

FOR SALE

NOB HILL 6 UNIT INVESTMENT

1100 Clay Street San Francisco, CA 94108



SALE PRICE

\$2,100,000

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**COLDWELL BANKER
COMMERCIAL
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SALE

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CONFIDENTIALITY AGREEMENT

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The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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Meet the Team

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PROPERTY SUMMARY

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SUMMARY

NOB HILL 6 UNIT INVESTMENT

1100 Clay Street San Francisco, CA 94108



PROPERTY DESCRIPTION

A rare opportunity to acquire a six-unit residential building in the heart of Nob Hill, one of San Francisco's most sought-after and desirable neighborhoods. The property offers a balanced unit mix of three studios and three one-bedrooms, well suited to the strong renter demand that defines this iconic hilltop location.

Units feature well-maintained interiors with classic San Francisco character, including select fireplaces and city views. Steps from cable car lines, top-rated restaurants, and major employment centers, the building tenants benefit from the true City living experience.

For investors, 1100 Clay Street represents a compelling combination: stable occupancy in a supply-limited market, meaningful rent-growth potential, with efficient operating expenses in one of the city's premier addresses.

OFFERING SUMMARY

Sale Price:	\$2,100,000
Number of Units:	6
Lot Size:	1,197 SF
Building Size:	3,390 SF
NOI:	\$112,391.85
Cap Rate:	5.35%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	6,027	23,210	70,338
Total Population	10,837	40,516	124,216
Average HH Income	\$146,704	\$132,325	\$150,375

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SITE DESCRIPTION



SITE DESCRIPTION

1100 Clay Street consist of a three story building of approximately 3,390 SF of useable area built around 1900 on a 1,197 rectangular corner lot. The property has an updated electrical panel and a concrete foundation. The site is zoned RM-3 Districts: Medium Density. The roof was replaced in 2016. The soft story seismic retrofit was completed in 2018. In 2022 the laundry room was remodel replacing equipment and existing electrical and plumbing lines.

The property occupies a premier Nob Hill location at the crest of one of San Francisco's most established and supply-constrained multifamily neighborhoods, surrounded by classic pre-war apartment buildings and walkable access to cafés, retail, and daily-needs services.

EXTERIOR DESCRIPTION

100 Clay Street is a classic early-20th-century Nob Hill apartment building featuring a traditional flat-roof profile, painted façade, and well-proportioned window lines consistent with the neighborhood's historic multifamily housing stock. The structure presents a simple, cohesive exterior with modest architectural detailing, contributing to the elegant pre-war character that defines this section of Clay Street. Positioned at the crest of Nob Hill, the building sits directly at the sidewalk line, reinforcing the continuous urban street wall and offering strong curb appeal within one of San Francisco's most established residential corridors.

INTERIOR DESCRIPTION

The building features six well-maintained residential units, consisting of three one-bedroom apartments and three studio units, each reflecting the classic Nob Hill aesthetic with hardwood floors, a mix of gas & electric appliances, and Individual electric heat. Bathrooms are equipped with showers over tubs, and select units include charming fireplaces that enhance tenant appeal. The building is equipped with common on-site laundry. Top floor units also benefit from easterly city views, adding a desirable lifestyle amenity and supporting strong long-term rentability.

