

1400 Jones Street  
NOB HILL, SAN FRANCISCO

OFFERED AT  
**\$6,300,000**



## 15-Unit Multifamily

5.63% Cap Rate

Andrew De Vries, MBA  
Probate Agent Real Estate Services®

URBANGROUP  
REAL ESTATE





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# INVESTMENT SUMMARY

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As exclusive agents, Urban Group Real Estate and Probate Agent Real Estate Services are pleased to present 1400 Jones Street, Condominium D, San Francisco, CA for purchase.

Originally constructed as a three-story, 15-unit apartment building, the property was updated in 1988 with the addition of a fourth level. This expansion added three penthouse units, after which the building was subdivided into four condominium units: one condominium comprising the original 15-unit apartment building and one condominium for each penthouse unit.

This offering consists of Condominium D only, which includes the 15-unit apartment occupying Floors 1 through 3, along with 15 deeded parking stalls located in the garage. Condominium D represents 80.72% of the total building, encompassing approximately 15,045 square feet.

The property is located in San Francisco's Nob Hill neighborhood and features spacious floorplans with a unit mix of nine two-bedroom/two-bath units and six two-bedroom/one-bath units. Many units offer downtown views. The ground-level common area includes a laundry room with coin-operated machines. All deeded parking spaces are leased separately.

The building has been well maintained and has received electrical, plumbing, and structural improvements. The mandatory soft-story seismic retrofit was completed in 2019, and the property is in compliance with San Francisco's Sleep Alarm Ordinance. The property is fully leased. Each unit is separately metered for electricity, supporting efficient property management.

1400 Jones Street is well situated within Nob Hill, offering convenient access to public transportation and proximity to neighborhood services and amenities. The property represents a well-maintained multifamily asset with consistent rental demand and long-term investment potential.

## The Perks:

- + Ideal Nob Hill location
- + 5.63% Cap Rate
- + Well-maintained building
- + Soft story retrofit complete
- + Sleep Alarm Ordinance compliant



# PROPERTY OVERVIEW

Address	1400 Jones Street, Condominium D, San Francisco, CA
APN	0189-033
Zoning	RM-3
Property Size	15,045 SF approximately
Parcel Size	6,437 SF (Per Tax Records)
Units	15 Residential (Nine 2-bed 2 bath, Six 2-bed 1 bath)
Use	Apartment
Year Built	1907 - Updated 1988
Foundation	Concrete masonry - Poured concrete and concrete block (soft story retrofit completed 2019)
Construction	Wood Frame + Masonry
Roof	Modified Bitumen (torch down)
Alarm System	Sounders
Water Service	1 Master Meter
Electric Service	Separately Metered + 1 Master Meter
Gas Service	1 Meter for Hot Water Tank
Heat Source	Electric Baseboard Heaters





# FINANCIAL OVERVIEW

Price	<b>\$6,300,000</b>	
Property Sq. Ft.	15,045	Approximate
\$/PSF	\$419	
\$/Unit	\$420,000	
Cap Rate	5.63%	
GRM	9.27	

Total Income	<b>\$679,336</b>
Less Vacancy (5%)	\$33,967
<b>Annual Gross Income</b>	<b>\$645,369</b>

## Annual Operating Expenses

Property Tax (1.1826% of Purchase Price)	\$74,509	New
Insurance	\$89,021	
Security Deposit Interest	\$1,914	
AppFolio	\$576	
Unit Repairs	\$9,398	
Building Repairs	\$5,027	
Code Compliance	\$3,723	
Elevator Repair	\$28,172	
Elevator Contract	\$5,447	
Pest Control	\$1,730	
Cleaning	\$5,918	
Landscaping	\$226	
Fire Alarm Contract	\$693	
Rent Board Tax Fee	\$885	
Telecom	\$12,290	
PG&E	\$15,727	
Water	\$23,120	
Trash	\$18,917	
Property Management (5%)	\$33,967	
HOA Reimbursement	-\$40,490	
<b>Total Expense</b>	<b>\$290,769</b>	

<b>Net Operating Income</b>	<b>\$354,600</b>
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The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by broker or Seller. All Buyers should use their own estimates.

