



COLDWELL BANKER
COMMERCIAL
REALTY

13 UNIT APARTMENT BUILDING

1520 CALIFORNIA STREET | NOB HILL

FOR SALE



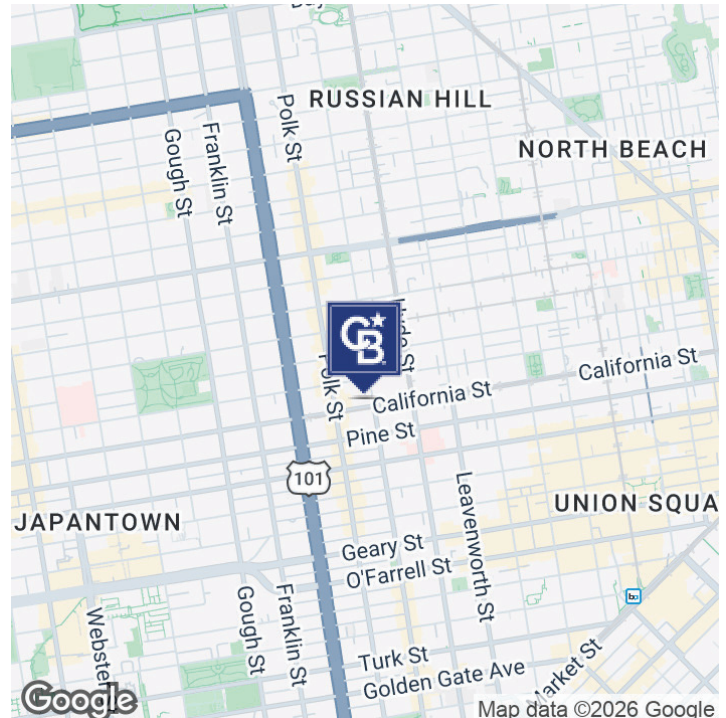
DAN McGUE
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COLDWELL BANKER COMMERCIAL REALTY
2001 Van Ness Ave Suite 300
San Francisco, CA 94109
415.474.1750

SALE

13 UNIT APARTMENT BUILDING | NOB HILL

1520 California Street San Francisco, CA 94109



PROPERTY HIGHLIGHTS

- Excellent Nob Hill Location!
- Located between Larkin & Polk Streets
- 3 One Bedroom Apartments
- 10 Studio Apartments
- Hardwood Floors
- Built In Storage
- Lovely Period Details
- Steam Heat
- Separately Metered for Gas & Electricity
- 200 AMPs
- Soft Story Retrofit Completed 2016
- Proximity to Polk Street Commercial & Shopping District, and Many Fine Restaurants & Bars

OFFERING SUMMARY

OFFERED AT: \$3,000,000

Number of Units:	13
Cap Rate:	5.6%
GRM:	10.6
Gross Scheduled Income:	\$284,119
NOI:	\$166,980
Price/Unit:	\$230,769
Price/SF:	\$531
Building Size:	Approx. 5,649 SF*
Lot Size:	Approx. 2,391 SF*
Lot Dimensions:	28' X 83'*
Year Built:	1908*
Zoning:	POLK*
APN:	0644-009*

*Per Realist Tax Records

****Notice of Proposed Action ("NPA").** Escrow shall be a minimum of 60 days unless all trust beneficiaries consent, in writing, to the terms of the sale. Any sale is contingent on Trustee receiving no objections to a notice of proposed action or, alternatively, a court order approving sale.

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PROPERTY DESCRIPTION

1520 California Street is a 13 unit apartment building excellently located in the coveted Nob Hill neighborhood of San Francisco. The unit mix includes 3 one bedroom apartments and 10 studio apartments, including a penthouse studio with a lovely deck area and views. The units have ample natural light and have been updated to varying degrees. Some of the units boast wonderful period details including hardwood floors, built in cabinets, and Bay windows. Separately metered for gas and electricity. Owner provides steam heat and pays for water and trash. This property presents an attractive opportunity with rental upside for those looking to invest into one of San Francisco's most desirable neighborhoods.

