



OFFERING MEMORANDUM

# 2850 SACRAMENTO APARTMENTS

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A 5-UNIT APARTMENT IN PACIFIC HEIGHTS

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**Marcus & Millichap**  
THE HOLMQUIST GROUP

## OFFERING SUMMARY

FIRST TIME ON THE MARKET  
IN SEVERAL DECADES

**Address:** 2850-2854 Sacramento Street,  
San Francisco, CA

Price \$3,980,000

Number of Units: 5

Building Size (per property records) 5,250 Sq. Ft.

Lot Sq. Ft. (per property records) 0.07 Acres

Current CAP Rate: 4.77%

Market CAP Rate: 5.54%

Cost Per Square Foot: \$758.10

## PROPERTY DETAILS

Prime location off of Fillmore Street in Pacific Heights.

One-block to Alta Vista Plaza Park.

Ideal vacant 4bed/2bath top floor owner's unit with deck and five car parking.

Huge garage and extra storage / laundry space (all currently unrented).



WALKING DISTANCE TO FILLMORE STREET. GREAT UNIT MIX WITH TWO POSSIBLE OWNER'S UNITS & VACANT BOTTOM FLOOR GARAGE WITH BONUS ROOM. MANY INTERIOR RENOVATIONS & UPDATED ELECTRIC.

## INVESTMENT OVERVIEW

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2850 Sacramento Street offers investors the rare opportunity to acquire a five-unit multifamily property in one of San Francisco's most prestigious and historically stable neighborhoods—Pacific Heights. The property is perfect for an owner user with the spacious top floor unit currently vacant complete with a spacious private garage that can accommodate up to five cars with tandem parking. Built in 1905, this charming Edwardian-style building features distinct architectural character and strong curb appeal, combined with a desirable and flexible unit mix that appeals to a wide range of renters.

The property consists of five well-configured residential units, including a large 4-bedroom/2-bath unit with small deck (currently vacant), a spacious 3-bedroom/1-bath, a 2-bedroom/1-bath, a 1-bedroom/1-bath, and a studio apartment. To the rear of the building is a patio area for use by all tenants in the building. The entire bottom floor consists of a massive currently vacant and unrented three car garage (up to five-car with tandem parking), with a large common laundry room with two washers and two dryers on lease. The superior building configuration and layout supports a mix of tenant profiles, including families, professionals working in the nearby medical and tech corridors, graduate students, and young urban renters seeking a premium neighborhood lifestyle.

Positioned on a quiet block of Sacramento Street, the building is surrounded by some of San Francisco's most attractive amenities. Residents enjoy being a half-block to Divisadero Street, and three-and-a-half blocks to Fillmore, providing immediate access to Fillmore Street's vibrant shopping and dining district, nearby open green spaces including Lafayette Park and Alta Plaza Park, and proximity to major medical campuses such as UCSF and Sutter Health's CPMC. Excellent public transit options and tech shuttle stops are located within walking distance, offering seamless connectivity to downtown San Francisco, the Financial District, and major employment hubs across the Bay Area. With strong in-place rental income, low historical vacancy, and potential upside through interior upgrades or repositioning, 2850 Sacramento represents a rare, low-density multifamily investment with long-term value in a supply-constrained submarket. The property's Pacific Heights location—known for its high median household income, strong school district, and enduring tenant demand—makes this asset an exceptional addition to any investor's portfolio. For those seeking stable cash flow, capital preservation, and future appreciation in a prime San Francisco location, this offering checks all the boxes.



## PROPERTY HIGHLIGHTS:

- Move-in ready top floor owner's unit with huge 3-car (5-car with tandem parking) garage.
- Walk to UCSF Medical Center and Sutter Health campuses
- Diverse tenant appeal near boutique retail, dining, and fitness amenities.
- Strong local school options and neighborhood parks enhance long-term demand. Located in a high-income, low-turnover rental pocket of Pacific Heights.

## PRICING DETAIL

## FINANCIAL ANALYSIS

## SUMMARY

Price	\$3,980,000	
Down Payment	\$1,592,000	40%
Number of Units	5	
Price Per Unit	\$796,000	
Price Per SqFt	\$758.10	
Rentable SqFt	5,250	
Lot Size	0.07 Acres	
Approx. Year Built	1906	

RETURNS	Current	Market
CAP Rate	4.77%	5.54%
GRM	15.36	13.70
Cash-on-Cash	4.20%	6.13%
Debt Coverage Ratio	1.54	1.79

FINANCING	1st Loan
Loan Amount	\$2,388,000
Loan Type	New
Interest Rate	5.15%
Amortization	30 Years
Year Due	2055

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SQFT/UNIT	CURRENT RENTS	MARKET RENTS
1	Studio	500	\$2,500	\$2,750
1	1Bed/1Bath	600	\$2,898	\$3,650
1	2Bed/1Bath	950	\$3,995	\$4,700
1	3Bed/1Bath	1,200	\$4,395	\$4,900
1	4Bed/2Bath	2,000	\$7,800	\$7,800

IRR Year	IRR Unlevered	IRR Levered
5	8.27%	12.06%
7	8.44%	12.28%
10	8.29%	11.86%

## OPERATING DATA

INCOME	Current	Market
Gross Scheduled Rent	\$259,061	\$290,455
Less: Vacancy/Deductions	2.0%	\$5,181
Total Effective Rental Income		\$253,880
Other Income		\$13,825
Effective Gross Income		\$267,705
Less: Expenses	29.1%	\$77,852
Net Operating Income		\$189,853
Cash Flow		\$189,853
Debt Service		\$122,982
Net Cash Flow After Debt Service	4.20%	\$66,871
Principal Reduction		\$0
<b>TOTAL RETURN</b>	<b>4.20%</b>	<b>\$66,871</b>
		<b>6.13%</b>
		<b>\$97,637</b>

EXPENSES	Current	Market
Real Estate Taxes	\$46,623	\$46,623
Special Assessments	\$1,303	\$1,303
Utilities	\$12,236	\$12,236
Repairs & Maintenance	\$3,750	\$3,750
Insurance	\$6,492	\$6,492
Business Lic/Fire/Fees	\$569	\$569
Office/Accounting/Misc.	\$5,629	\$5,629
Operating Reserves	\$1,250	\$1,250
<b>TOTAL EXPENSES</b>	<b>\$77,852</b>	<b>\$77,852</b>
Expenses/Unit		\$15,570
Expenses/SF		\$14.83