

970 Post Street

Lower Nob Hill | San Francisco, CA

Offering Memorandum



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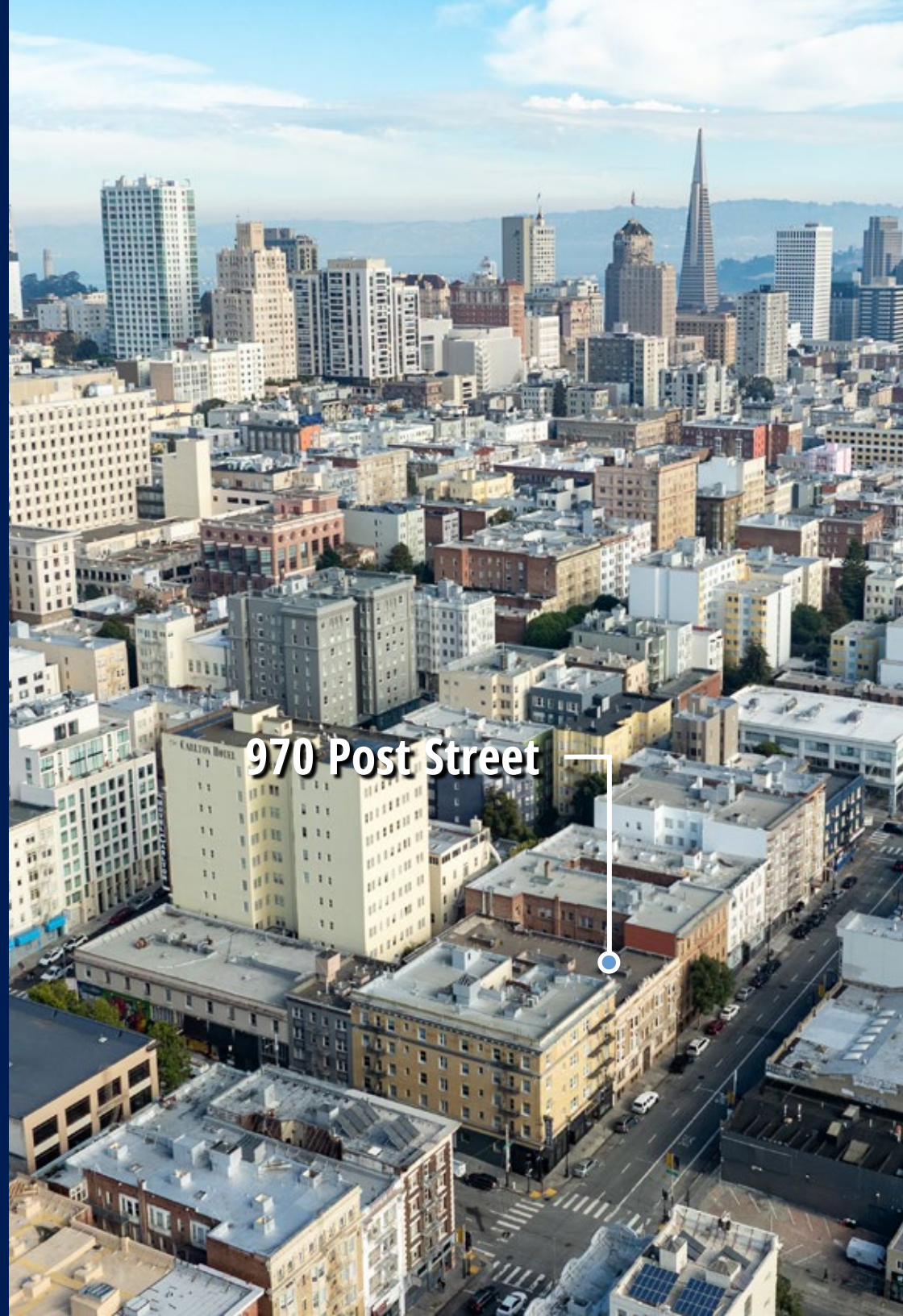




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Offering Summary

970 Post Street presents a well-located 29-unit multifamily investment opportunity in San Francisco's Lower Nob Hill neighborhood—an established urban enclave known for its dense amenities, strong transit connectivity, and proximity to Downtown, Union Square, and Polk Street retail corridors. The property benefits from consistent rental demand driven by its central location and walkability to restaurants, cafes, grocery stores, and major employment hubs.