LOCATION DESCRIPTION

Conveniently located between Polk and Larkin Streets, this property benefits from a prime central San Francisco location in one of the City's finest neighborhoods. The area is well known for its high-end homes, condominiums and apartment buildings. It is close to many fine restaurants, bars and shops on California Street, Polk Street, Union Street, Chestnut Street, and Van Ness Avenue. It is also close to popular sites such as Huntington Park, Lafayette Park, Ghirardelli Square, North Beach, and Telegraph Hill. It is within walking distance or a short Uber ride to the Financial District, Chinatown, Union Square and Downtown San Francisco. Public transportation via MUNI and BART to all parts of the City, as well as the Peninsula and Marin County, is very accessible. The Golden Gate Bridge, San Francisco Bay Bridge and freeways are within a short driving distance, giving easy access to all parts of the Bay Area.

****Can be purchased separately or together with 1451 Larkin Street.**

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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income (see attached rent roll)	\$283,735
Rent Board Fee	384
Total Scheduled Gross Income	\$284,119
Less Vacancy (estimated at 3%)	(8,512)
Adjusted Annual Gross Income	\$275,607

Annual Property Expenses¹:

Property Tax (Estimated at 1.1827% of \$3M)	\$35,481
Insurance ²	17,803
Gas & Electricity	6,585
Water/Sewer	7,662
Trash	5,521
Telephone	428
Janitorial	4,064
Pest Control	2,427
Fire Systems Maintenance	2,709
Interest on Security Deposits	1,156
Business Tax	627
Licenses/Fees	517
Rentboard Fees	767
Repairs & Maintenance (estimated at \$700 per unit)	9,100
Management (estimated at 5% of Adjusted Gross Income)	13,780

Estimated Annual Operating Expenses:	(108,627)
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Estimated Net Operating Income:	\$166,980
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1. All Income & Expenses are estimated based partially on 2025 Income & Expense Statement & partially on Industry Standards.

2. Owner's Actual 2025 Insurance Cost. Lately, Insurance has been difficult to secure and has become more expensive. Buyers should obtain and use their own estimate for insurance.

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Note: The above expenses and vacancy factor are estimates based partly on similar property's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



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RENT ROLL

Unit #	Unit Type	Current Rent	CI Passthru Exp. 11/30/26	CI Passthru Exp. 11/30/39	Total Scheduled Rent	Market Rent ¹	Move in Date	Last Increase Date
1	Studio	\$2,095.00			\$2,095.00	\$2,200.00	08/06/2025	09/01/2025
2	Studio	\$2,095.00			\$2,095.00	\$2,200.00	10/01/2025	10/01/2025
3	Studio	\$1,718.73			\$1,718.73	\$2,200.00	12/01/2024	12/01/2025
4	Studio	\$1,830.44			\$1,830.44	\$2,200.00	11/29/2023	12/01/2025
5	1 Bedroom	\$1,851.06			\$1,851.06	\$2,200.00	01/08/2024	02/01/2026
6	1 Bedroom	\$1,106.32	\$27.58	\$50.28	\$1,184.18	\$2,200.00	04/01/1993	04/01/2026
7	Studio	\$1,389.45	\$27.58	\$50.28	\$1,467.31	\$2,200.00	05/15/2009	06/01/2026
8	Studio	\$2,195.00			\$2,195.00	\$2,200.00	01/10/2026	02/01/2026
9	Studio	\$1,213.87	\$27.58	\$50.28	\$1,291.73	\$2,200.00	06/01/2000	06/01/2026
10	1 Bedroom	\$2,345.04			\$2,345.04	\$2,200.00	08/22/2022	09/01/2025
11	Studio	\$1,645.35			\$1,645.35	\$2,200.00	12/15/2020	01/01/2026
12	Studio	\$2,122.40			\$2,122.40	\$2,200.00	10/20/2017	11/01/2025
14	Studio	\$1,803.32			\$1,803.32	\$2,200.00	08/01/2019	08/01/2025
Total Monthly		\$23,410.98	\$82.74	\$150.84	\$23,644.56	\$28,600.00		
Total Annual		\$280,931.76	\$992.88	\$1,810.08	\$283,734.72	\$343,200.00		

