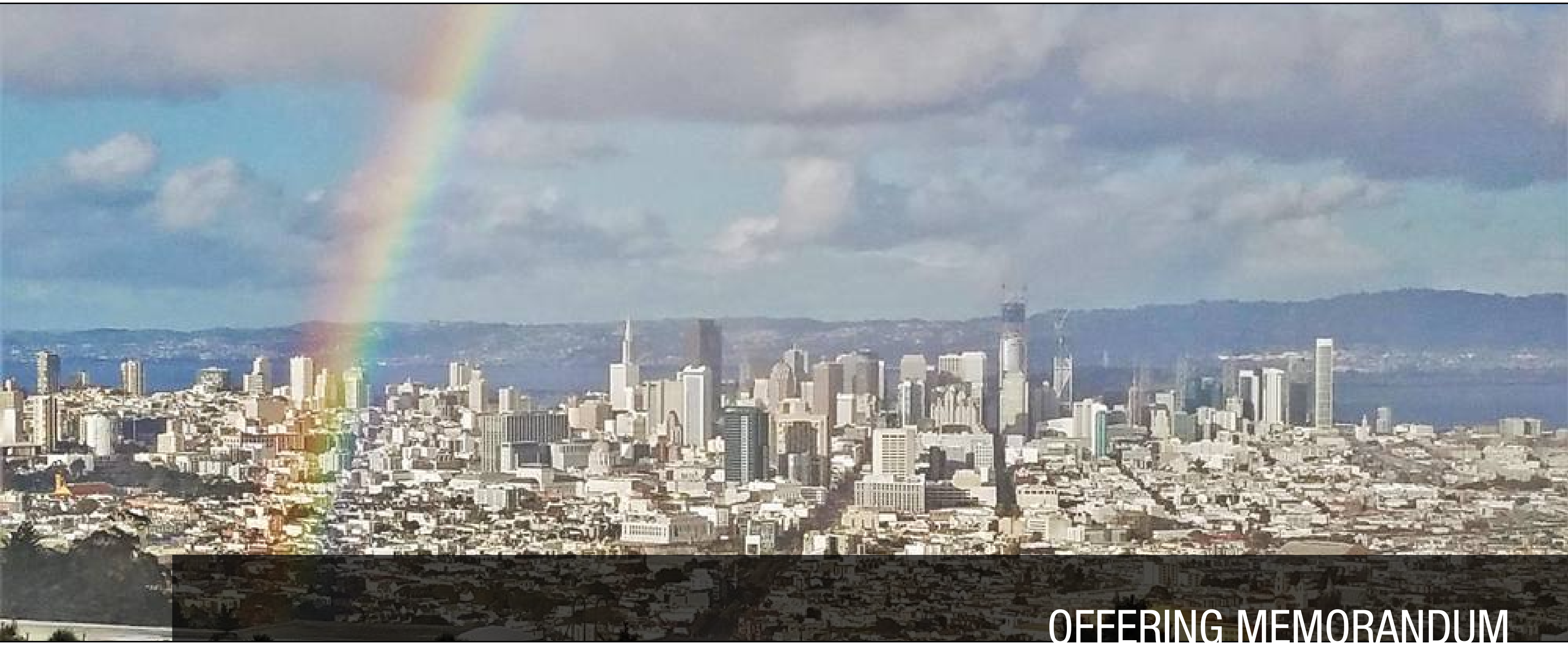
UPDATED OFFERING MEMORANDUM

San Francisco - KILLER VIEWS - TOP OF TWIN PEAKS

74 CRESTLINE DRIVE, SAN FRANCISCO, CA 94131



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SAN FRANCISCO, CA

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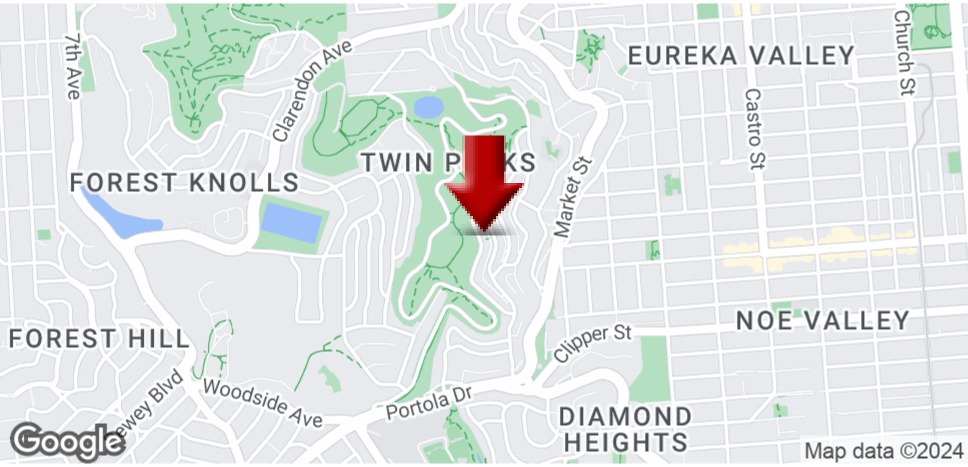
Executive Summary



