



225 ELLIS STREET, SAN FRANCISCO

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DOWNTOWN APARTMENTS

ELLIS SQ

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OPPORTUNITY OVERVIEW

OPPORTUNITY | UPSIDE | 16 UNIT BUILDING | ~\$237,500 PER UNIT

Offered at \$3,800,000

Property Overview: 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 leased to a successful restaurant. With renovations, this property presents an ideal opportunity for investors seeking value-add potential or long-term income stability. The current owner has successfully operated.

the residential units as a high-performing Airbnb, demonstrating strong short-term rental demand and excellent revenue potential. This established model provides investors with an immediate income-generating opportunity or the flexibility to explore other leasing strategies.

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

KEY FEATURES:

1. 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. With bonus corner unit with private bathroom.

2. Shared Amenities:

- Modernized shared kitchen.
- Two newly renovated shower rooms.
- Three updated bathrooms with upgraded fixtures.

3. Renovations & Upgrades:

- New energy-efficient windows, upgraded electrical panel, and rewired for safety.
- Fresh flooring, new paint, and modern vanities in each room.
- Fully furnished units with a renovated kitchen for a turnkey tenant experience.
- Updated bathrooms and toilets for enhanced comfort.

4. Building 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.



INCOME & EXPENSES

CURRENT RENT ROLL | 16 SRO UNITS + GROUND-FLOOR RESTAURANT | \$237,500 PER UNIT

OFFERED AT
\$3,800,000

UNIT	IN-PLACE / MO	IN-PLACE / YR	PROFORMA / YR	STATUS
Room 1	\$1,350	\$16,200	\$16,200	Occupied
Room 2	\$1,350	\$16,200	\$16,200	Occupied
Room 3	-	-	\$16,200	Vacant
Room 4	-	-	\$16,200	Vacant
Room 5	\$1,350	\$16,200	\$16,200	Occupied
Room 6	-	-	\$16,200	Vacant
Room 7	\$1,350	\$16,200	\$16,200	Occupied
Room 8	\$1,350	\$16,200	\$16,200	Occupied
Room 9	\$1,350	\$16,200	\$16,200	Occupied
Room 10	-	-	\$16,200	Vacant
Room 11	-	-	\$16,200	Vacant
Room 12 - Corner, Private Bath	\$2,150	\$25,800	\$25,800	Occupied
Room 13 *	\$740	\$8,880	\$11,352	Occupied - Rent Stabilized
Room 14	-	-	\$16,200	Vacant
Room 15	\$1,350	\$16,200	\$16,200	Occupied
Room 16	-	-	\$16,200	Vacant
Residential Subtotal (9 of 16 occupied)	\$12,340	\$148,080	\$263,952	
Restaurant (Ground Floor) **	\$10,500	\$126,000	\$126,000	Leased - 3-Year Term
GROSS INCOME	\$22,840	\$274,080	\$389,952	

* Room 13: legacy tenant at rent-stabilized rate; Proforma reflects allowable rate of \$946/month.

** Restaurant on a 3-year lease at \$10,500/month. Proforma assumes vacant rooms leased at \$1,350/month (current in-place rate).

Source: Property management operating budget, 2026. Figures unaudited; buyer to verify.

OPERATING EXPENSES & RETURN

OFFERED AT
\$3,800,000

ANNUALIZED OPERATING BUDGET | INVESTMENT METRICS AT \$3,800,000

OPERATING EXPENSES	MONTHLY	ANNUAL
Property Tax	\$2,112	\$25,344
Building Insurance	\$1,800	\$21,600
Cleaning	\$900	\$10,800
Trash	\$421	\$5,053
Water & Sewer	\$356	\$4,274
Gas & Electric	\$339	\$4,068
Liability Insurance	\$221	\$2,652
Pest Control	\$141	\$1,687
Water Service	\$138	\$1,650
Internet	\$110	\$1,320
Operating Subtotal	\$6,538	\$78,448
Management Fee (7.5%)	\$926	\$11,106
Leasing (\$500 x 16 / yr)	\$667	\$8,004
TOTAL EXPENSES	\$8,131	\$97,558

INVESTMENT METRICS	IN-PLACE	PROFORMA
Gross Income	\$274,080	\$389,952
Expenses (25% of gross) *	(\$68,520)	(\$97,488)
Net Operating Income	\$205,560	\$292,464
Cap Rate	5.41%	7.70%
GRM	13.9x	9.7x
Price / Unit (16 units)	\$237,500	\$237,500

VALUE-ADD UPSIDE

Leasing the 7 vacant rooms at the current in-place rate of \$1,350/month lifts NOI from \$205.6K to \$292.5K - a 7.70% proforma cap rate at the \$3,800,000 asking price.

