

PROPERTY BROCHURE

1686 Hayes Street

San Francisco, California 94117

±11-Unit Mixed-Use Apartment Building • 9 Residential + 2 Commercial + 3 Garages • NoPa / Alamo Square

OFFERED AT \$5,995,000

1686 Hayes Street — corner mixed-use frontage with ground-floor wine bar and gated residential entry

PRICE	UNITS	BUILDING	CAP RATE*	GRM*
\$5,995,000	±11 (9+2)	±10,050 SF	6.2%	13.7

*Cap rate and GRM based on pro-forma gross income of \$437,496 using normalized non-tax operating expenses plus current actual property tax; no hypothetical sale-price reassessment assumed.

Investment Highlights

- **Diversified, resilient income** — nine residential units, two long-term commercial tenancies, and three garages create a broad, stable rent roll blending residential durability with commercial cash flow.
- **Immediate lease-up upside** — the vacant JADU (~\$2,700/mo) and vacant XL garage (~\$500/mo) add approximately \$38,400/year, lifting pro-forma gross income to \$437,496.
- **Embedded rent growth** — 2026 increases are already reflected for Units 3, 7, and 8; the commercial leases also provide scheduled rent growth during their terms.
- **Long-term commercial anchors** — the bakery (5+5-year term) and wine bar (1+5+5-year term) are established neighborhood businesses on extended leases, adding term and credit to the income stream.
- **Efficient operations** — normalized operating expenses run approximately \$68,623/year (~16% of pro-forma income), supporting current NOI of approximately \$330,473.
- **Premier NoPa location** — the Hayes Street corridor in 94117 is a supply-constrained, transit-rich, highly walkable submarket with deep, durable tenant demand.

Property Gallery



Corner elevation — bay windows & fire escapes



Ground-floor bakery — marble counter & full kitchen



Residential interior — bay-window living/dining



Scarlet Fox wine bar — built-out bar & seating

Financial Snapshot

	CURRENT	PRO-FORMA*
Gross Scheduled Income	\$399,096	\$437,496
Less: Normalized OpEx + Current Property Tax	(\$68,623)	(\$68,623)
Net Operating Income	\$330,473	\$368,873

At the \$5,995,000 offer price: 13.7 GRM · 6.2% cap (current normalized expenses) · 5.2% cap (25% normalized expense ratio) · \$597/SF · \$545K/unit.

*Pro-forma NOI uses normalized non-tax operating expenses of approximately \$53,600 plus the current actual annual property tax of approximately \$15,023. No hypothetical sale-price reassessment is assumed. Buyers should independently underwrite post-closing property taxes. See the full Offering Memorandum for detailed underwriting.

Location & Neighborhood

1686 Hayes Street sits on the Hayes Street corridor in San Francisco's North-of-Panhandle (NoPa) and Alamo Square district — among the city's most desirable, walkable, and transit-rich residential neighborhoods, anchored by Alamo Square, the Painted Ladies, and Divisadero's retail corridor, with quick access to Golden Gate Park, Hayes Valley, and downtown via major transit lines.

PRESENTED BY

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