



225 ELLIS ST

225 ellis st
San Francisco, CA 94102

OFFERING MEMORANDUM



EXCLUSIVELY PRESENTED BY:



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Kagiya

225 ELLIS ST

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SAN FRANCISCO, CA 94102



Dotown, Inc.
1176 Loring Street
San Diego, CA 92109
Office: 8583534376
Manabu Kagiya

Built By: www.crebuilder.com





The Old ... Restaurant

NOTICE
PLEASE

PROPERTY SUMMARY

Offering Price	\$4,999,000.00
Building SqFt	6,567 SqFt
Lot Size (acres)	0.05
Levels	3
Year Built	1910
Subdivision Name	50 VARA BL 198
County	San Francisco
Parcel ID / APN	0331 -001
Construction	TILT-UP CONCRETE

INVESTMENT SUMMARY

Discover a rare investment opportunity in the heart of San Francisco's dynamic Tenderloin neighborhood. 225 Ellis Street is a mixed-use, Single Room Occupancy (SRO) building offering 16 studio units, shared amenities, and a ground-floor commercial space currently housing a restaurant. With ongoing renovations, this property is an ideal candidate for investors seeking value-add potential or long-term income stability.



INVESTMENT HIGHLIGHTS

- Key Features:
 - Building Composition:
 - Ground Floor: Fully leased commercial space occupied by a restaurant, providing a consistent revenue stream.
 - 2nd & 3rd Floors: Residential units comprising 16 SRO studio units.
 - Shared Amenities:
 - Modernized shared kitchen.
 - Two newly renovated shower rooms.
 - Three updated bathrooms with upgraded fixtures.
 - Renovations & Upgrades:





LOCATION HIGHLIGHTS

- Location: Centrally located near Union Square, Market Street, and major public transit, offering unparalleled accessibility for residents and patrons alike.

Future Potential: Positioned in a vibrant urban corridor with high demand for affordable housing and thriving small businesses.

Additional Information:

Zoning: C-3-G (Downtown General Commercial District).

Lot Size: 2,200 sq. ft.

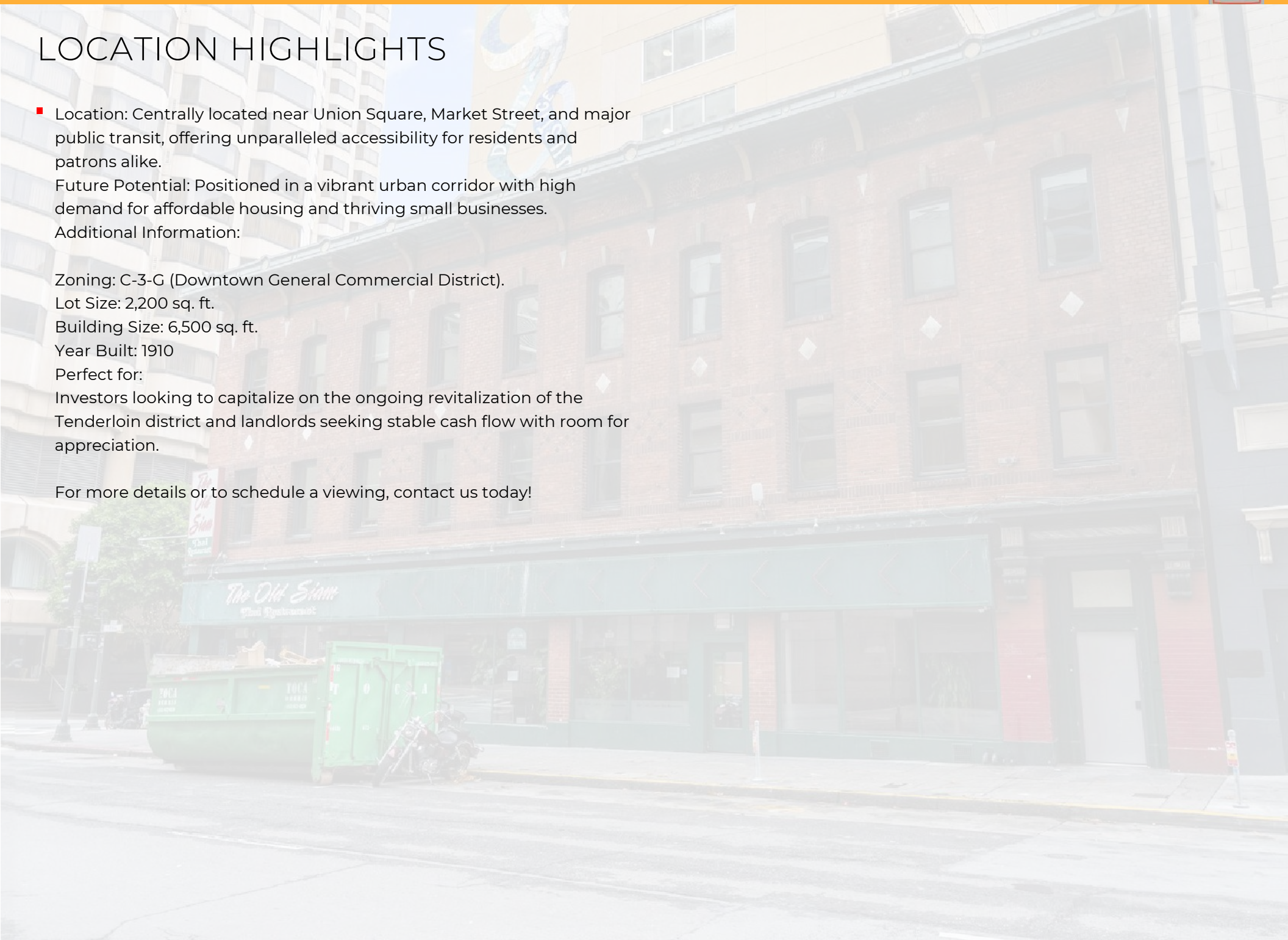
Building Size: 6,500 sq. ft.