## Rent Roll

Unit	Type	Monthly Rent	Size	Move In Date	Lease to	Comments
101	2 Bed 2 Ba	\$5,000	1,150	1/25/26	1/24/27	
102	2 Bed 1 Ba	\$1,958	950	1/1/2025	MTM	
103	2 Bed 1 Ba	\$3,583	825	9/21/2024	MTM	
104	2 Bed 2 Ba	\$2,713	1,040	11/1/2005	MTM	
105	2 Bed 2 Ba	\$800	1,040	12/1/1990	MTM	Resident Mgr
201	2 Bed 2 Ba	\$4,450	1,040	10/1/2025	9/30/2026	
202	2 Bed 1 Ba	\$3,903	950	6/14/2024	MTM	
203	2 Bed 1 Ba	\$3,843	950	5/15/2024	MTM	
204	2 Bed 2 Ba	\$4,000	1,040	3/1/2024	MTM	
205	2 Bed 2 Ba	\$4,350	1,040	9/24/2025	9/23/2026	
301	2 Bed 2 Ba	\$4,268	1,040	4/20/2022	MTM	
302	2 Bed 1 Ba	\$3,815	950	7/1/2022	MTM	
303	2 Bed 1 Ba	\$4,350	950	10/25/2025	10/24/2026	
304	2 Bed 2 Ba	\$2,365	1,040	6/10/1991	MTM	
305	2 Bed 2 Ba	\$4,350	1,040	6/15/2023	MTM	
Parking		\$2,650				
Laundry		\$214				
		\$56,611	15,045			

## PROPERTY PHOTOS





PROPERTY PHOTOS





PROPERTY PHOTOS





## PROPERTY PHOTOS

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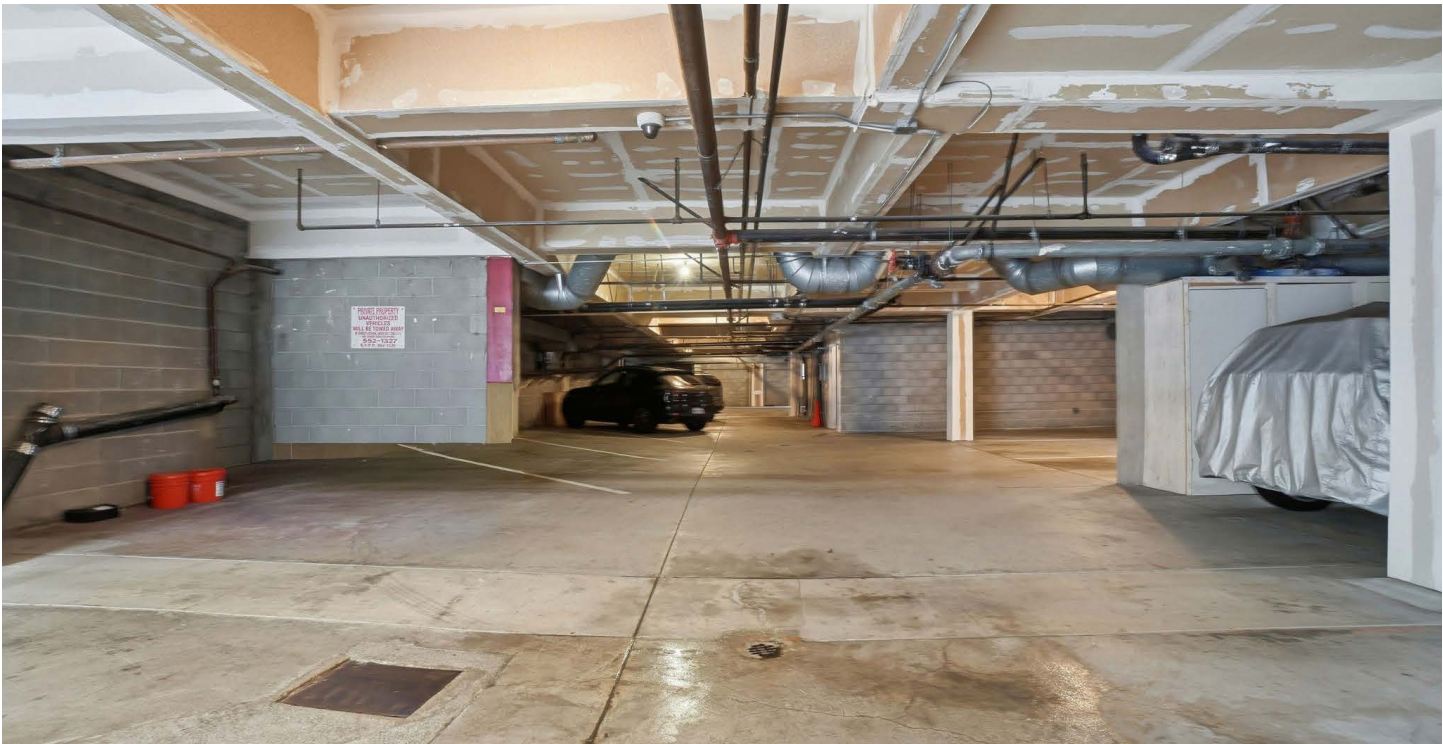


