

# 4-Unit Multi-Family Building

Extensively Remodeled Units Delivered Fully Vacant  
Great Expansion Potential

118-120 HAIGHT STREET

HAYES VALLEY, SAN FRANCISCO

FOR SALE  
**\$3,465,000**



# Contents

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1. EXECUTIVE SUMMARY
2. FINANCIAL SUMMARY
3. PROPERTY PHOTOS
4. FLOOR PLANS
5. AREA OVERVIEW

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# Executive Summary

As exclusive agents, Vanguard Properties and Urban Group Real Estate are pleased to present 118-120 Haight Street, San Francisco, CA for purchase.

Extremely well-maintained building with tremendous expansion potential in an amazing Hayes Valley location. Property will be delivered fully vacant with no evictions or Ellis Act.

Building is comprised of three 1 Bed/1 Bath and one 2 Bed/1 Bath apartments. Property features upgraded electrical, plumbing and heating systems, plus a new roof. The interiors have great period details with Victorian graciousness with modern twists: elegant moldings and trim, fireplaces with marble mantles, renovated kitchens and baths with hip, upscale design.

Bring your ideas! Great value-add opportunities with over 1,000 Sq Ft on the lower level with approximately 8' 6" ceilings, separate entrances plus an undeveloped attic with high roof line. Potential for additional floors within the existing building envelope or ADU.

118-120 Haight Street presents a savvy investor an unparalleled turn-key investment opportunity, with exceptional value-add potential and great upside, in a highly sought-after neighborhood location.

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## The perks:

- ✓ PRIME HAYES VALLEY LOCATION 3 BLOCKS TO PATRICIA'S GREEN
- ✓ TREMENDOUS EXPANSION POTENTIAL
- ✓ DELIVERED FULLY VACANT WITH NO ELLIS OR EVICTIONS
- ✓ EXTENSIVE REMODEL
- ✓ 98 WALK SCORE

# Property Overview



## Property Overview

Address:	118-120 Haight Street, San Francisco, CA 94102
APN:	0852-003C
Neighborhood:	Hayes Valley
Zoning:	RTO – Residential Transit Oriented
Units:	4
Building SF:	3,560 SF
Parcel Area:	2,400 SF
Year Built:	1890
Construction Type:	Wood Frame
Exterior:	Shingles
Roof:	Torch Down
Foundation:	Partial Brick and Concrete
Gas Meters:	4
Electric Meters:	4
Water Meter:	1

# Financial Summary

## Financial Overview

<b>Price</b>	<b>\$3,465,000</b>
Building SF	3,560
Price/Square Foot	\$973
Lot SF	2,400
Cap Rate	4.07%
GRM	18.16

## Annual Gross Income Projected

Gross Income	<b>\$190,800</b>
Less Expenses	(\$49,661)
<b>Net Operating Income</b>	<b>\$141,139</b>

## Annual Operating Expenses

New Property Taxes (Est. @ 1.1801%)		\$40,890
Building Insurance		\$3,047
Garbage		\$0
Gas		\$0
Electric		\$0
Water		\$0
Vacancy	3%	\$5,724
<b>Total Expenses</b>		<b>\$49,661</b>

*Paid by Tenants*

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## Rent Roll

Unit	Unit Type	Market Rent
118 F	1 Bed 1 Bath	\$3,700
118 R	1 Bed 1 Bath	\$3,700
120 F	2 Bed 1 Bath	\$4,800
120 R	1 Bed 1 Bath	\$3,700
	TOTAL Monthly	\$15,900
	TOTAL Annual	\$190,800

Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. These numbers are not guaranteed by Broker or Seller. All Buyers should use their own estimates.

# Property Photos



Unit 120F



Unit 120F



Unit 120F



Unit 120F



Units 118-120: Expansive ground floor space allows for potential ADU and exceptional value-add.