Year Built: 1910

Perfect for:

Investors looking to capitalize on the ongoing revitalization of the Tenderloin district and landlords seeking stable cash flow with room for appreciation.

For more details or to schedule a viewing, contact us today!



RENT ROLL

Unit	Tenant Name	Sqft	Annual Rent	Annual Rent/Sqft	Other Income	Lease From	Lease To
1		160	\$17,400.00	\$108.75	Other Income - \$0.00	12/27/2024	-
2		160	\$16,800.00	\$105.00	Other Income - \$0.00	12/27/2024	-
3		120	\$16,200.00	\$135.00	Other Income - \$0.00	12/27/2024	-
4		120	\$15,600.00	\$130.00	Other Income - \$0.00	12/27/2024	-
5		120	\$15,000.00	\$125.00	Other Income - \$0.00	12/27/2024	-
6		150	\$16,200.00	\$108.00	Other Income - \$0.00	12/27/2024	-
7		120	\$13,200.00	\$110.00	Other Income - \$0.00	12/27/2024	-
8		125	\$16,200.00	\$129.60	Other Income - \$0.00	12/27/2024	-
9		154	\$16,800.00	\$109.09	Other Income - \$0.00	12/27/2024	-
10		115	\$16,200.00	\$140.87	Other Income - \$0.00	12/27/2024	-
11		155	\$16,800.00	\$108.39	Other Income - \$0.00	12/27/2024	-
12		270	\$24,000.00	\$88.89	Other Income - \$0.00	12/27/2024	-
13		100	\$16,800.00	\$168.00	Other Income - \$0.00	12/27/2024	-
14		100	\$15,600.00	\$156.00	Other Income - \$0.00	12/27/2024	-
15		100	\$14,400.00	\$144.00	Other Income - \$0.00	12/27/2024	-
16		100	\$16,200.00	\$162.00	Other Income - \$0.00	12/27/2024	-
000	OLD SHIAM	2,200	\$114,000.00	\$51.82	Other Income - \$0.00	12/27/2024	-
	Total Occupied	4369	\$377,400.00				
	Total	4369	\$377,400.00		\$0.00		

OVERVIEW & ASSUMPTIONS

Pricing Summary

Pricing	\$4,999,000.00
Price PSF	\$1,144.20
Year 1 NOI	\$238,140.00
Year 1 Cap Rate	4.76%
Year 1 Leveraged Cash / Cash Return	4.76%

General Information

Analysis Period	1
Analysis Start Date	12/27/2024
Income Growth Rate	5.00%
Additional Income Growth Rate	5.00%
Turnover / Lease Up Growth Rate	5.00%
General Vacancy / Absorption Growth Rate	5.00%
Property Insurance Growth Rate	5.00%
CAM / Expense Growth Rate	5.00%
Property Tax Growth Rate	5.00%
Market Rent/SF	\$0.00