¹. Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

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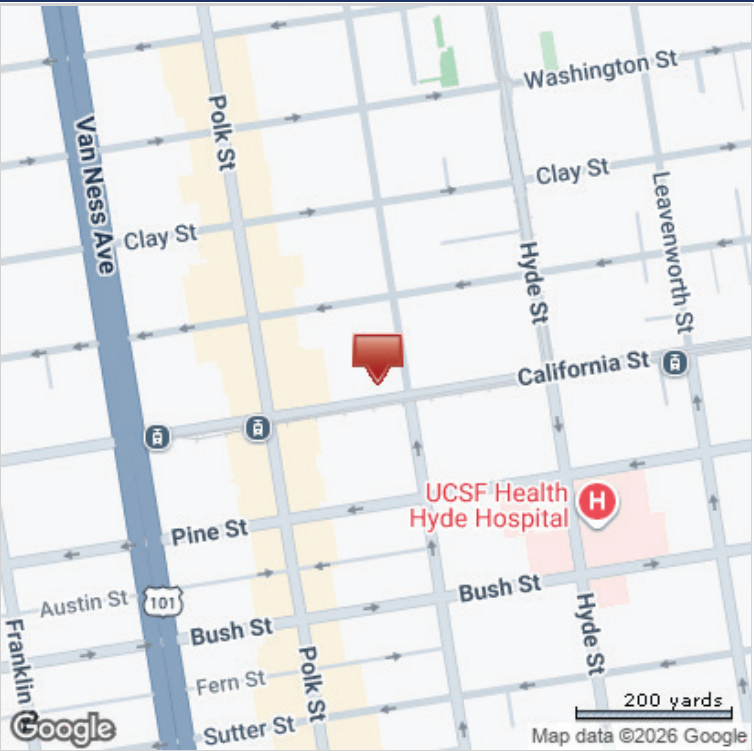
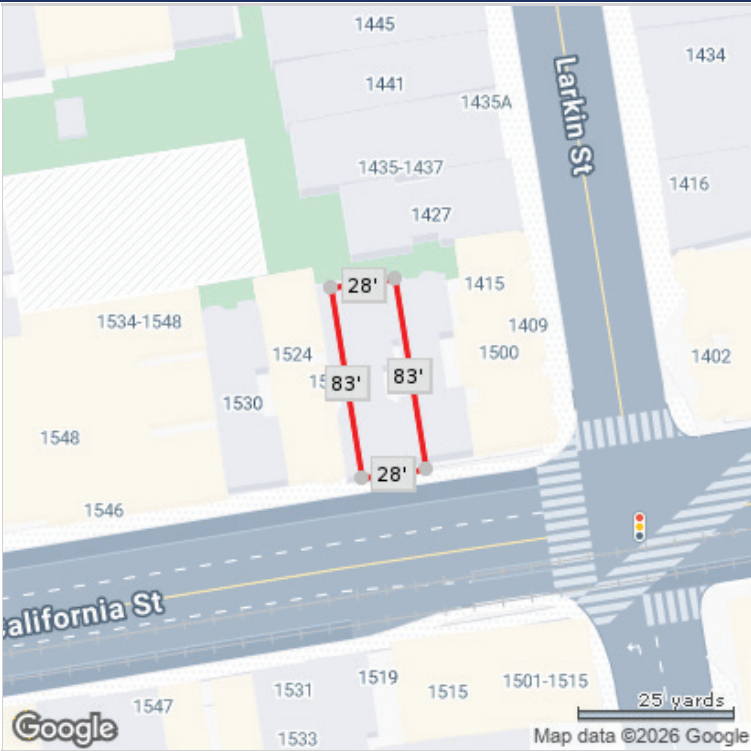