## PROPERTY PHOTOS





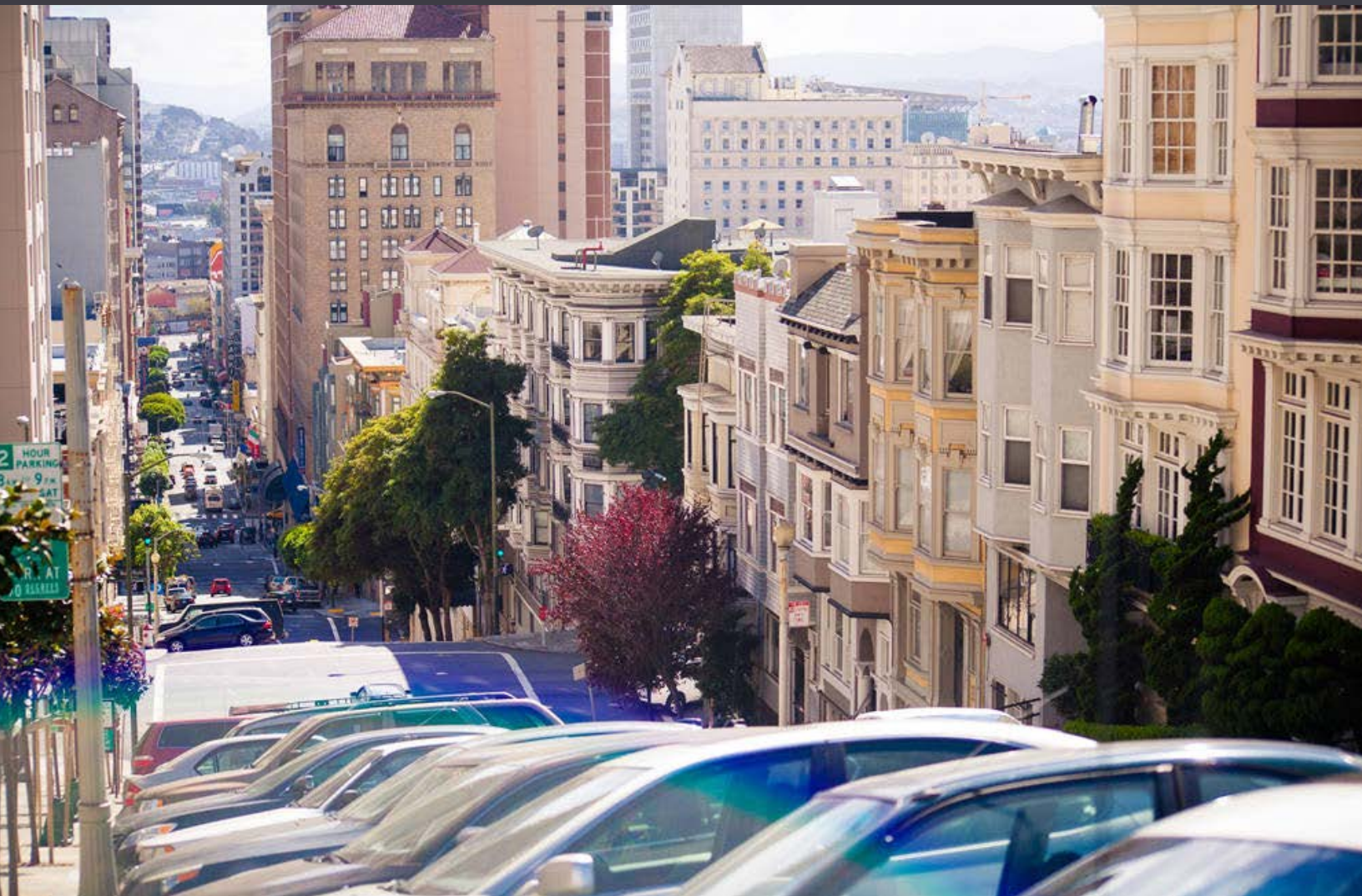
PROPERTY PHOTOS





# Neighborhood Overview: Nob Hill

Perched above downtown, Nob Hill is one of San Francisco's most prestigious neighborhoods, offering classic elegance, stunning views, and a vibrant urban lifestyle. Known for its historic architecture and refined atmosphere, the area is home to luxury hotels, cultural landmarks like Grace Cathedral, and the charming Huntington Park, all within easy reach of Union Square and the Financial District. With convenient access to many notable restaurants, upscale shopping, and world-class amenities, Nob Hill embodies the perfect blend of sophistication and convenience in the heart of San Francisco.



# Confidentiality Statement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner nor Urban Group Real Estate Inc. purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, nor Urban Group Real Estate Inc., make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner nor Urban Group Real Estate Inc. is responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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