Exit

Exit Cap	6.50%
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Expense Breakdown

Property Insurance	\$24,000.00
Property Tax	\$30,000.00
Management Fee	\$24,000.00
Cleaning	\$9,600.00
Repair and maintenance	\$5,000.00
Internet	\$1,200.00
Water	\$12,000.00
GAS & ELECTRIC	\$10,000.00
Total Expenses	\$115,800.00

CASH FLOW PROJECTIONS

	In Place	Year 1
POTENTIAL GROSS REVENUE		
BASE RENTAL REVENUE	\$377,400.00	\$396,270.00
ABSORPTION & TURNOVER VACANCY		\$(17,926.50)
SCHEDULED BASE RENTAL REVENUE	\$377,400.00	\$378,343.50
TOTAL POTENTIAL GROSS REVENUE	\$377,400.00	\$378,343.50
GENERAL VACANCY FACTOR	\$(18,870.00)	\$(19,813.50)
EFFECTIVE GROSS REVENUE	\$358,530.00	\$358,530.00
OPERATING EXPENSES		
PROPERTY TAX	\$30,000.00	\$31,500.00
INSURANCE	\$24,000.00	\$25,200.00
MANAGEMENT FEE	\$24,000.00	\$24,000.00
CAM	\$37,800.00	\$39,690.00
TOTAL OPERATING EXPENSES	\$115,800.00	\$120,390.00
NET OPERATING INCOME	\$242,730.00	\$238,140.00
CAP RATE		4.76%