Constructed in 1910, the approximately 22,310 square foot building features a diverse unit mix of 12 studios, seven 1-bedroom/1-bath units, and ten 2-bedroom/1-bath units. The apartments offer classic San Francisco architectural details including hardwood and carpeted flooring, crown molding, built-in cabinetry, large windows providing ample natural light, and center-mounted pendant lighting. Kitchens are equipped with granite countertops, wood cabinetry, and modern appliances, while bathrooms feature clawfoot tubs, hexagon tile flooring, mirrored vanities, and window or fan ventilation.

The property is separately metered for gas and electricity and has completed CMB seismic upgrades, as well as compliance with the Fire Alarm Sleeping Room Ordinance. The brick façade, concrete foundation, steam heat system, and secure entry further support long-term operational stability.

With significant in-place rents below market across much of the rent roll, 970 Post Street offers investors a compelling value-add opportunity through systematic rent growth while maintaining a stabilized income stream in a highly sought-after central San Francisco location.

The Property

Property Information

Address:	970 Post Street, San Francisco CA 94109
District:	Lower Nob Hill
Property Type:	Multifamily
APN:	0301-013
Building Square Feet:	22,310
Units:	29
Lot Size (SqFt):	9,452
Constructed:	1910
Zoning:	RC-4

Building Systems

Foundation:	Concrete
Structure:	Wood Frame & Brick
Façade:	Brick Exterior
Rear of Building:	Brick
Roof Composition & Age:	Modified Bitumen
Gas Service:	Separately Metered
Electric Service:	Separately Metered (400 Amps)
Fire Protection System:	Honeywell System (<i>SilentKnight</i>)
Fire Escapes:	Front & Rear of Building
Windows:	Single Paned Wood Frame / Aluminum Frame
Heat Source:	Steam Heat
Hot Water:	Mighty Therm2 Peerless Boiler System & Storage Tank
Plumbing:	Mixture of Copper and Galvanized
Door Entry System:	Lock & Key + DKS Entry System
Front Landing:	Tile
Mailboxes:	Inside Lobby
Lobby:	Carpeted
Common Area Lights:	Various Styles of Bulb Lighting
Garbage:	In Basement of Tradesman Alley
Apartment Access:	Central Staircase or Elevator
Landing Areas:	Carpeted
Laundry:	None
Storage:	Yes

Building Information

Unit Mix:	12 - Studio
	7 - 1 Bed, 1 Bath
	10 - 2 Bed, 1 Bath
	29 - Total Units
Kitchens:	Granite Countertops
	Single Basin Sinks
	Wood Cabinetry
	Over / Under Refrigerators
	Dishwashers (<i>In Some Units</i>)
	Ample Natural Light
	Eat-In Kitchen
Bathrooms:	Tub / Shower Combinations
	Claw Foot Bathtubs
	Hexagon Tile Flooring
	Cabinet Sinks
	Inlaid Mirrored Cabinet Vanities
	Window & Fan Ventilation
Bedrooms /	Carpeted Flooring
Living Rooms:	Large Windows with Blinds
	Crown Molding
	Built-In Cabinetry
	Center Mounted Pendant Lighting

Notes

- Building **is compliant** with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)

Financial Analysis

970 Post Street

Financial Summary	
Price	\$6,800,000
Down Payment	\$2,720,000
Number of Units	29
Price/Unit	\$234,483
Gross Square Feet	22,310
Price/Square Foot	\$305
CAP Rate - Current	5.17%
CAP Rate - Proforma	8.17%
GRM - Current	11.04
GRM - Pro Forma	8.12
Year Built	1910
Lot Size (SqFt)	9,452