OFFERING SUMMARY

SALE PRICE:	$6,999,995
NUMBER OF UNITS:	12
CAP RATE:	4.4%
NOI:	$303,203
LOT SIZE:	9,583 SF
BUILDING SIZE:	9,544
RENOVATED:	2024
ZONING:	RM1
MARKET:	San Francisco
SUBMARKET:	Twin Peaks
PRICE / SF:	$733.44

CLICK HERE TO VIEW VIDEO

PROPERTY OVERVIEW

- Trophy Property, 12 apartment homes overlooking San Francisco Bay to the west and the Nature Reserve behind to the east.
- Panoramic Views of SF Bay and the City.
- Value Add with a Core Plus component.
- Sellers retiring into passive investments, with one owner leasing his unit for his lifetime.
- Currently stays one week per month.
- Two ADU's allowed with city authorization.

PROPERTY HIGHLIGHTS

- One of a kind Location...second to none. The Views alone are worth a mint. Over looks SF Bay with Nature Reserve Behind.
- Higher rents than surrounding area due to location, views, onsite mgmt. and superior condition.
- Very Well Maintained, warm comfortable atmosphere and vibe.
- 6 Garages, 6 Large Covered Carport Spaces, Lots of Street Parking, 2 extra spots downstairs.
- Washer Dryer Connections may be added for additional rental revenue.
- Current laundry contract is expired and paves way for in unit connections.

Additional Photos

Additional Photos

Additional Photos

Additional Photos

Property Details

SALE PRICE	$6,999,995

LOCATION INFORMATION

Building Name	74 Crestline
Street Address	74 Crestline Drive
City, State, Zip	San Francisco, CA 94131
County/Township	San Francisco
Market	San Francisco
Submarket	Twin Peaks
Cross Streets	Crestline @ Vista Lane up from Burnett

BUILDING INFORMATION

Building Size	9,544 SF
Occupancy %	100.00
Number Of Floors	3
Average Floor Size	3,181 SF
Year Built	1965
Last Renovated	2024