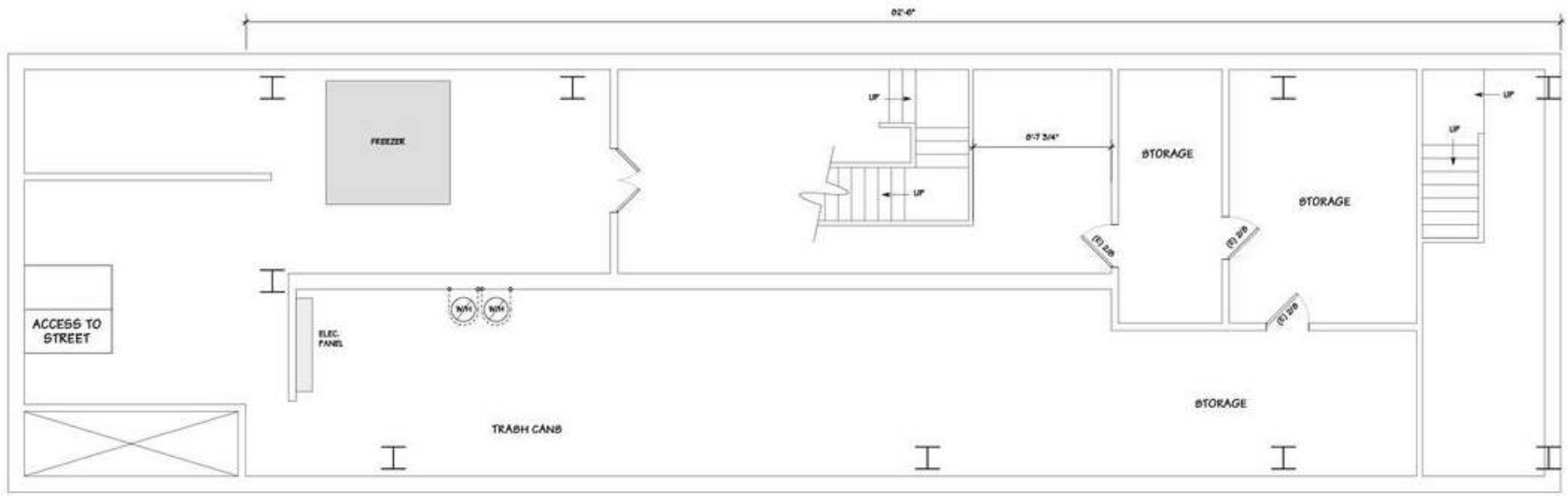


MATISSE

WALL LEGEND	
	EXISTING WALL
	NEW WALL
	REMOVAL WALL
	PATCH / CLOSE WALL

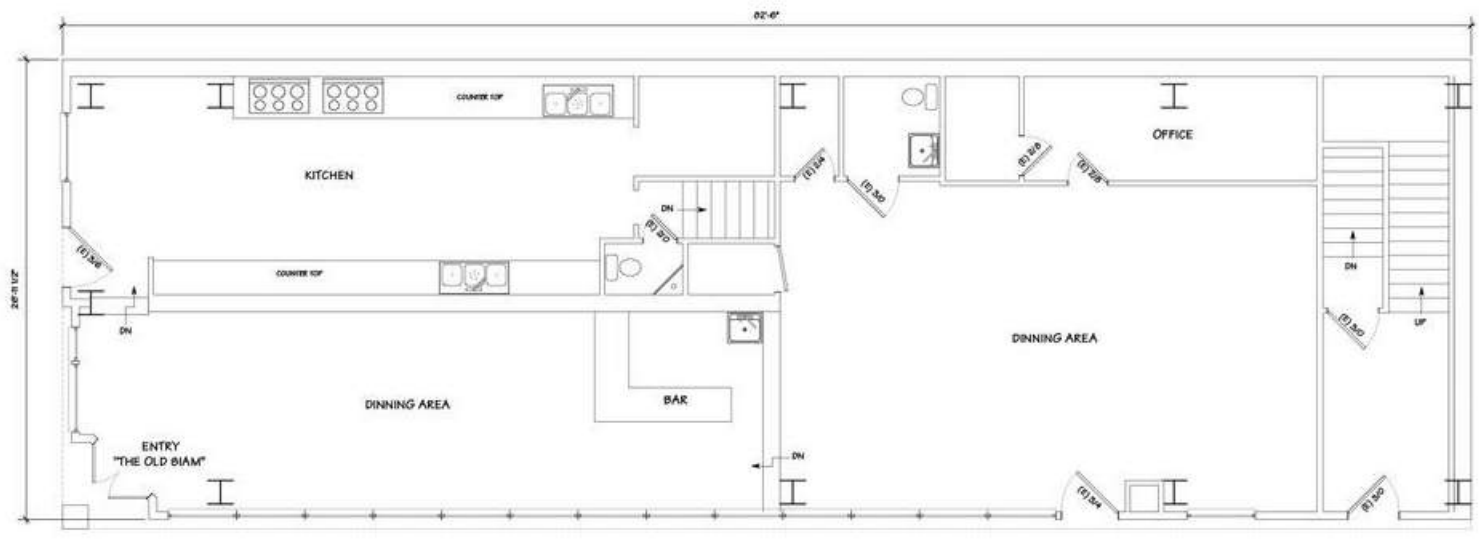
NOTES

- SCREENS WINDOWS CLEAR OPENABLE AREA. DIMENSIONS SHALL BE 20" MIN. WIDE, WITH A MIN. HEIGHT OF 44" ABOVE FINISH FLOOR.
- TO HUMAN IMPACT AND LABELED "SAFETY GLASS" WITH C.R.C.
- AND ENCLOSURES FOR TUBS, BATHS, STEAM SHOWERS, AND PARTITION OF A WALL COMPARTMENTS WHERE THE EDGE OF THE PANEL IS 60" ABOVE FINISH FLOOR AND DRAIN INLET.
- OR OPERABLE PANELS OR WHERE THE NEAREST POINT OF GLAZING IS WITHIN A VERTICAL EDGE OF THE PANEL AND WHERE THE EDGE OF THE PANEL IS 60" ABOVE FINISH FLOOR.
- QUALLY FIXED OR (OTHER THAN ABOVE) THE FOLLOWING ARE: 1. GLAZING GREATER THAN 9 SQ. FT. EXPOSED EDGE LESS THAN 18" ABOVE FINISH FLOOR, AND WITHIN 6" OF ANY WALKING SURFACE.
- WINDOWS SHALL BE LABELED SO AS TO INDICATE THE LOCATION OF THE TRACK WHILE IN THE CLOSED POSITION. AN APPROVED PRIMARY GLAZING DEVICE SHALL BE INSTALLED AND NOT REMOVED FROM THE EXTERIOR OF THE BUILDING SECTION OF THE WINDOW SHALL BE FULLY LABELED PER TITLE 24.
- MEMBRANES ARE TO BE LABELED AND SEALED PER TITLE 24.
- FLASHING AT ALL NEW ROOF AREAS WHERE ROOF FRAMING WILL OCCUR.
- STAIRWAYS RISERS SHALL BE 4" MIN. OR GREATER. TREADS SHALL BE 10" MIN. OR GREATER (SEE OTHERS ON THE PLAN).
- WALLS SHALL BE NON-ABSORBENT TILE OR OTHER FINISH, NOT LESS THAN 6" ABOVE FINISH FLOOR. APPLY WATER-RESISTANT BOARD DIRECTLY TO STUDS.
- NON-FIRE RATED GYPSUM BOARD WHERE THERE WILL BE CONTACT WITH WATER OR IN AREAS OF HIGH HUMIDITY.