Annual Gross Income	Current	Proforma
Gross Potential Income	\$616,217	\$837,626
Vacancy (3.0%)	\$18,487	\$25,129
AGI	\$597,731	\$812,498
Expenses	\$246,136	\$257,206
NOI	\$351,595	\$555,291
Expense per Gross Income	40%	31%
Expense per Unit	\$8,487	\$8,869

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$80,422	\$2,773	33%	\$80,422	\$2,773	31%
Special Assessment Tax	<i>From Owner's 2024-25 Tax Bill</i>	\$2,230	\$77	1%	\$2,230	\$77	1%
Insurance	<i>From Owner's 2025 Financials</i>	\$31,020	\$1,070	13%	\$31,020	\$1,070	12%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$30,811	\$1,062	13%	\$41,881	\$1,444	16%
On Site Manager	<i>Estimated at \$1400/month</i>	\$16,800	\$579	7%	\$16,800	\$579	7%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$29,000	\$1,000	12%	\$29,000	\$1,000	11%
PG&E	<i>From Owner's 2025 Financials</i>	\$6,620	\$228	3%	\$6,620	\$228	3%
Water & Sewer	<i>From Owner's 2025 Financials</i>	\$29,657	\$1,023	12%	\$29,657	\$1,023	12%
Recology	<i>From Owner's 2025 Financials</i>	\$16,007	\$552	7%	\$16,007	\$552	6%
Telephone	<i>From Owner's 2025 Financials</i>	\$1,081	\$37	0%	\$1,081	\$37	0%
Elevator	<i>From Owner's 2025 Financials</i>	\$2,487	\$86	1%	\$2,487	\$86	1%
Total Operating Expenses		\$246,136	\$8,487	100%	\$257,206	\$8,869	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$4,080,000	Less Debt Service	\$230,520	\$230,520
Loan Type	Interest Only	Cash Flow	\$121,075	\$324,771
Interest Rate	5.72%	Cash on Cash Return	4.45%	11.94%
Program	5/30 Year Fixed	Expenses as % of Gross	40%	31%
Loan to Value	60%	Expenses per Unit	\$8,487	\$8,869

*Loan Quote: Estimated at 60% LTV at 5.72% 5/30 Interest Only
(Loan information is time sensitive and subject to change)*

Rent Roll

970 Post Street

Unit	Unit Type	Rent	Market Rent	Move in Date
1	2 Bed, 1 Bath	\$1,498.09	\$2,850	8/01/1998
2	Studio	\$1,495.00	\$2,000	9/16/2025
3	Studio	\$1,490.00	\$2,000	7/22/2025
4	2 Bed, 1 Bath	\$1,202.16	\$2,850	7/01/2009
5	Studio	\$1,495.00	\$2,000	9/24/2024
6 (RM)	2 Bed, 1 Bath	\$1,336.65	\$2,850	10/01/2002
7	Studio	\$1,550.00	\$2,000	6/20/2025
8	2 Bed, 1 Bath	\$2,695.00	\$2,850	8/07/2023
9	1 Bed, 1 Bath	\$988.61	\$2,300	6/01/2009
10	2 Bed, 1 Bath	\$2,650.00	\$2,850	9/01/2024
11	Studio	\$1,600.00	\$2,000	5/01/2024
12	Studio	\$2,000.00	\$2,000	Vacant
14	1 Bed, 1 Bath	\$1,635.76	\$2,300	2/10/2010
15	1 Bed, 1 Bath	\$1,900.00	\$2,300	8/10/2025