PROPERTY DETAILS

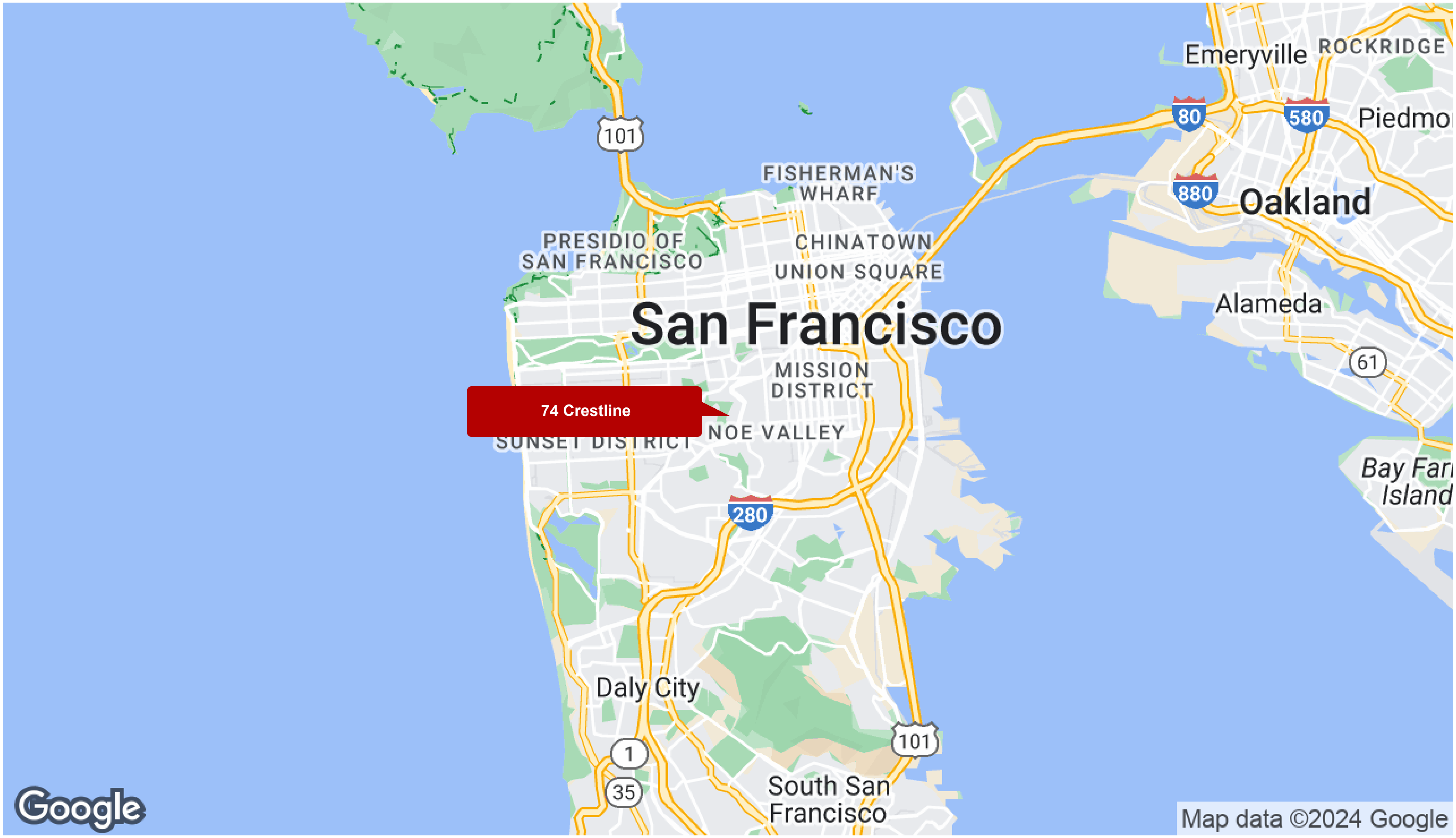
Property Type	Multifamily
Property Subtype	Mid-Rise
Zoning	RM1
Lot Size	9,583 SF
APN#	2845-004
Submarket	Twin Peaks