- GLAZING AT FRONT AND MIN. INSULATION PER TITLE 24.
- BATHROOMS, LAUNDRY ROOMS SHALL BE LABELED TO THE OUTSIDE AND PROVIDE A MINIMUM OF FIVE AIR CHANGES PER HOUR. C.R.C.
- MECHANICAL AND PLUMBING PENETRATIONS PASSING ENTIRELY THROUGH BOTH PROTECTIVE MEMBRANES OF BEARING WALLS REQUIRED TO HAVE A FIRE-RESISTANCE RATING, AND WALLS REQUIRING PROTECTED OPENINGS SHALL BE PROTECTED WITH THROUGH-PENETRATION FIRE BLOCKS SUITABLE FOR THE METHOD OF PENETRATION. PER C.R.C.
- PROVIDE FIREBLOCKING IN THE FOLLOWING LOCATIONS PER C.R.C.:
- (A) IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 50 FT. INTERVALS BOTH VERTICAL AND HORIZONTAL.
- (B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILING, AND COVE CEILING.
- (C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN, AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF THE STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
- (D) IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES AND SIMILAR OPENINGS AT CEILING AND FLOOR LEVELS, WITH NON-COMBUSTIBLE MATERIALS.
- (E) AT OPENINGS BETWEEN ATTIC SPACES & CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
- 5/8" TYPE 'X' ONE HOUR FIRE RATED GYP. BOARD SHALL BE INSTALLED ON ALL WALLS AND CEILING AT GARAGE SIDE WHICH ARE COMMON TO ANY LIVING AREAS. ALSO INSTALL FIRE RATED GYPSUM BOARD AT UNDERSIDE OF ANY ENCLOSED STAIRWAYS. PER C.R.C.
- ANY INSTALLED GAS FIREPLACE SHALL BE A DIRECT-VENT SEALED-COMBUSTION TYPE. ANY INSTALLED WOODSTOVE OR PELLET STOVE SHALL COMPLY WITH US EPA PHASE II EMISSION LIMITS WHERE APPLICABLE. WOODSTOVE, PELLET STOVES AND FIREPLACES SHALL ALSO COMPLY WITH APPLICABLE LOCAL ORDINANCES.