* Investment metrics underwritten at 25% of gross income. Detailed 2026 operating budget (left) shown for reference; actual trailing expenses available upon request. Buyer to verify all figures.

Introducing Our Urban Oasis

Your Space in the City, Designed for Connection.

Welcome to 225 Ellis Street, where modern convenience meets timeless charm in the heart of San Francisco. Situated just steps from the iconic Union Square, this fully renovated and furnished SRO apartment offers an unparalleled living experience designed for comfort, style, cost- efficiency and urban accessibility. We offer furnished studio apartments with shared amenities and common spaces. Live comfortably, connect easily, and experience the best of San Francisco's iconic Union Square!



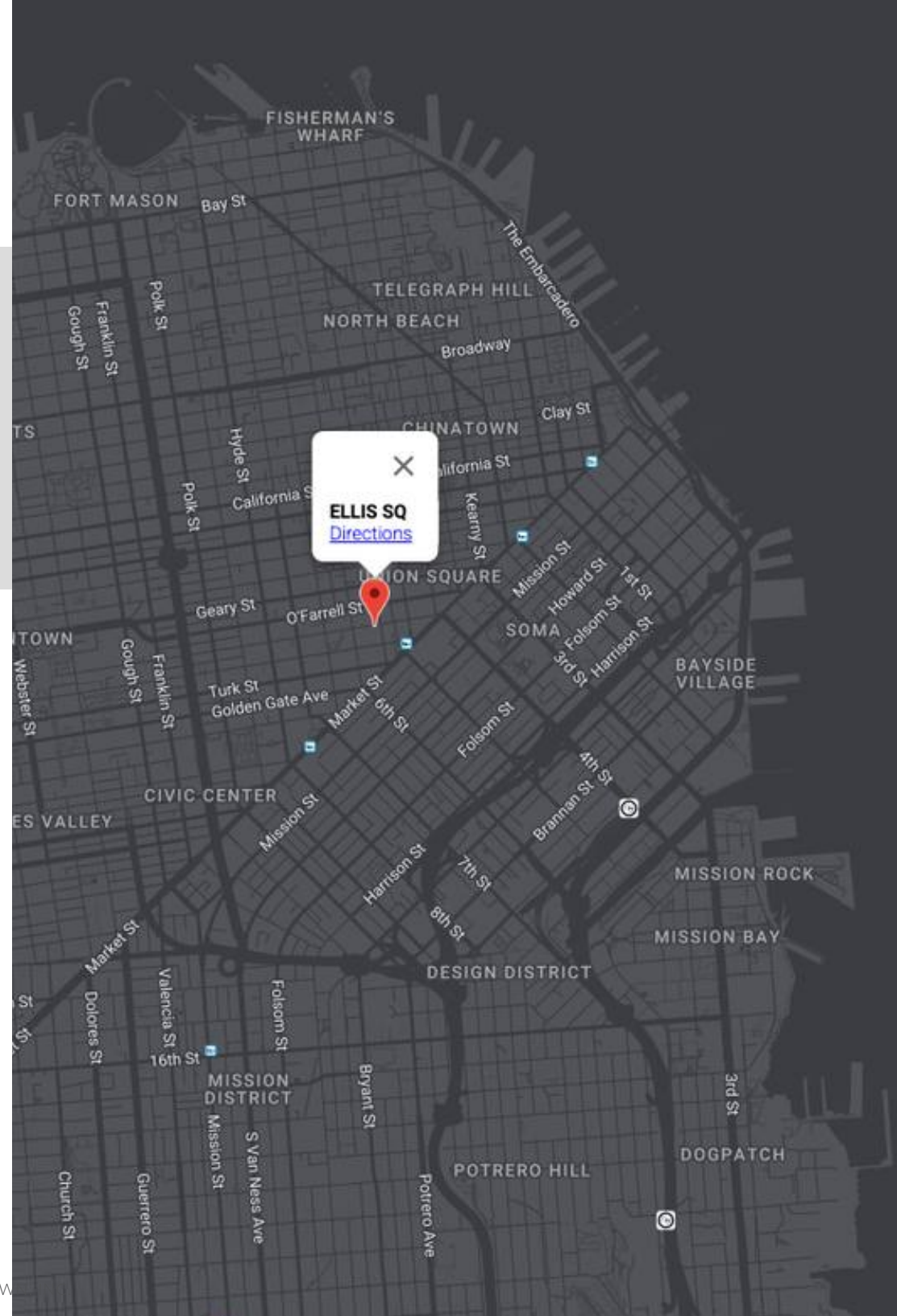
DOWNTOWN OFFICE TOWER

ELLIS SQ

UNION SQUARE



225 Ellis St is located in the heart of downtown San Francisco, CA 94102. It sits near the vibrant Union Square district, known for shopping, dining, and entertainment. The area offers convenient access to public transportation, including BART and Muni lines. Nearby landmarks include Westfield San Francisco Centre and the historic Tenderloin district. The neighborhood is a mix of residential, commercial, and hospitality establishments.