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PHOTOS

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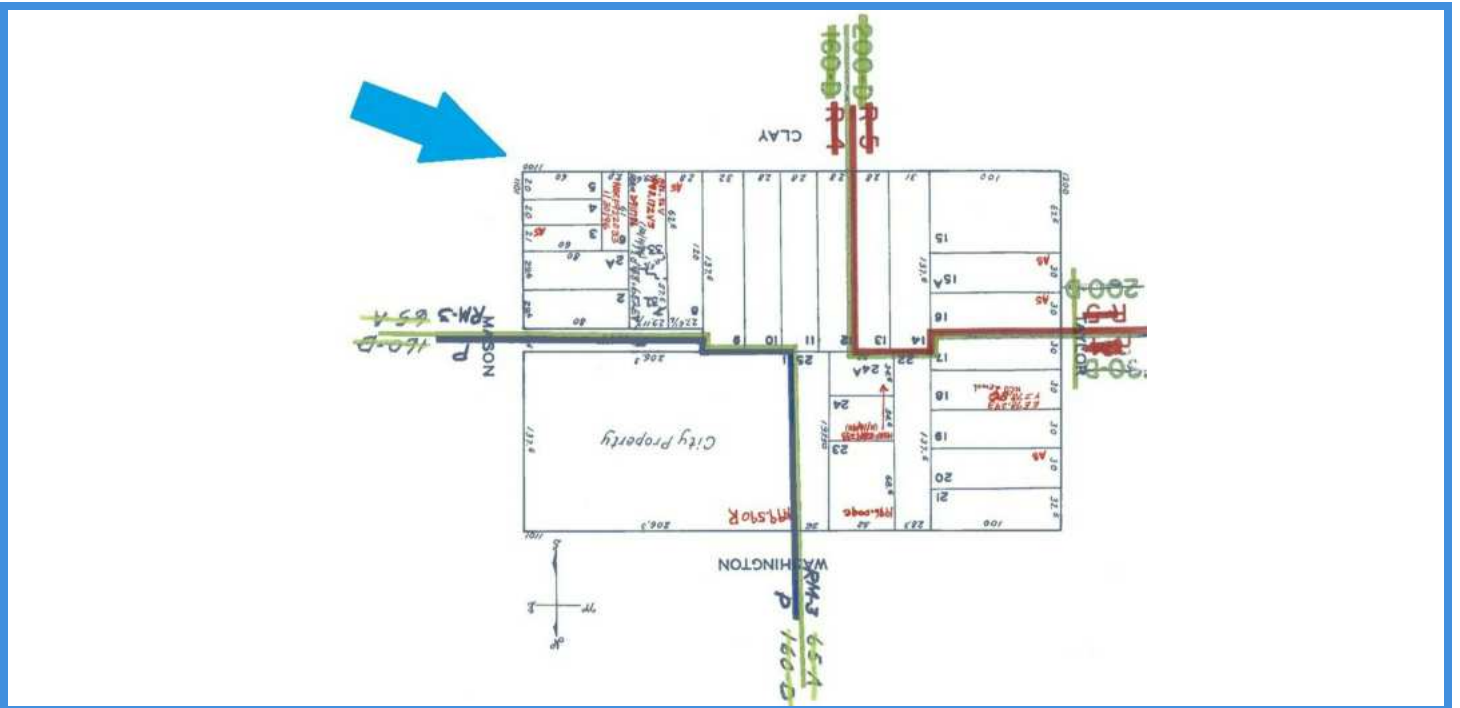
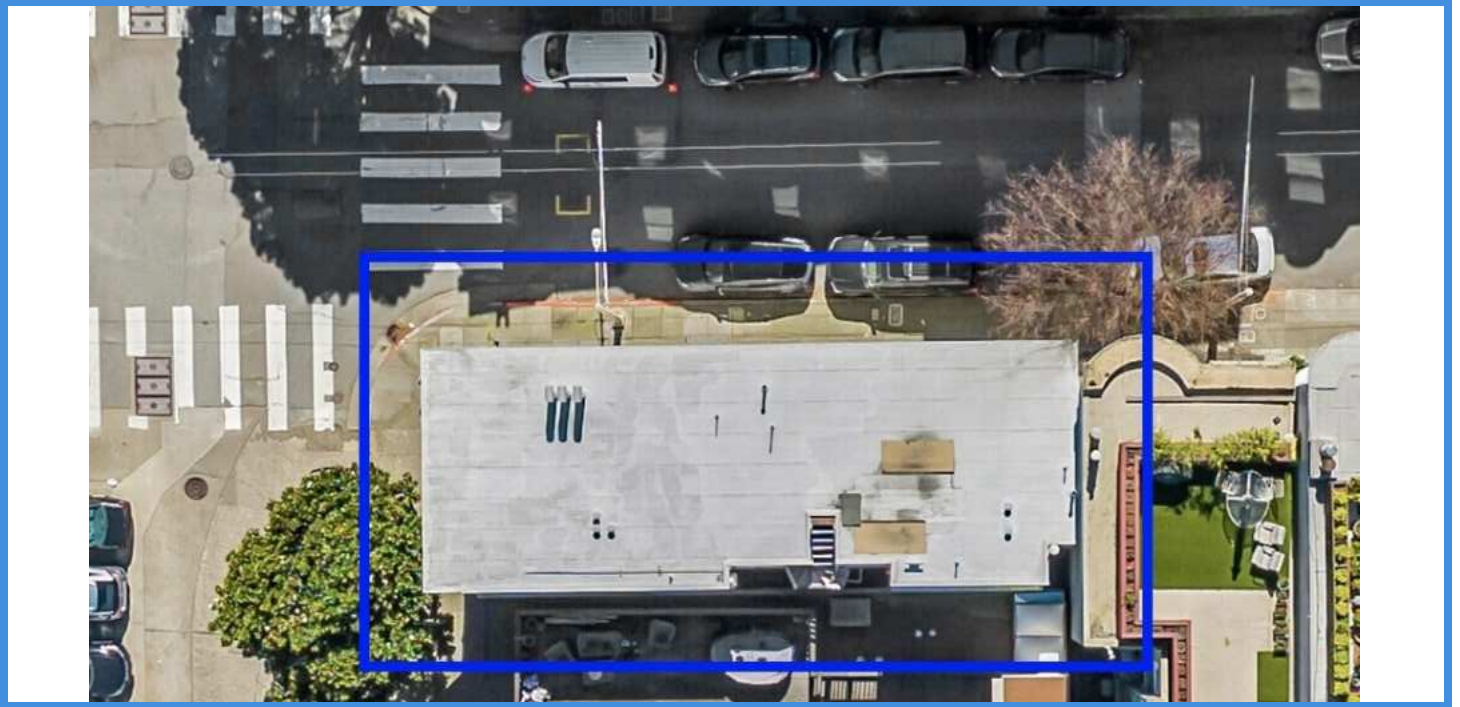