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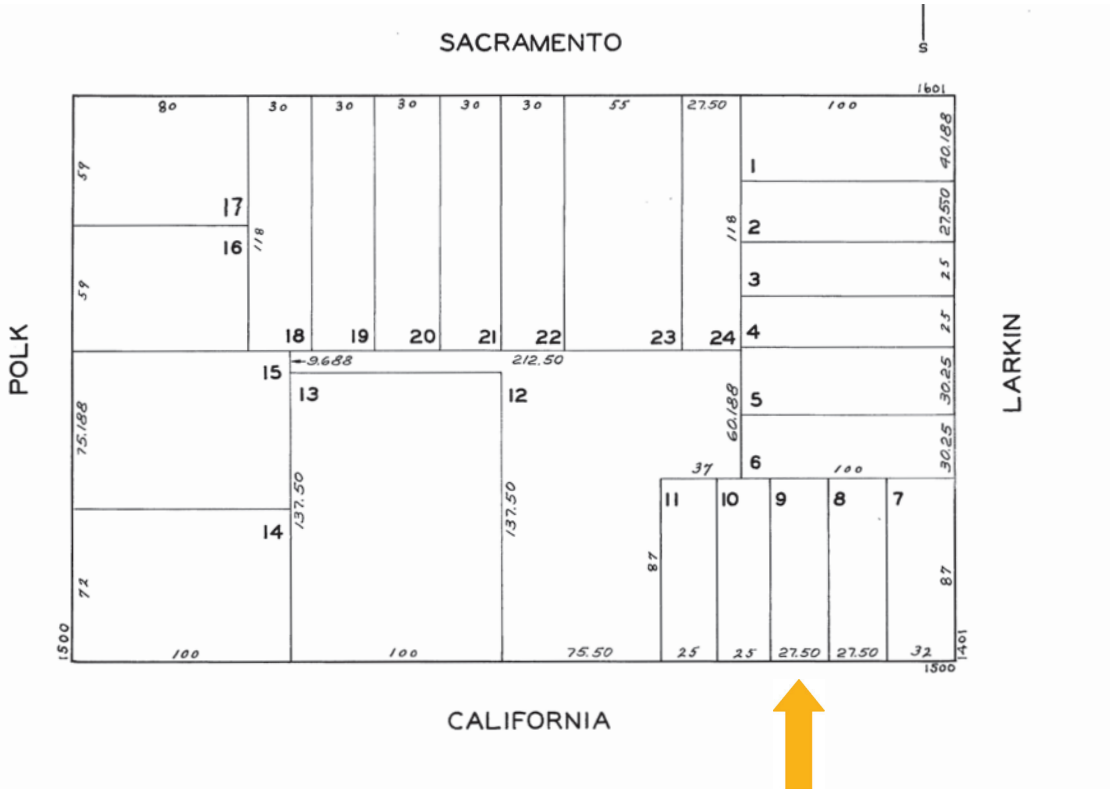
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REALIST TAX RECORD PLAT MAPS



*Lot Dimensions are Estimated



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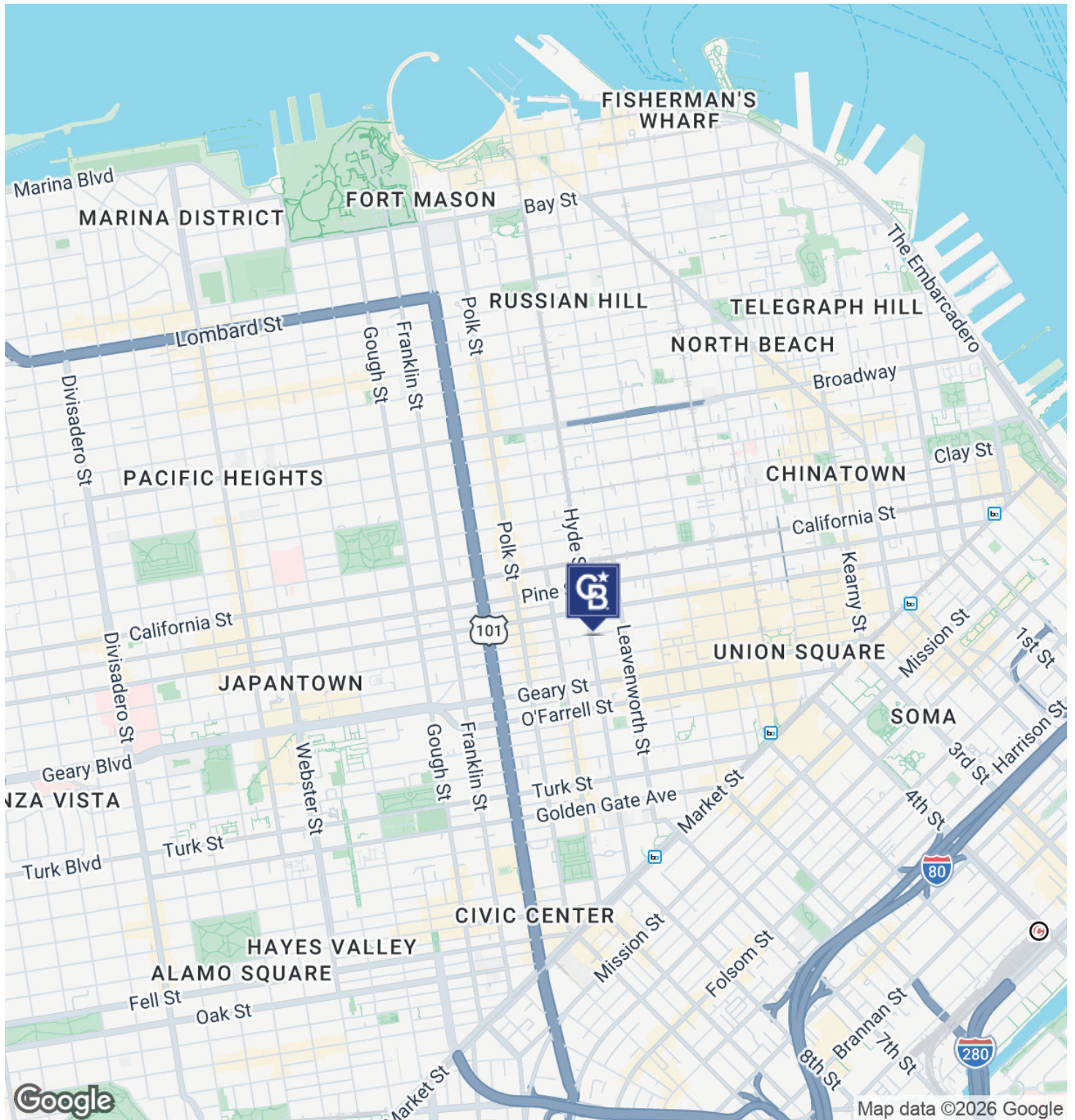


