,881	3,300	10/20/2009
7	1BR/1Ba	2,325	3,100	3/1/2024
8	1BR/1Ba	1,918	3,100	1/1/2021
9	2BR/1Ba	2,570	4,000	4/1/2021
10	1BR/1Ba	2,200	3,300	12/1/2023
11	1BR/1Ba	2,067	3,100	11/1/2020
12	1BR/1Ba	2,300	3,100	6/16/2024
14	1BR/1Ba	2,176	2,800	7/17/2022
Storage 1		100	100	Vacant
Storage 2		100	100	Vacant
Storage 3		100	100	Vacant
Storage 4		100	100	Vacant
Storage 5		100	100	Vacant
Storage 6		100	100	Vacant
Parking		255	400	
Laundry		200	200	
<b>Total Monthly</b>		<b>27,302</b>	<b>44,500</b>	
<b>Total Annual</b>		<b>327,625</b>	<b>534,000</b>	

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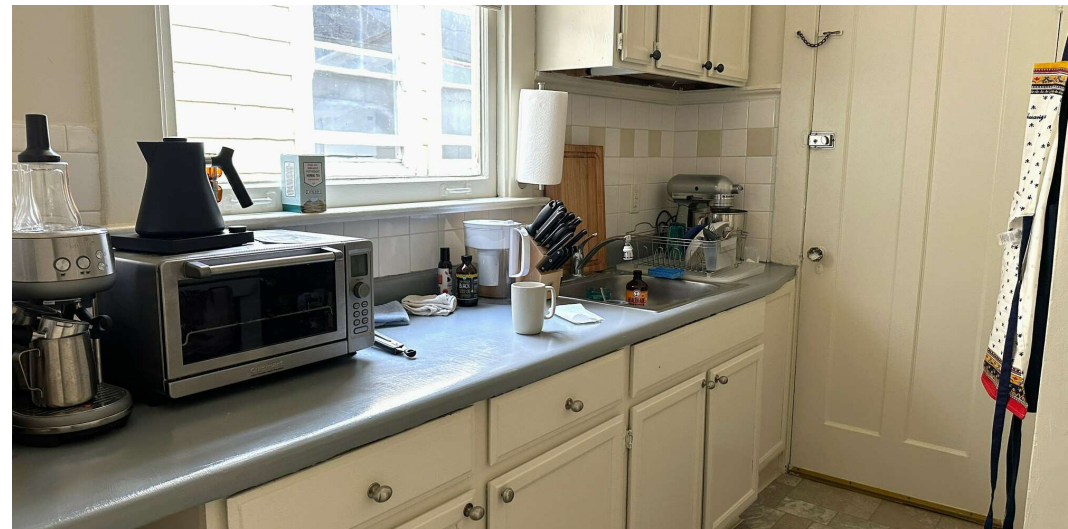
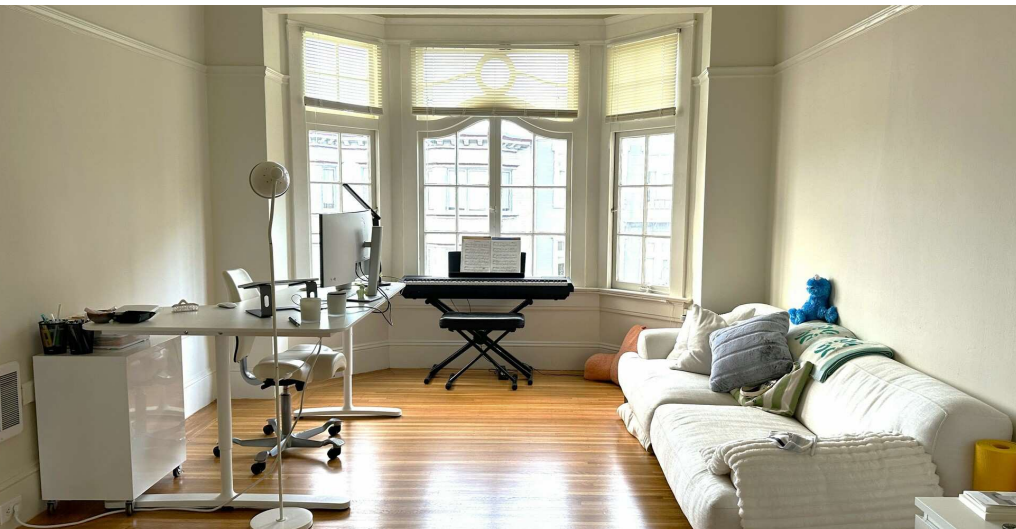
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Additional Photos



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The Offering Memorandum was prepared Berkshire Hathaway Home Services. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents. The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Berkshire Hathaway Home Services or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Berkshire Hathaway Home Services expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Berkshire Hathaway Home Services is not authorized to make any representations or agreements on behalf of the owner.

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