Corner Property	Yes
Water Views	Yes

PARKING & TRANSPORTATION

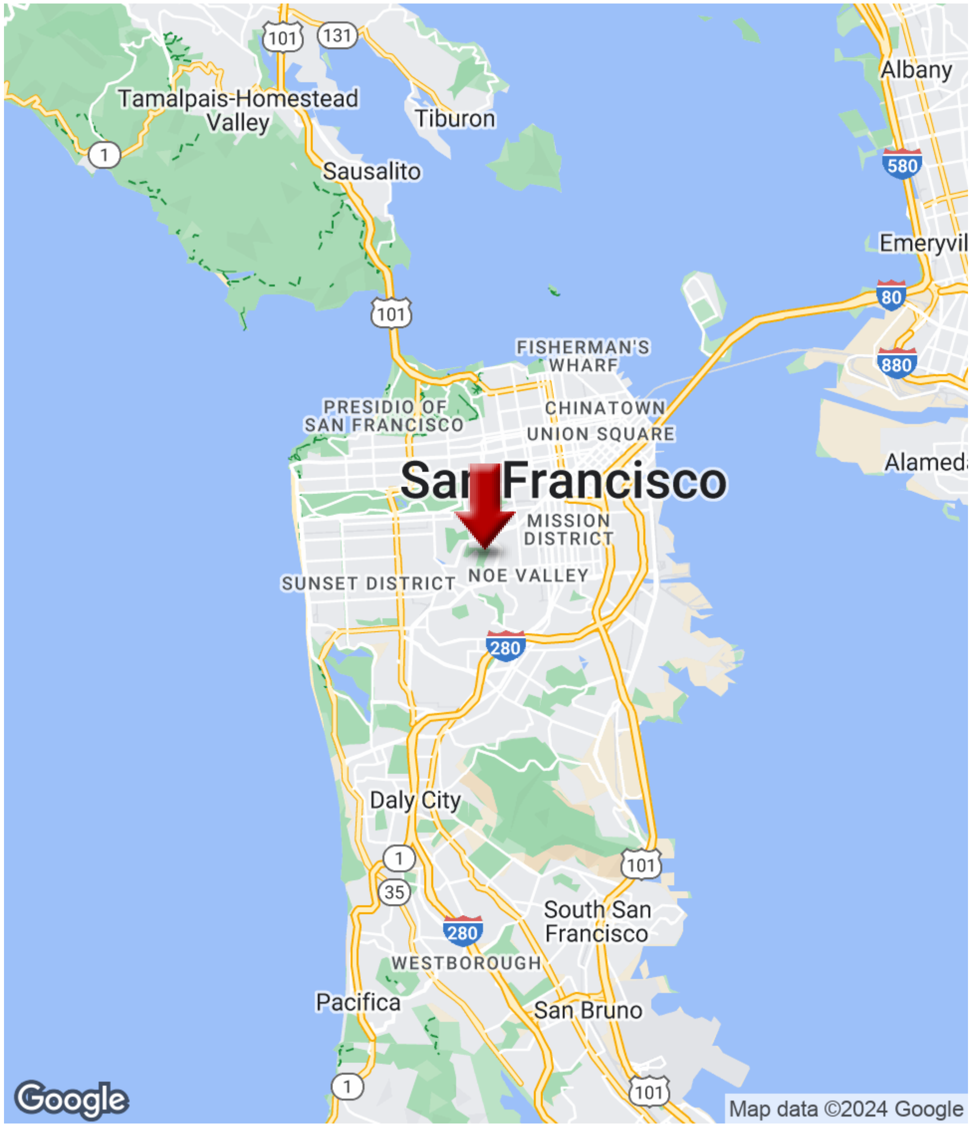
6 Garages, 6 Large Carports And Lots Of Street Parking	Yes