Unit	Unit Type	Rent	Market Rent	Move in Date
16	Studio	\$419.51	\$2,000	7/01/2009
17	2 Bed, 1 Bath	\$2,600.00	\$2,850	4/01/2024
18	Studio	\$1,275.87	\$2,000	6/09/2012
19	2 Bed, 1 Bath	\$1,261.78	\$2,850	7/01/2009
20	1 Bed, 1 Bath	\$1,720.88	\$2,300	11/01/2021
21	2 Bed, 1 Bath	\$2,012.99	\$2,850	8/01/2010
22	Studio	\$1,600.00	\$2,000	5/1/2025
23	Studio	\$1,574.72	\$2,000	6/06/2022
24	1 Bed, 1 Bath	\$2,199.45	\$2,300	2/1/2022
25	1 Bed, 1 Bath	\$1,890.00	\$2,300	6/15/2025
26	Studio	\$1,515.00	\$2,000	8/10/2025
27	2 Bed, 1 Bath	\$2,750.00	\$2,850	8/16/2024
28	Studio	\$1,465.94	\$2,000	4/07/2022
29	2 Bed, 1 Bath	\$2,126.81	\$2,850	9/01/2011
30	1 Bed, 1 Bath	\$2,200.00	\$2,300	8/01/2023

Monthly Income	\$50,149.22	\$68,600	
Utility Services	\$1,202.20	\$1,202	
Total Monthly Income	\$51,351.42	\$69,802.20	
Annual Income	\$616,217	\$837,626	Upside: 36%

Units

Studio - 12

1 Bed, 1 Bath - 7

2 Bed, 1 Bath - 10

29 - Total Units

Notes

Market rents estimated using Rentometer.com





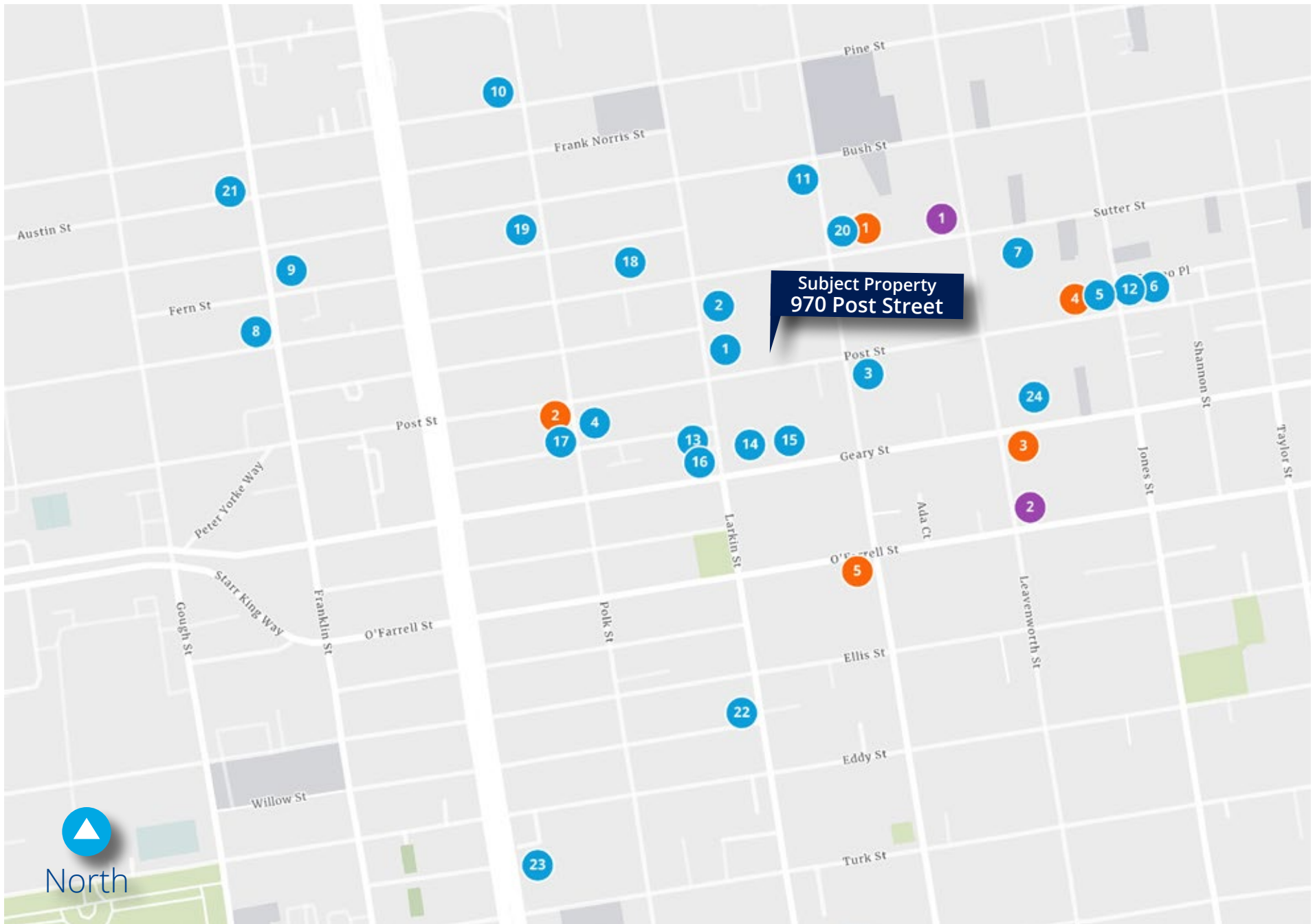
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Property Photos





