

1120-1126 Jackson Street  
NOB HILL, SAN FRANCISCO

OFFERED AT  
**\$950,000**



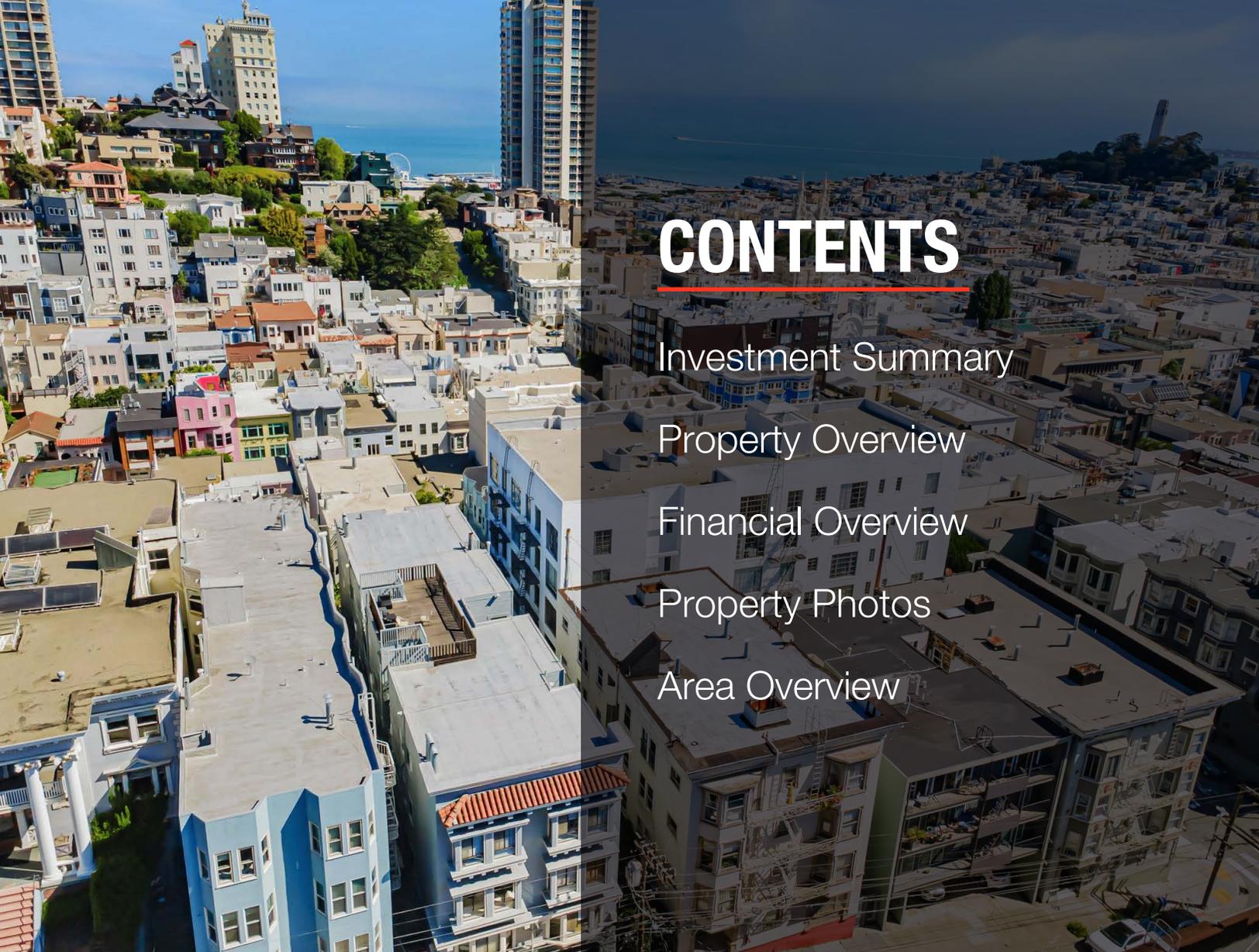
## 16 UNIT APARTMENT BUILDING

10,144 SQ. FT.

**\$94 PSF / \$59,375 Per Unit**

Andrew De Vries, MBA  
Probate Agent Real Estate Services®

URBANGROUP  
REAL ESTATE



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## SALES AND INVESTMENT TEAM

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# INVESTMENT SUMMARY

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As exclusive agents, Urban Group Real Estate and Probate Agent Real Estate Services are pleased to present 1120-1126 Jackson Street, San Francisco, CA for purchase.

1120–1126 Jackson Street is a four-story multifamily building located in the prestigious Nob Hill neighborhood of San Francisco. The property consists of 16 residential units, each offering a spacious one-bedroom, one-bathroom floor plan. Many units retain charming period details that highlight the building’s historic character, and several enjoy attractive views of Downtown San Francisco.