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PLOT

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LOCATION

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LOCATION

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LOCATION DESCRIPTION

1100 Clay Street is positioned at the crest of Nob Hill, one of San Francisco's most established and supply-constrained multifamily submarkets. The property sits among classic pre-war apartment buildings and is surrounded by daily-needs retail, cafés, and neighborhood services, all within a highly walkable environment. Its central location provides immediate access to Downtown, Union Square, the Financial District, and the California Street tech and finance corridor, supporting a stable, professional tenant base and historically low vacancy.

The site benefits from exceptional transit connectivity, including nearby Muni lines, cable car routes, and rapid access to BART via Powell Street. With limited new development, strong long-term rent resiliency, and consistent demand for well-located studio and one-bedroom units, Nob Hill remains a durable investment micro-market. This location offers investors predictable tenancy, strong rent-growth potential, and long-term asset preservation in a high-barrier-to-entry neighborhood.

SITE DESCRIPTION

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The property occupies a premier Nob Hill location at the crest of one of San Francisco's most established and supply-constrained multifamily neighborhoods, surrounded by classic pre-war apartment buildings and walkable access to cafés, retail, and daily-needs services. The property offers immediate connectivity to Downtown, Union Square, and the Financial District.

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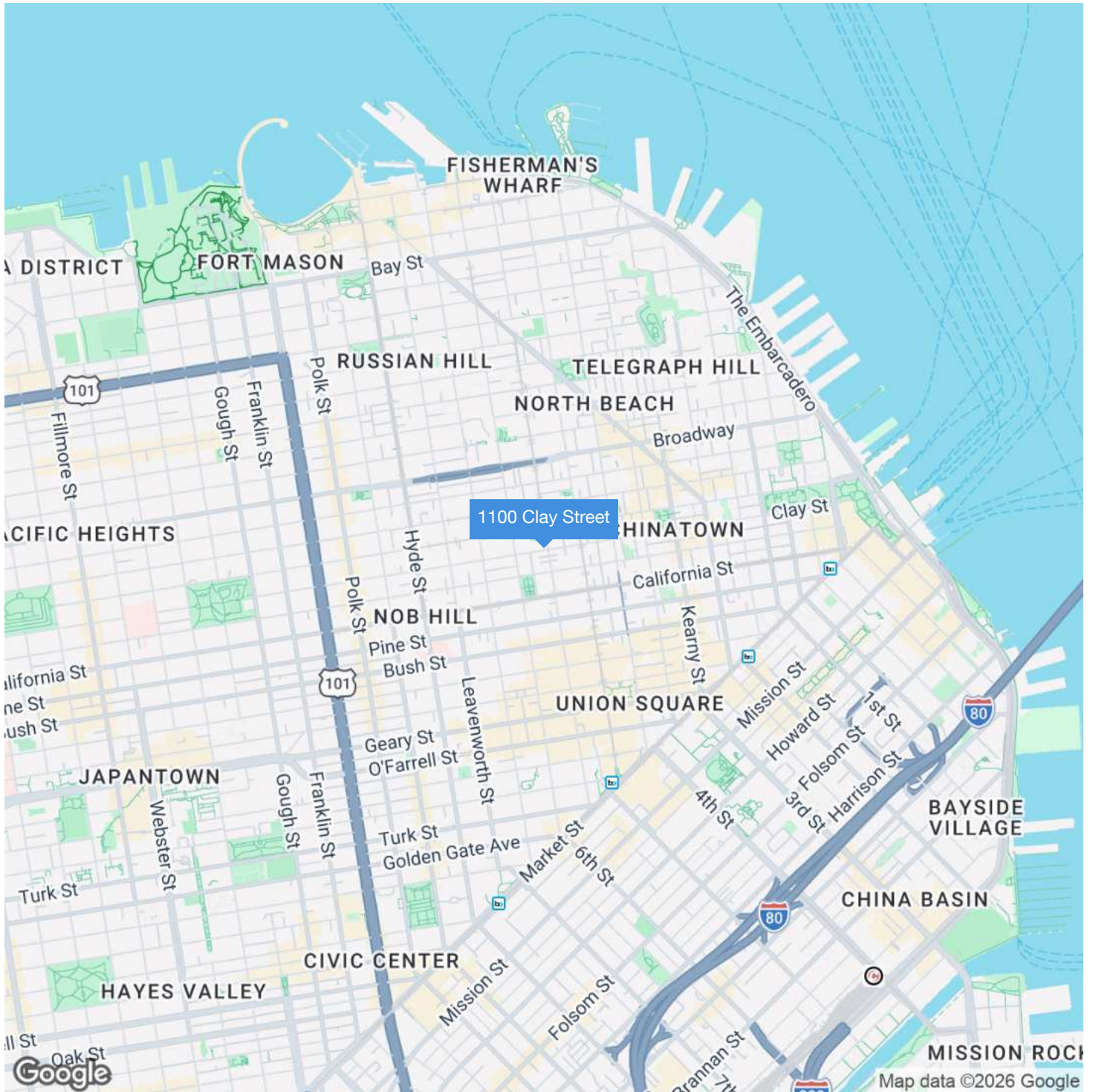