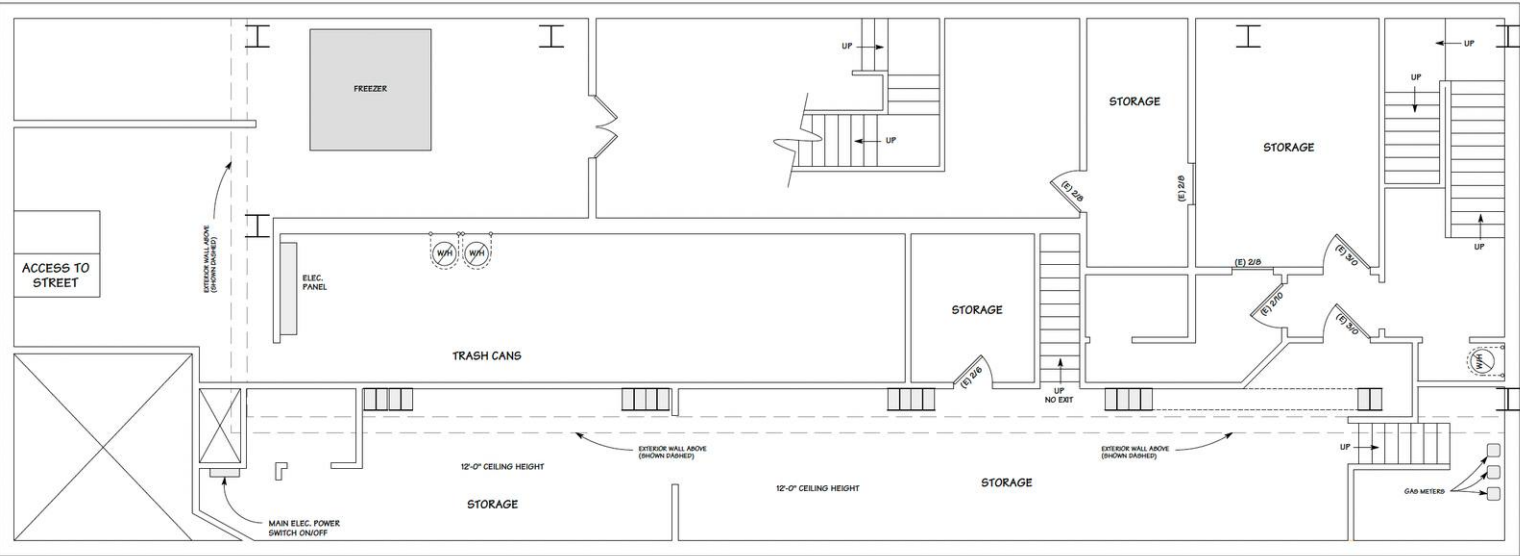






FLOOR PLANS

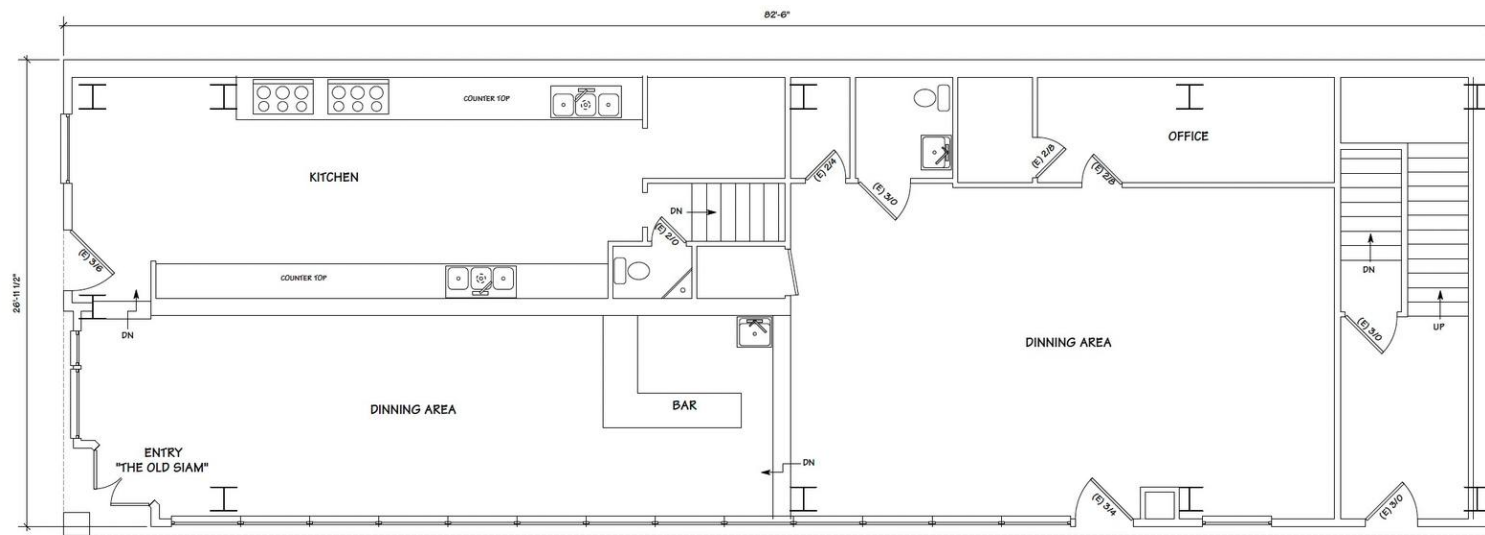
BASEMENT



EXISTING BASEMENT LEVEL FLOOR PLAN