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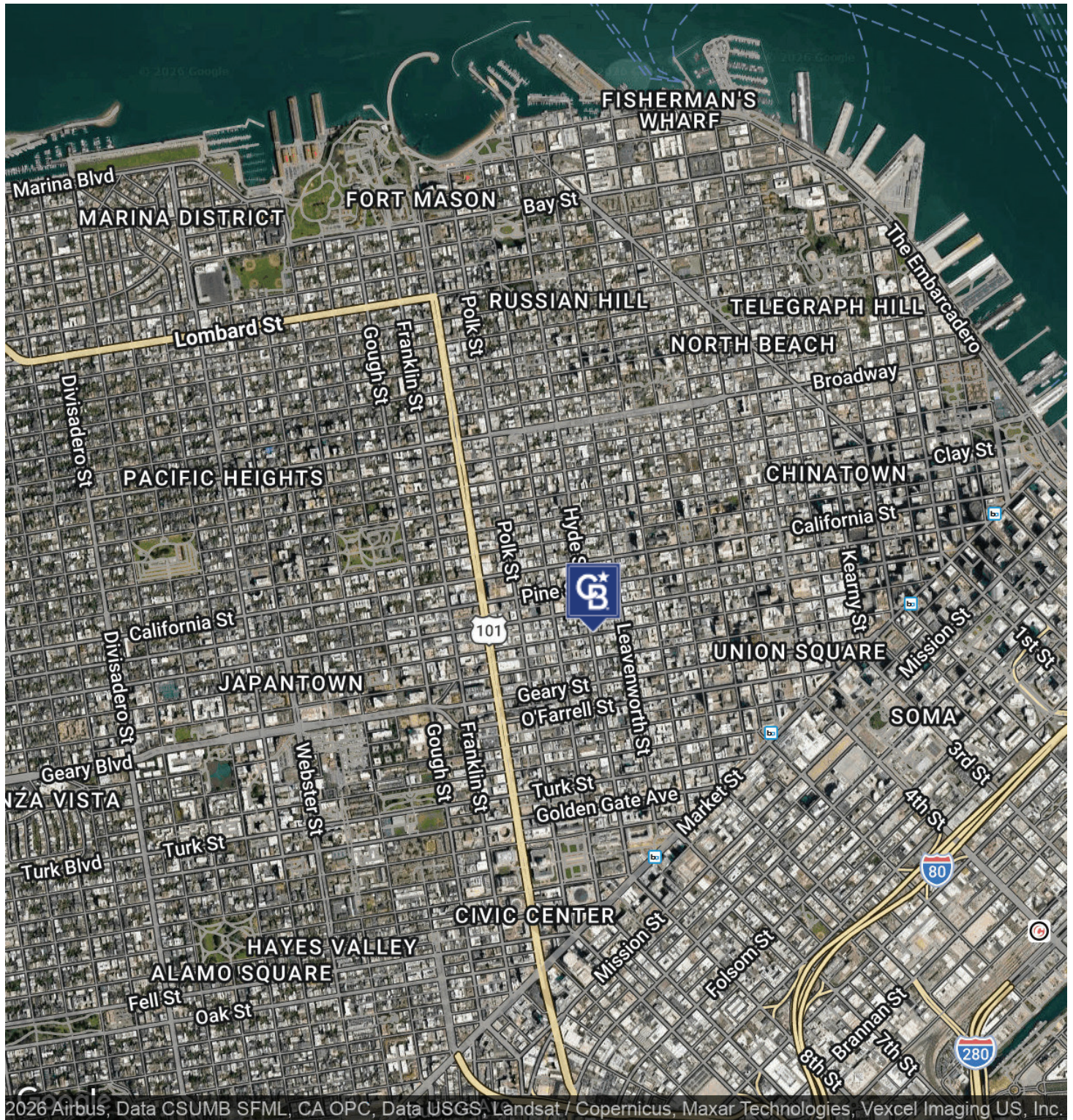