Unit 120F



Unit 120F



Unit 120F



Unit 120F



Unit 120F



Unit 120R



Unit 120R



Unit 120R



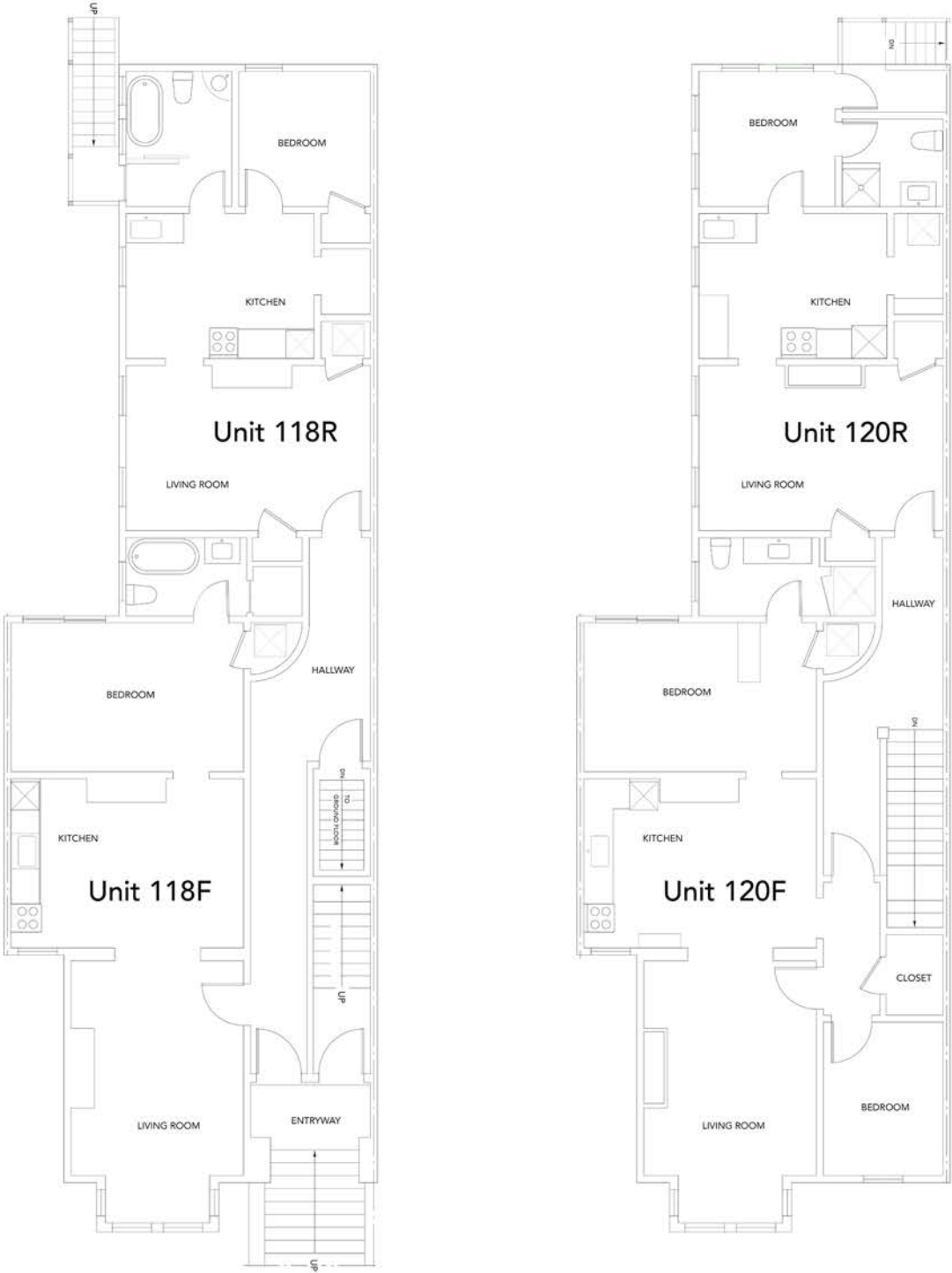
Unit 120R



Unit 120R



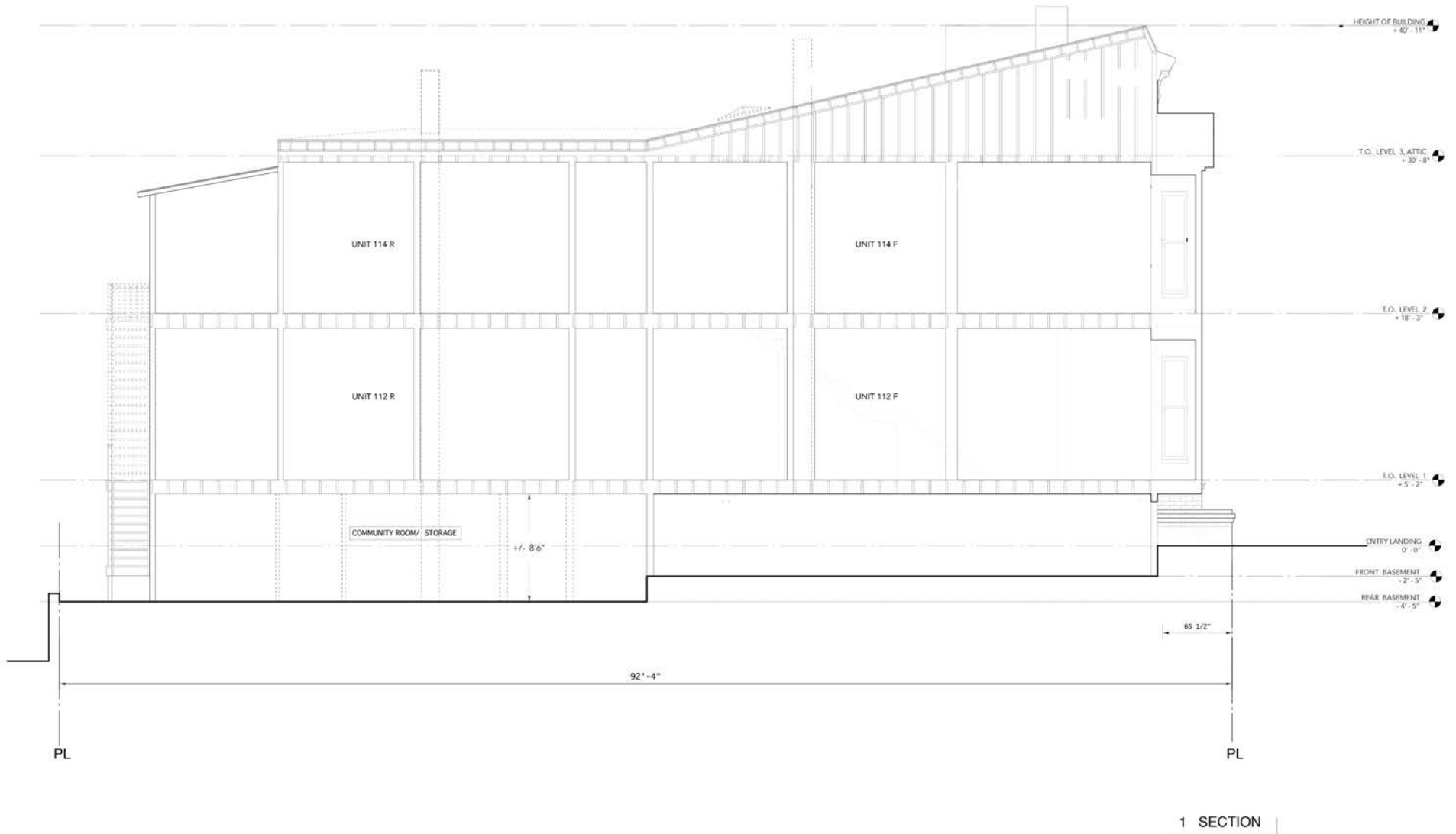
# Floor Plans



## Haight Street

The floor plans shown should not be relied on as representation, expressed or implied. Floor plans and square footage are approximate and may be more or less than the actual size or design. Prospective buyers are advised to verify all measurements in field using their own professionals.