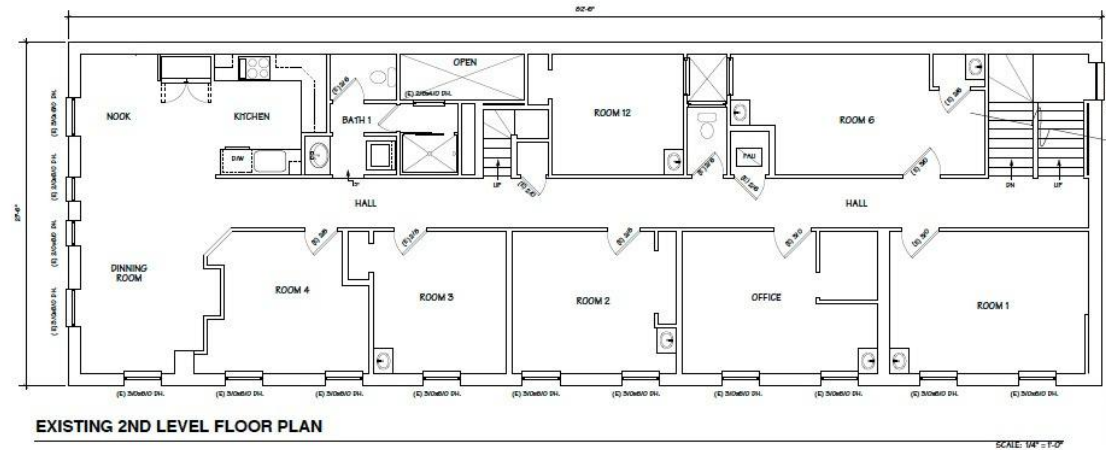
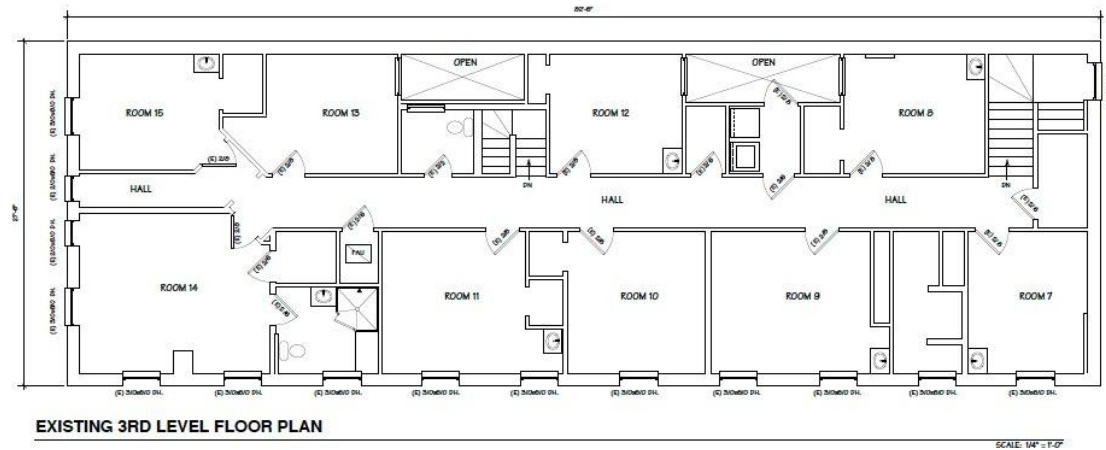
SCALE: 1/4" = 1'-0"

GROUND FLOOR



EXISTING 1ST LEVEL FLOOR PLAN

2nd Floor & 3rd Floor



225 Ellis St