- CARPET AND CARPET SYSTEMS SHALL BE COMPLIANT WITH VOC LIMITS.
- 10 PERCENT OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH THE VOC-EMISSION LIMITS DEFINED IN THE COLLABORATIVE FOR HIGH PERFORMANCE SCHOOLS (CHPS), HIGH PERFORMANCE PRODUCTS DATABASE OR BE CERTIFIED UNDER THE RESILIENT FLOOR COVERING INSTITUTE (RFC) FLOORCORE PROGRAM, OR MEET CALIFORNIA DEPARTMENT OF PUBLIC HEALTH SPECIFICATION 01260.
- PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSION STANDARDS.
- VAPOR RETARDER AND CAPILLARY BREAK IS INSTALLED AT SLAB-ON-GRADE FOUNDATIONS.
- SHOWER AND OR TUB/SHOWER WALLS SHALL HAVE A SMOOTH, HARD, NON-ABSORBENT SURFACE (E.G. CERAMIC TILE, FIBERGLASS ECT.) OVER MOISTURE RESISTANT UNDERLAYMENT (E.G. WATER RESISTANT GYPSUM BOARD, GREEN BOARD ECT.) TO A HEIGHT OF NOT LESS THAN 6" ABOVE THE FLOOR. PER C.R.C. 507.2, 5702.4 AND 5702.5.7
- ALL EGRESS DOORS SHALL BE READILY OPENABLE FROM THE INSIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT. PER C.R.C. SECTION 501.2
- ALL EXTERIOR WINDOWS AND SLIDING DOORS SHALL BE LABELED BY AN APPROVED INDEPENDENT LABORATORY, AND BEAR A LABEL IDENTIFYING MANUFACTURE, PERFORMANCE CHARACTERISTICS AND APPROVED INSPECTION AGENCY TO INDICATE COMPLIANCE WITH AIAA/WMA/CSA 101/ULS-2/A440
- EXTERIOR BIKE-HINGED DOORS SHALL BE LABELED AND LABELED AS CONFORMING TO AIAA/WMA/CSA 101/ULS-2/A440 OR COMPLY WITH SECTION 6609.1 AND 6609.2 OR COMPLY WITH C.R.C. SECTION 6609.