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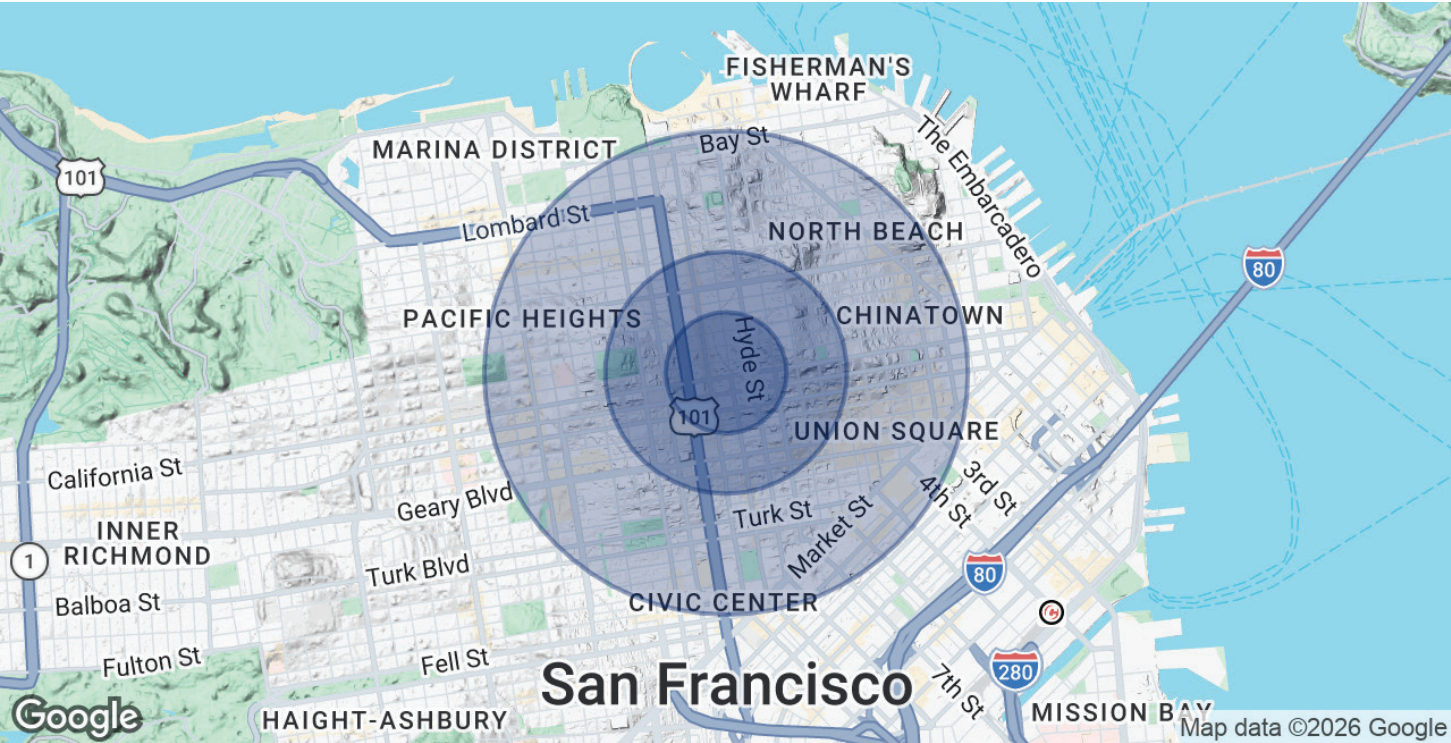
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	10,271	44,636	141,376
Average Age	38.8	40.2	42.4
Average Age (Male)	40.8	41.1	42.2
Average Age (Female)	37.7	39.7	42.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,190	26,881	79,031
# of Persons per HH	1.7	1.7	1.8
Average HH Income	\$157,743	\$153,744	\$155,690
Average House Value	\$1,135,369	\$1,274,373	\$1,461,838

2023 American Community Survey (ACS)

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