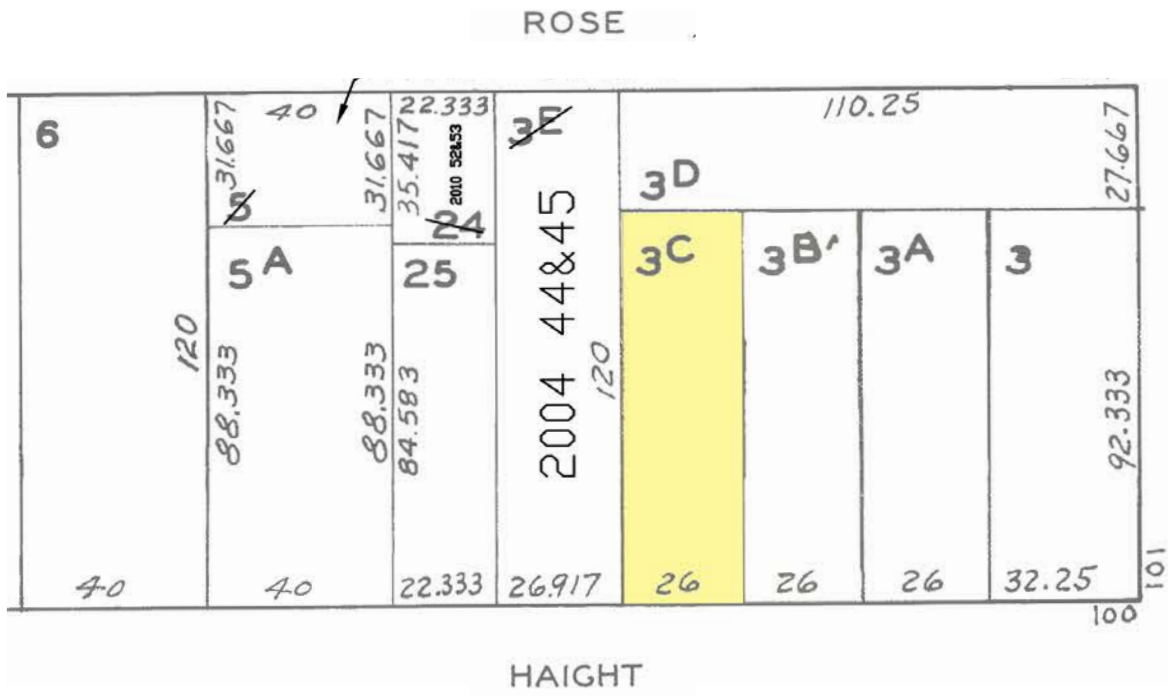
# Elevations



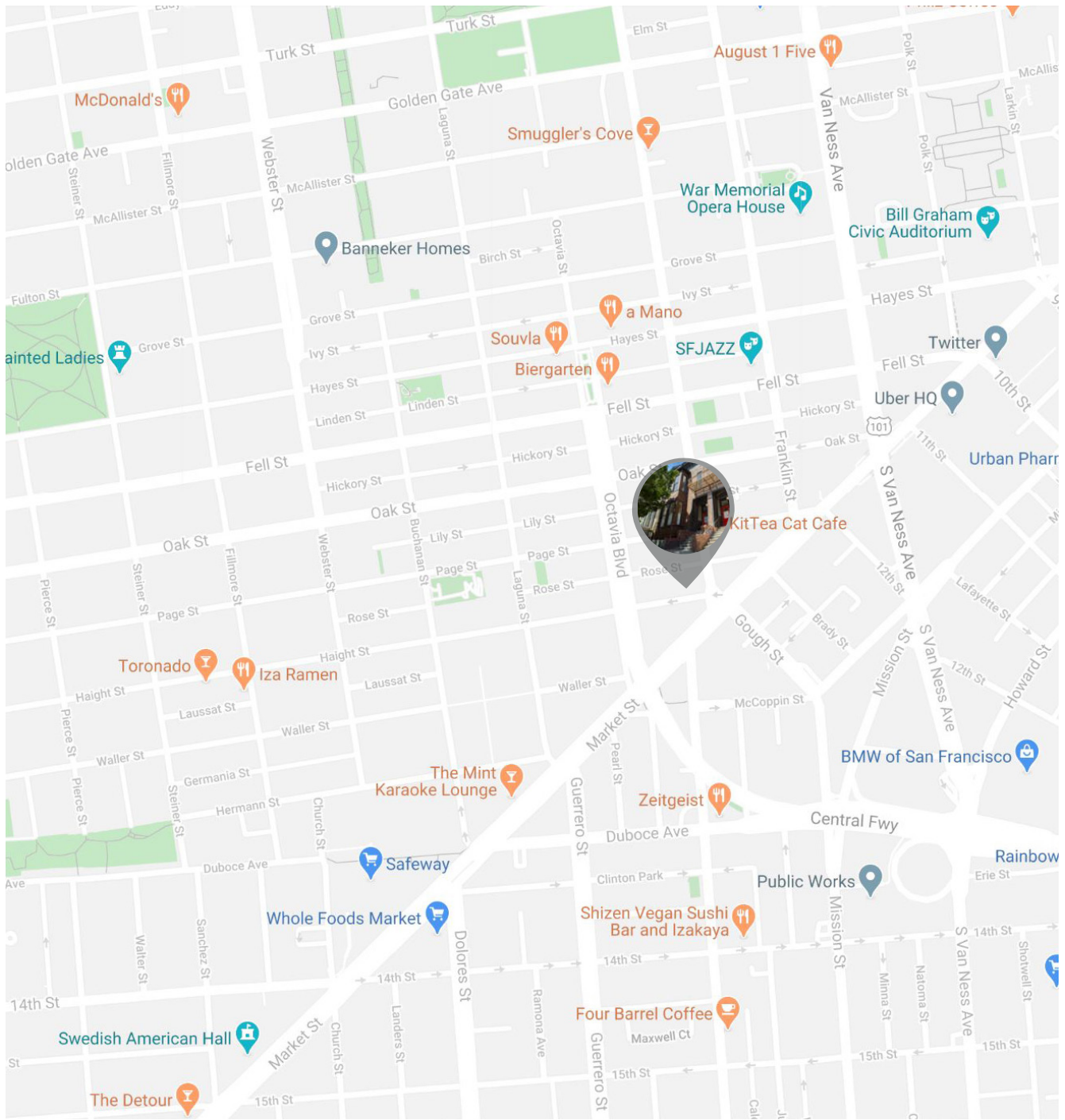
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# The Area

PARCEL MAP



# AREA MAP



# San Francisco Overview

San Francisco is often recognized as the financial and cultural center of the West. The city's Financial District contains one of the highest concentrations of financial activity, investment business, and venture capital in the world, and is often referred to as the "Wall Street of the West". Nearby Silicon Valley makes San Francisco a dominant hub for technology development.

The city boasts a gross regional product excess of \$426.9 billion and is considered the 8th most important financial hub in the world, according to the 2016 Global Financial Centers Index. San Francisco real estate is the most valuable and fastest appreciating of all large U.S. cities, and the advantage will go to owners of well-located office, multi-family and retail properties.

## At a glance

### DYNAMIC & DIVERSIFIED INCOME BASE

San Francisco is a hotbed of innovation and productivity. The city is the leader in the growth of high-tech, bio-tech, clean energy, domestic security, and defense technology.