EXISTING BASEMENT LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING 1ST LEVEL FLOOR PLAN

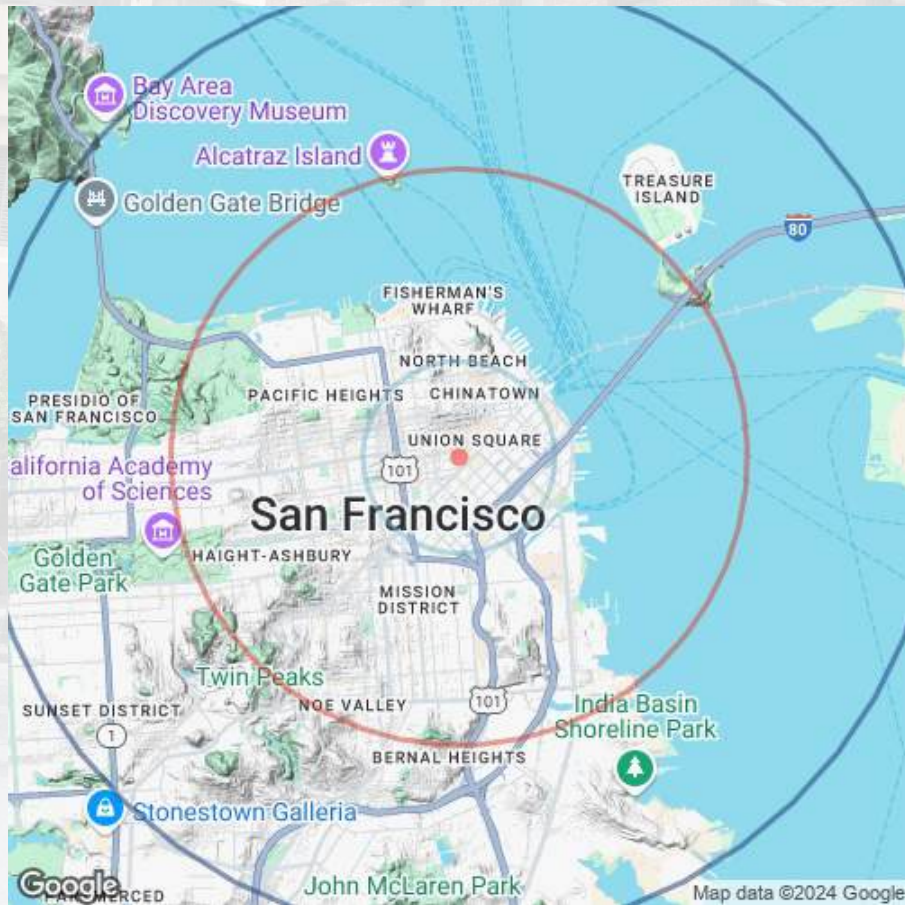
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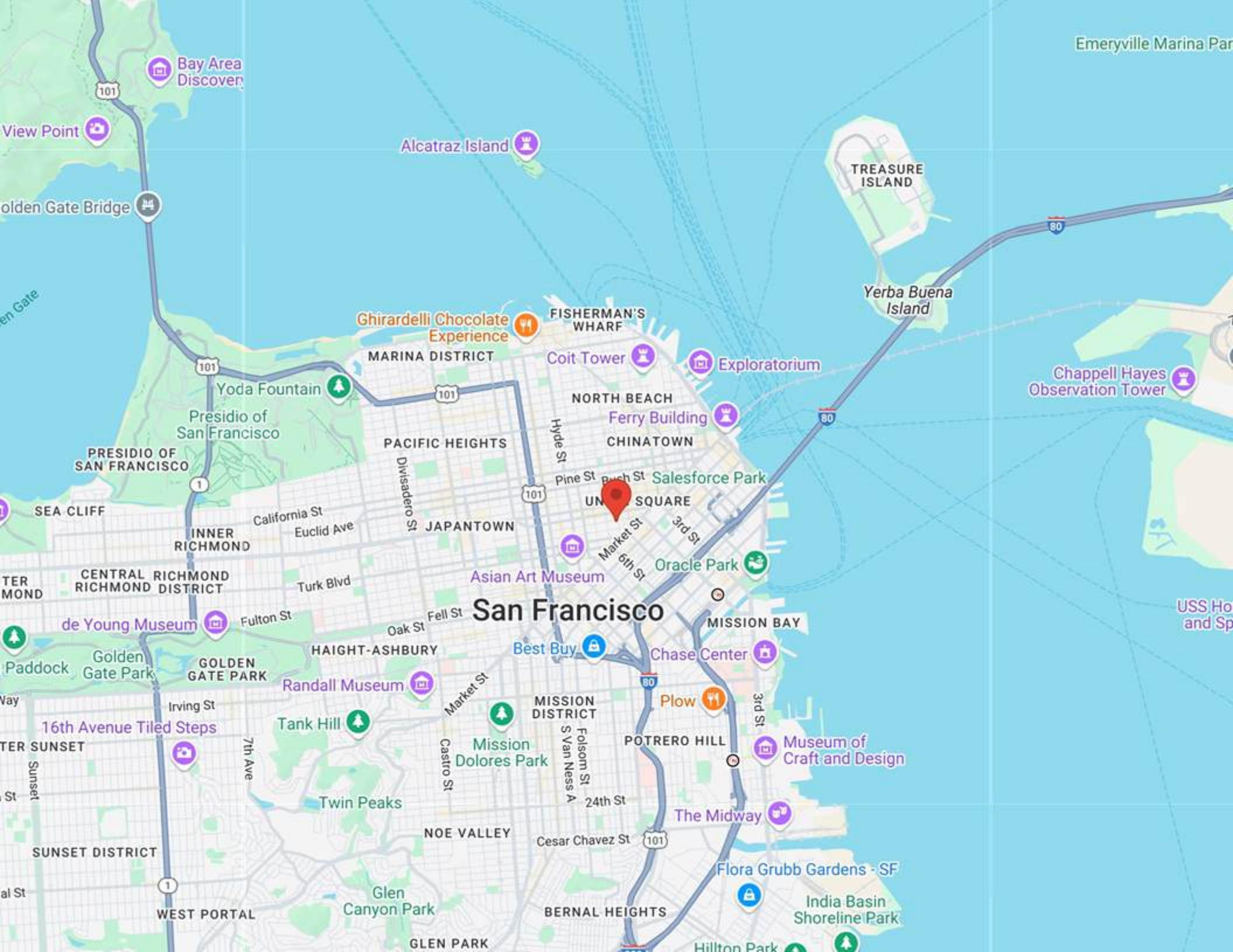
DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	110,434	385,076	650,802
2010 Population	122,764	405,603	672,660
2024 Population	146,487	447,699	710,198
2029 Population	150,576	457,895	724,098
2024-2029 Growth Rate	0.55 %	0.45 %	0.39 %
2024 Daytime Population	385,628	738,194	965,669

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	12,741	21,245	27,010
\$15000-24999	6,081	11,461	14,826
\$25000-34999	3,375	7,273	10,349
\$35000-49999	5,015	9,435	13,764
\$50000-74999	8,152	17,361	26,269
\$75000-99999	7,575	20,026	31,392
\$100000-149999	9,495	27,427	40,721
\$150000-199999	7,008	23,432	34,604
\$200000 or greater	21,490	89,938	125,803
Median HH Income	\$ 90,503	\$ 148,944	\$ 146,767
Average HH Income	\$ 152,621	\$ 206,939	\$ 203,954



HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	60,763	193,824	288,635
2010 Total Households	68,293	206,850	302,784
2024 Total Households	80,933	227,599	324,739
2029 Total Households	83,429	233,066	331,262
2024 Average Household Size	1.68	1.88	2.11
2024 Owner Occupied Housing	10,896	53,924	104,163
2029 Owner Occupied Housing	11,129	54,156	104,479
2024 Renter Occupied Housing	70,037	173,675	220,576
2029 Renter Occupied Housing	72,299	178,910	226,783
2024 Vacant Housing	14,550	33,999	43,092
2024 Total Housing	95,483	261,598	367,831



Emeryville Marina Park

Bay Area Discover

View Point

Alcatraz Island

TREASURE ISLAND

Golden Gate Bridge

80

Yerba Buena Island

Ghirardelli Chocolate Experience

FISHERMAN'S WHARF

Coit Tower

Exploratorium

Yoda Fountain

Presidio of San Francisco

MARINA DISTRICT

NORTH BEACH

Ferry Building

Chappell Hayes Observation Tower

PRESIDIO OF SAN FRANCISCO

PACIFIC HEIGHTS

CHINATOWN

SEA CLIFF

INNER RICHMOND

JAPANTOWN

101

UNION SQUARE

80

CENTRAL RICHMOND RICHMOND DISTRICT

California St
Euclid Ave

Divisadero St

Hyde St

Pine St

Bush St

Market St

5th St

3rd St

Oracle Park

Asian Art Museum

San Francisco

MISSION BAY

Best Buy

Chase Center

de Young Museum

Fulton St

Turk Blvd

Oak St

Fell St

HAIGHT-ASHBURY

Mission District

Potrero Hill

Plow

Museum of Craft and Design

Golden Gate Park

GOLDEN GATE PARK

Randall Museum

Tank Hill

Mission Dolores Park

Market St

Castro St

MISSION DISTRICT

Folsom St

S Van Ness Ave

24th St

POTRERO HILL

The Midway

16th Avenue Tiled Steps

Irving St

7th Ave

Twin Peaks

NOE VALLEY

Cesar Chavez St

101

Flora Grubb Gardens - SF

SUNSET DISTRICT

WEST PORTAL

Glen Canyon Park

BERNAL HEIGHTS

India Basin Shoreline Park

GLEN PARK

Hilton Park



DSW
DESIGNER SHOES WAREHOUSE

DSW
DESIGNER SHOES WAREHOUSE

DSW
DESIGNER SHOES WAREHOUSE

MARKET STREET
POWELL AND MARKET
28
DO NOT PASS
CABLE CAR
HYDE BEACH
FISHERMANS WHARF
SAN FRANCISCO MUNICIPAL ANCHORAGE

HAPPY BIRTHDAY
TO THE CITY OF SAN FRANCISCO
1847

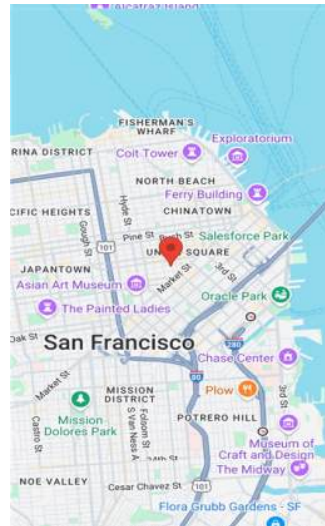


POST



ABOUT SAN FRANCISCO

San Francisco, officially the City and County of San Francisco, is a commercial, financial, and cultural center within Northern California. With a population of 808,988 residents as of 2023, San Francisco is the fourth-most populous city in the U.S. state of California behind Los Angeles, San Diego, and San Jose, and the 17th most populous in the US. It covers a land area of 46.9 square miles (121 square kilometers) at the upper end of the San Francisco Peninsula, making it the second-most densely populated major U.S. city behind New York ...



CITY OF SAN FRANCISCO

Incorporated	4/14/1850
AREA	
City	231.9 sq mi
Land	46.9 sq mi
Water	185 sq mi
Elevation	52 ft
POPULATION	
Population	873,965
Estimate (null)	808,988
Density	18,634.65 sq mi
Urban	3,515,933

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from DOTOWN, INC. and it should not be made available to any other person or entity without the written consent of DOTOWN, INC..

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to DOTOWN, INC.. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. DOTOWN, INC. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, DOTOWN, INC. has not verified, and will not verify, any of the information contained herein, nor has DOTOWN, INC. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE DOTOWN, INC. ADVISOR FOR MORE
DETAILS.**

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