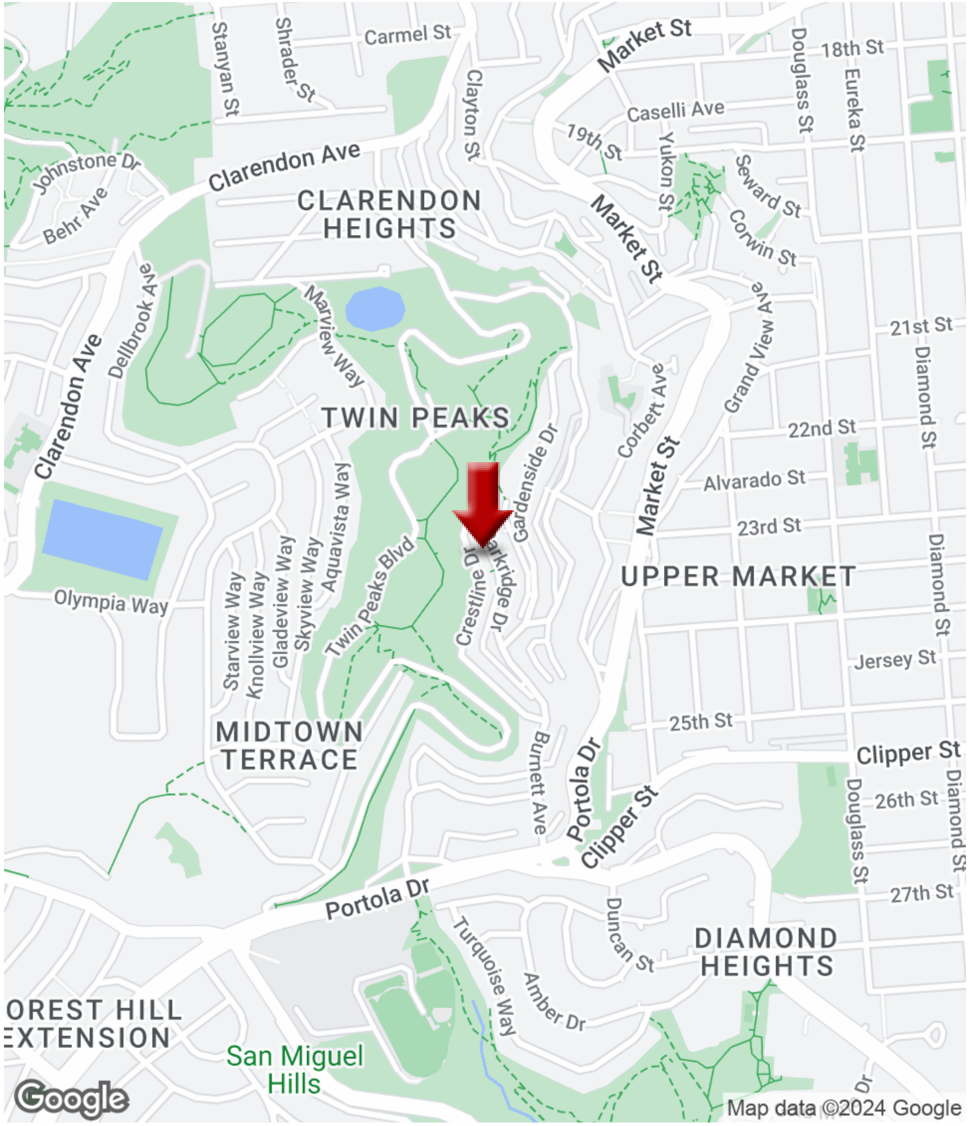
VERY WELL MAINTAINED AND MANAGED - RENTS EASILY DUE TO EXTRAORDINARY VIEWS

Regional Map

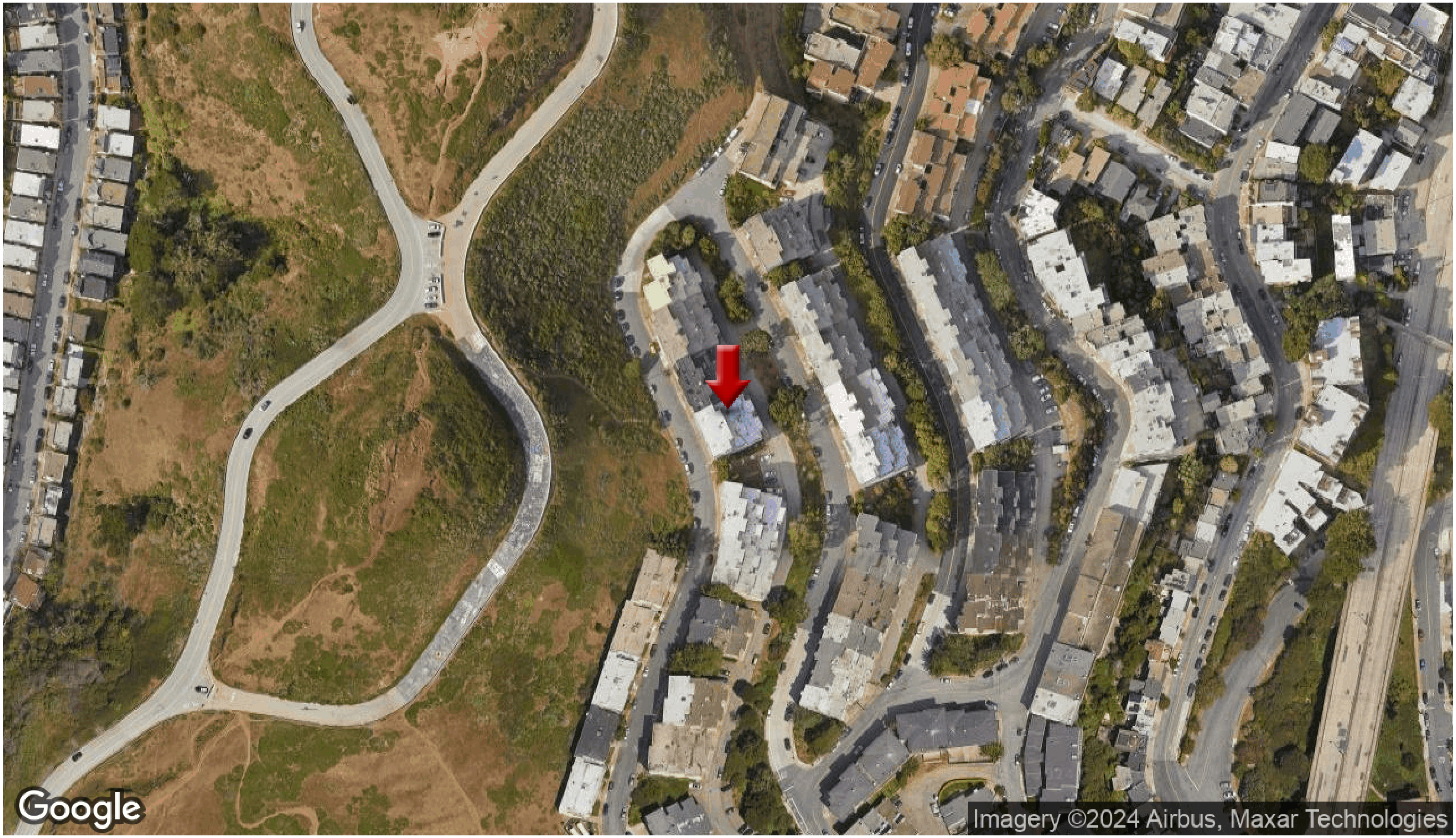


Location Maps





Aerial Map



Updated Financial Summary

FIRST HALF 2026 ACTUAL RESULTS	JANUARY THROUGH JUNE 2026
Total Income	**$197,977.68**
Routine Operating Expenses	**$46,376.03**
Net Operating Income	**$151,601.65**

Annualized Estimate

First-half figures doubled for a full-year estimate

Estimated Annual Income	**$395,955.36**
Estimated Annual Routine Expenses	**$92,752.06**
Estimated Annual Net Operating Income	**$303,203.30**

INCOME DETAIL	FIRST HALF 2026
Apartment Rental Income including estimated owner unit	**$195,905.22**
Laundry Income	**$602.46**
Other Income	**$1,470.00**
Total Income	**$197,977.68**

IMPORTANT NOTES

- Owner unit rent is an estimate and will be negotiated with the buyer.
- Additional rent increases are scheduled during the remainder of 2026.
- Annualized figures are estimates based solely on doubling January-June 2026 results.
- Capital items and debt service are excluded from Net Operating Income.