Amenities Map


































 Restaurants & Bars

 Convenience & Grocery Stores

 Banks & ATM's

 Hospitals/Clinics

Neighborhood Amenities

 1 Meski	 9 Haraz Coffee House	 17 Napoli Pizza	 1 Sutter Fine Food
 2 Dacha	 10 Juniper	 18 Le Marais Bakery	 2 Polk & Post Convenience
 3 Propagation	 11 Crostini & Java	 19 Rise & Set	 3 Star Market & Deli
 4 Kuma Sushi + Sake	 12 Lapisara Eastery	 20 Ace's Bar	 4 Food & Liquor World
 5 The Public Izakaya	 13 Jane on Larkin	 21 Pistachio Kitchen & Espresso Bar	 5 Hyde-O'Farrell Market
 6 Heist Restaurant	 14 The Outsider	 24 Pho 2000	 1 ATM
 7 Liholiho Yacht Club	 15 Fishmandu Sushi	 25 Salty's	 2 ATM
 8 Limoncello	 16 House of Thai	 26 Wanjai Cafe	

Public Transportation

- 1BX** **1** CLAYS ST, SACRAMENTO ST
- 47** **49** VAN NESS AVE
- 41** **45** UNION ST
- 2** **3** SUTTER ST
- 19** POLK ST