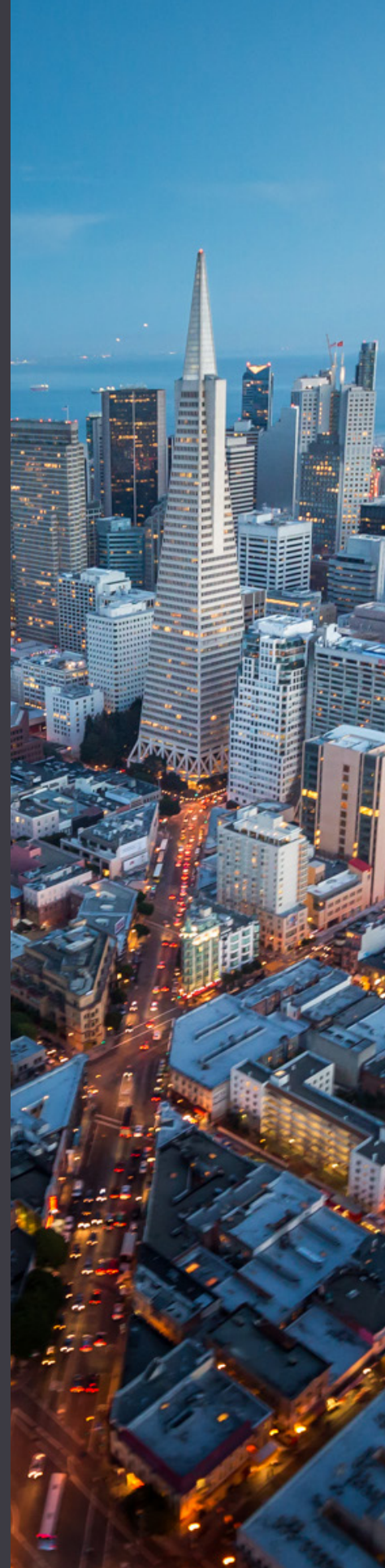
Workers in SF have increased output by 45% per employee, in the last few years — as output per hour increases, revenue generated per employee increases, and the ability for tenants to pay higher rent, in turn, increases

### WEALTHY POPULATION

San Francisco is one of the wealthiest regional markets in the world. Average per capita income is \$13K higher than national figures. It is third in U.S. for number of ultra-high-net-worth individuals worth \$30MM+; 10% of the wealthiest Americans live in San Francisco.

### URBAN RENAISSANCE

12+ major, new development projects, including the Salesforce Tower, Goodwill Project and Honda Project, to name a few, are well underway and will aid in the further growth of San Francisco as a global leader.



# Neighborhood Overview: Hayes Valley

Hayes Valley is the pulse of San Francisco, a haven for foodies, shoppers, bon vivants and culture-seekers. This highly desirable sunny enclave is centrally located walkable and transit-rich, surrounded by Patricia Greens, SF Jazz Center, Civic Center arts and culture, and is packed with boutiques, dessert shops, chill watering holes and a wide array of on-trend restaurants including Rich Table, Petite Crenn, Souvla, Maker Moss, Warby Parker, Oak + Fort, Azalea, and much more.



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# Confidentiality Statement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. This Memorandum contains brief, selected information pertaining to the Property. However, neither the Owner, Urban Group Real Estate Inc. nor Vanguard Properties purport this Package to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. In this Memorandum, certain documents, including leases and other materials, are described in summary form.

These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner. Any information contained herein is obtained from sources considered reliable. However, neither the Owner, Urban Group Real Estate Inc. nor Vanguard Properties, make any representation or warranty, expressed or implied, as to the accuracy or completeness of this confidential Memorandum or its contents, nor no legal liability is assumed or implied with respect thereto. In addition, neither the Owner, Urban Group Real Estate Inc. nor Vanguard Properties are responsible for any misstatement of facts, errors, omissions, withdrawal from market, or change in terms, conditions or price without notice.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum.