Updated September 14, 2026. This page supersedes the prior financial summary in this memorandum. Buyer to verify all data.

Income and Expenses

ROUTINE OPERATING EXPENSES			FIRST HALF 2026
Pest Control	$597.50	Appliances	$921.00
Cleaning	$1,982.18	Other Supplies	$504.00
Management Fee	$8,842.56	Telephone	$477.18
Licenses and Fees	$1,439.00	Trash	$5,130.68
Insurance - 50% of annual bill	$6,544.68	Water and Sewer	$4,648.19
Flooring	$1,309.25	Other Utilities	$983.00
Painting	$536.81	Property Taxes	$10,001.00
Plumbing	$794.00	Total Routine Expenses	$46,376.03
Repairs	$1,665.00		

CAPITAL AND NON ROUTINE ITEMS	EXCLUDED FROM NOI
Unit rehab turns for Units 1, 8 and 10; deck and balcony upgrades; other	$13,788.00
Mortgage Payment and Debt Service	$30,066.00
Net Income after capital items and debt service	$107,747.65

Capital expenditures and financing costs are shown for completeness and are not treated as operating expenses in the NOI calculation.

Source: Crestline Income and Expense Statement, updated September 14, 2026. All information and agent estimates are subject to buyer verification.

Updated Rent Roll

October 2026 | Date updated September 2026 | Resident names withheld until offer acceptance