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REGIONAL

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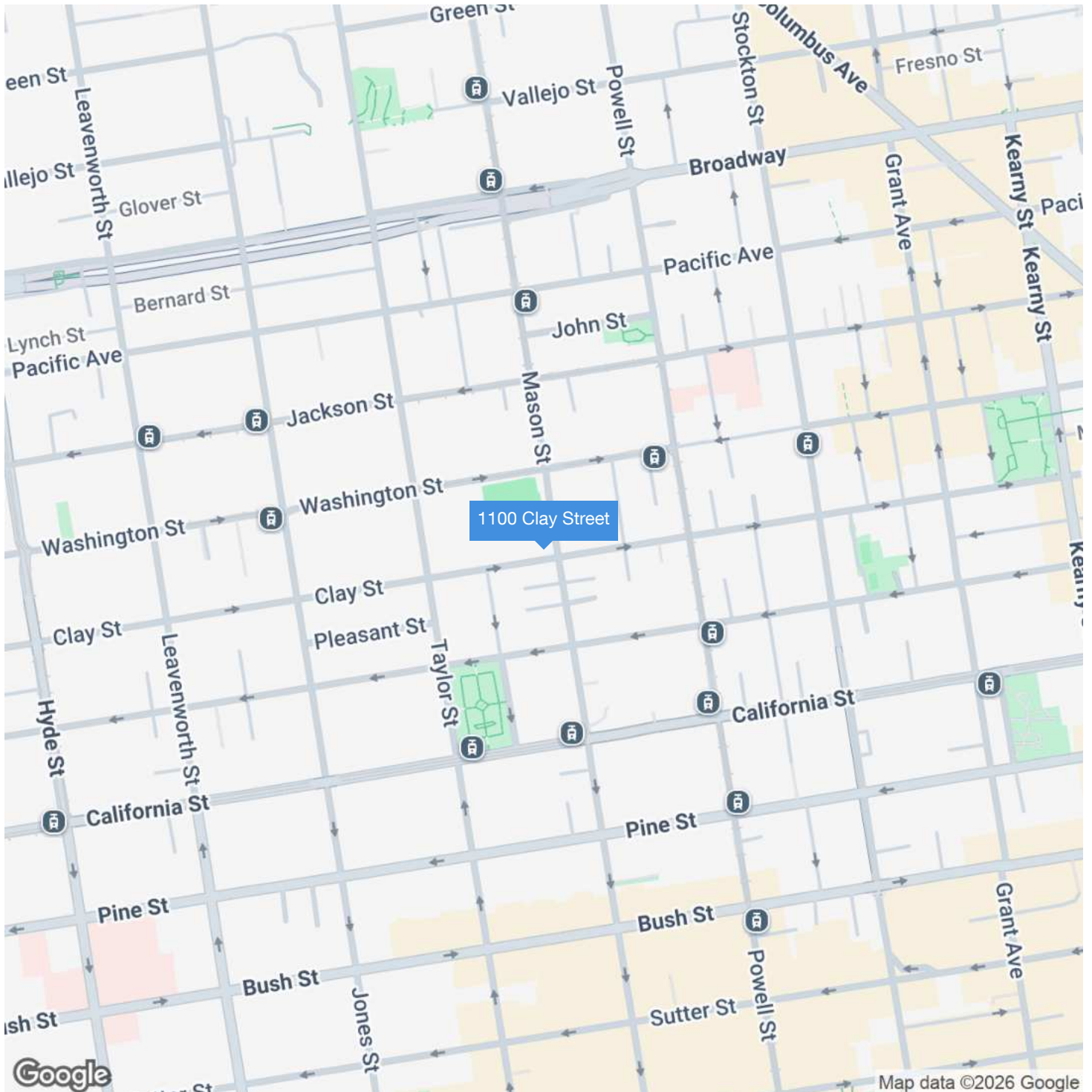


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RETAILER MAP

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FINANCIALS

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FINANCIALS

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INVESTMENT OVERVIEW

Price	\$2,100,000
Price per SF	\$619
Price per Unit	\$350,000
GRM	11.99
CAP Rate	5.35%
Cash-on-Cash Return (yr 1)	2.90%
Total Return (yr 1)	\$40,793
Debt Coverage Ratio	1.3

OPERATING DATA

Gross Scheduled Income	\$175,127
Est. Laundry Income	\$1,850
Total Scheduled Income	\$176,977
Vacancy Cost	\$3,503
Gross Income	\$173,475
Operating Expenses	\$61,083
Net Operating Income	\$112,392
Pre-Tax Cash Flow	\$26,057

FINANCING DATA

Down Payment	\$900,000
Loan Amount	\$1,200,000
Debt Service	\$86,335
Debt Service Monthly	\$7,194
Principal Reduction (yr 1)	\$14,736

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INCOME-EXPENSE

INCOME SUMMARY

Rental Income	\$175,127
Est. Laundry Income	\$1,850
Vacancy Cost	(\$3,503)
GROSS INCOME	\$173,475

EXPENSES SUMMARY

Estimated Property Taxes (1.183%)	\$24,843
Est. Direct Taxes	\$1,350
PG&E	\$3,500
Water & Sewer	\$5,820
Scavenger	\$4,600
Est. Property Insurance	\$7,200
Property Management (5.0%)	\$8,580
Repairs & Maintenance	\$3,000
Permits/Fees	\$2,190
OPERATING EXPENSES	\$61,083

NET OPERATING INCOME	\$112,392
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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	LEASE START
1	1	1	\$2,700	\$3,500	4/5/2025
2	-	1	\$2,100	\$2,500	1/1/2025
3	1	1	\$2,900	\$3,500	7/1/2025
4	-	1	\$2,200	\$2,500	No Lease
5	1	1	\$3,200	\$3,700	7/29/2023
6	-	1	\$1,494	\$2,700	10/2/2005
TOTALS			\$14,594	\$18,400	
AVERAGES			\$2,432	\$3,067	

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SALES AGENTS

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