POWELL ST STATION
 MONTGOMERY ST STATION
 EMBARCADERO ST STATION
 CIVIC CENTER STATION

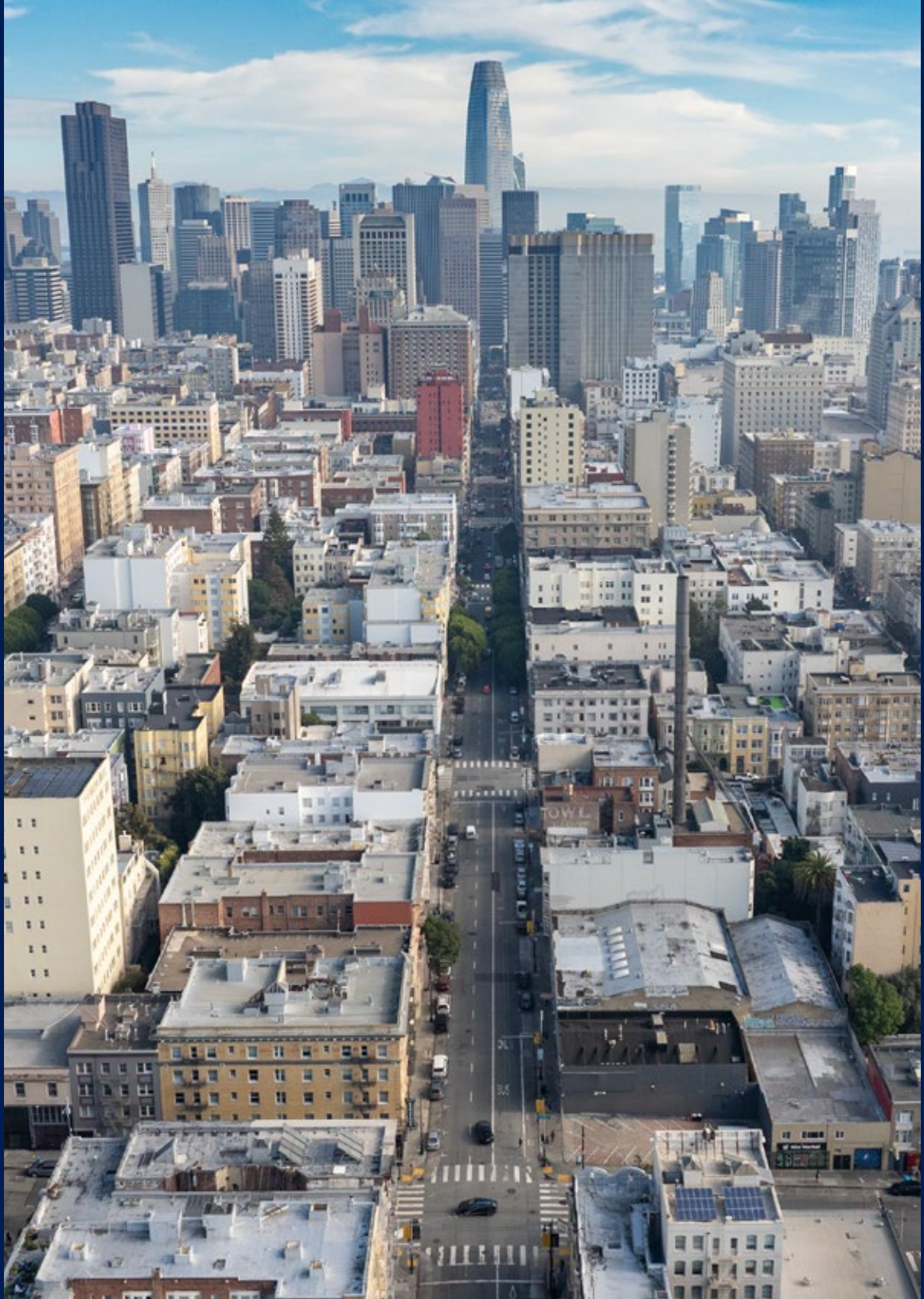
CALIFORNIA/POWELL CABLE CAR
 (To Market St / Union Square / Bart & Muni)

HIGHWAY ACCESS VIA VAN NESS AVE



With Immediate Access to **One of the Nation's Best Public Transits Systems**

The area around 970 Post Street offers an extensive transportation network which ensures superior regional access throughout San Francisco and the surrounding Bay Area. Atlantic Cities' "Access Across America, Transit 2022" ranked San Francisco second only to New York for public transit efficiency, based on how many jobs a resident can access within a 10 to 30 minute commute during the morning rush hours of 7am to 9am. The subject property is within walking distance of a variety of public transit systems on California Street, Park Presidio & Geary Blvd, in addition to a variety of San Francisco's caravan of 'Tech Shuttles' moving busloads of Google, Genentech, Facebook, and Apple employees from their homes in San Francisco to their job centers in Silicon Valley via Park Presidio Boulevard.





970 Post Street

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3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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Investment Opportunity | Offering Memorandum

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