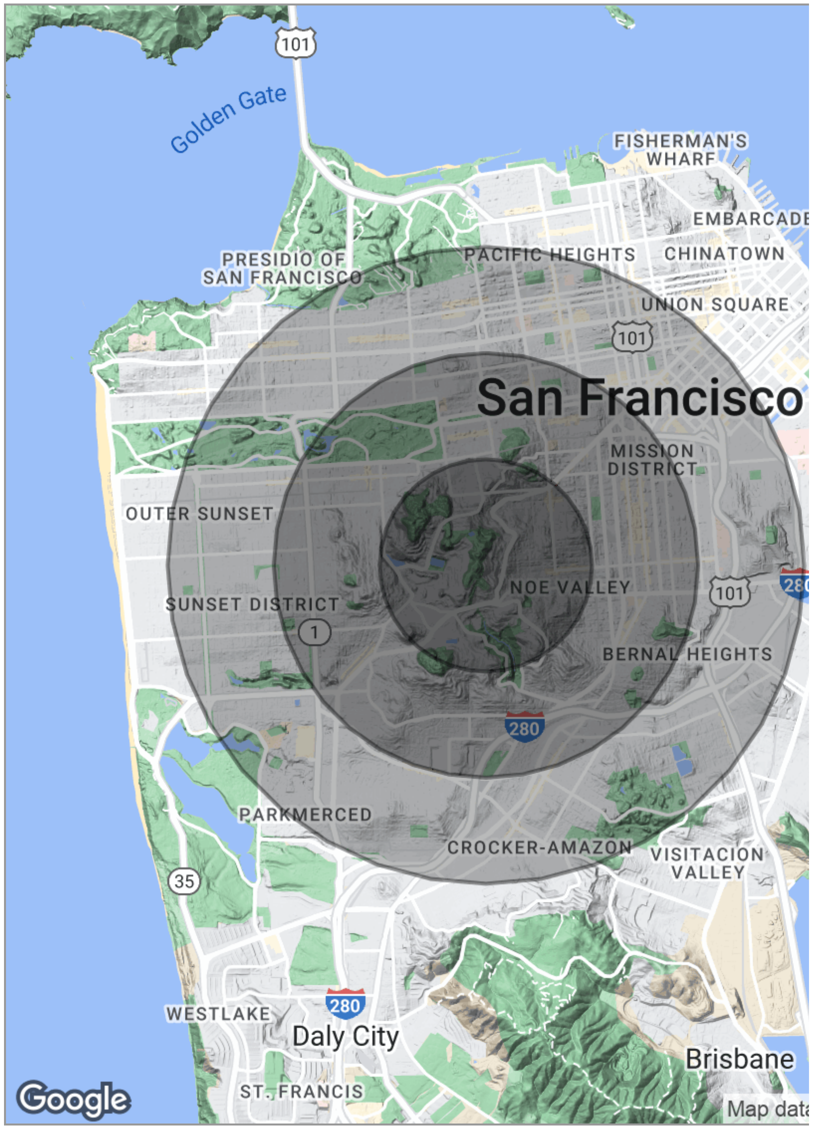
Unit	Plan	Rent	Lease Start	Lease End	Deposit	Move In	View or Status	Additional Notes
1	1-1	$3,275	09/01/26	08/31/26	$3,275		Limited view	Good View
2	1-1	$2,675	03/18/24	03/31/25	$3,210			Good View
3	1-1	$1,512	08/01/24	07/31/25	$825	07/12/85		Good view
4	1-1	$1,507	08/01/24	07/31/25	$975	12/19/87		Very good view
5	1-1	$3,145	05/23/25	05/31/26	$3,145			Very good view
6	1-1	$2,975	03/01/24	01/28/25	$3,500			Very good view
7	1-1	$3,038	08/01/24	07/31/25	$3,973	07/20/22		Great views
8	1-1	$3,180	05/28/25	05/31/26	$3,180			Great views
9	2-1	$3,107	08/01/24	07/31/25	$3,000	06/27/11		Exceptional views
10	2-1	$3,340	05/23/25	04/30/26	$3,000		Manager discount	Exceptional views
11	2-1	$3,430	01/03/24	01/02/25	$3,900			Exceptional views
12	2-1	$2,000	TBD	TBD	TBD	12/31/84		Pays zero rent; exceptional views

TOTAL MONTHLY RENTS	$33,184	ANNUAL SCHEDULED RENT	$398,208	DEPOSITS HELD	$31,643

12 units | 12 occupied | 0 vacant | Other income: $245 garage rental + $95 laundry monthly = $4,080 annually

Source states Unit 1 lease end precedes lease start and Unit 12 currently pays zero rent; terms and all dates are to be verified by buyer before closing.

Demographics Map



UPDATED TRADE AREA DEMOGRAPHICS

2020-2024 ACS 5-Year Estimates

POPULATION AND HOUSEHOLDS	1 MILE	2 MILES	3 MILES
Estimated Population	47,187	258,064	568,052
Estimated Households	24,677	122,890	268,344
Persons per Household	2.1	2.3	2.3
Median Age	44.8	41.4	42.3
Average Household Income	$240,000	$210,400	$182,600
Average Home Value	$1,791,100	$1,505,300	$1,294,000

RACE AND ETHNICITY			
Hispanic or Latino	10.5%	17.5%	17.5%
White alone	65.9%	54.4%	43.7%
Black alone	2.2%	3.4%	4.2%
Asian alone	19.8%	25.0%	35.1%
Other races	12.1%	17.2%	17.0%

Source: U.S. Census Bureau, 2020-2024 ACS 5-year estimates.
Modeled radius figures update the prior trade-area base using San Francisco trend factors; totals rounded.