All units are separately metered for gas and electricity, allowing for streamlined management. The building has completed its mandatory soft-story seismic retrofit (2017), and required Sleep Alarm Ordinance work is finished, with final sign-off currently pending. The property is in overall fair condition.

This offering presents a rare opportunity for repositioning in one of San Francisco’s most established and desirable neighborhoods. With current rents significantly below market, there is a projected 224% rental upside through long-term turnover.

The combination of classic architecture, large unit layouts, and exceptional location provides a strong foundation for value creation.

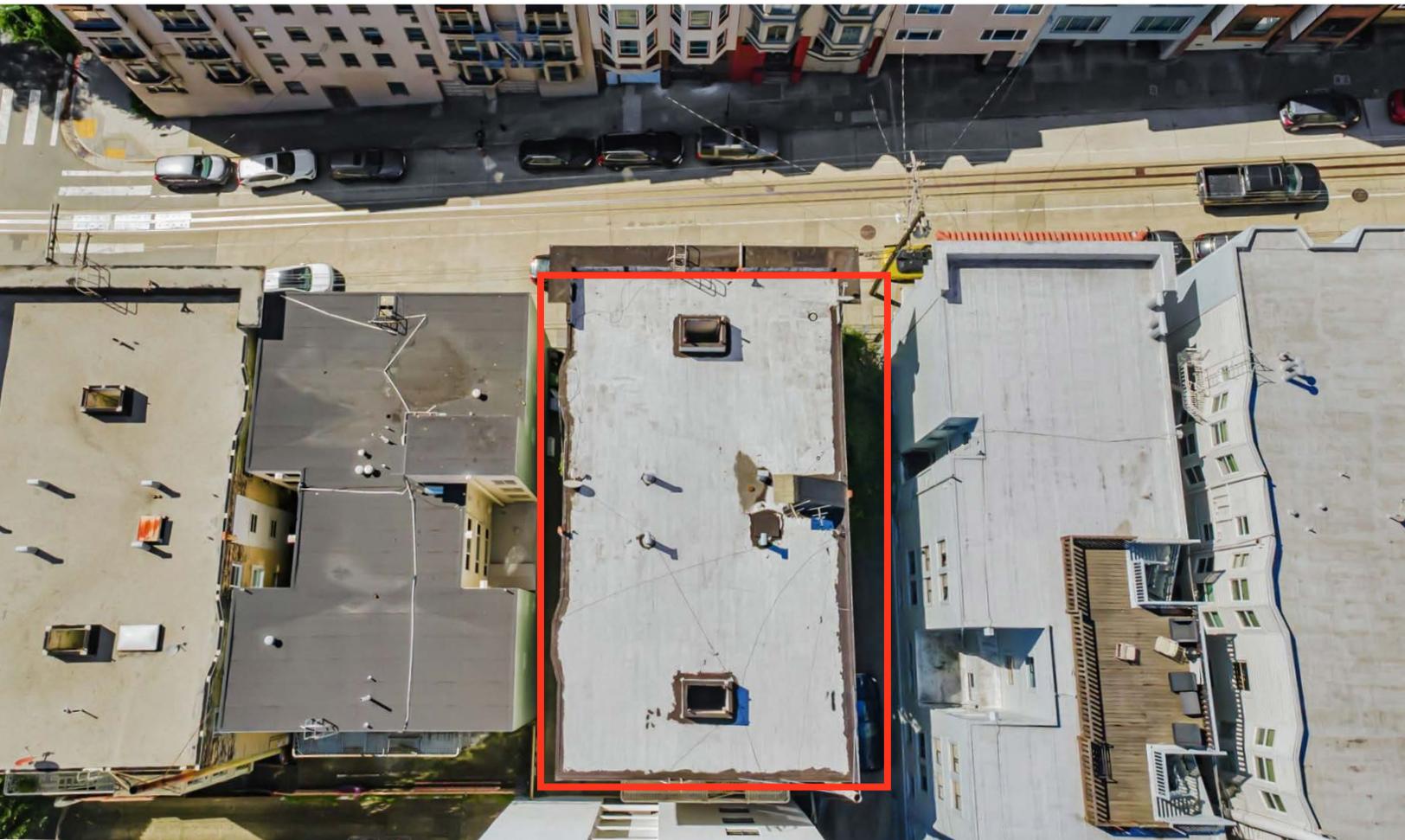
## The Perks:

- + Ideal Nob Hill location
- + 224% upside in rents
- + Soft story retrofit complete
- + Sleep Alarm ordinance compliant
- + \$94 PSF
- + \$59,375 Per Unit

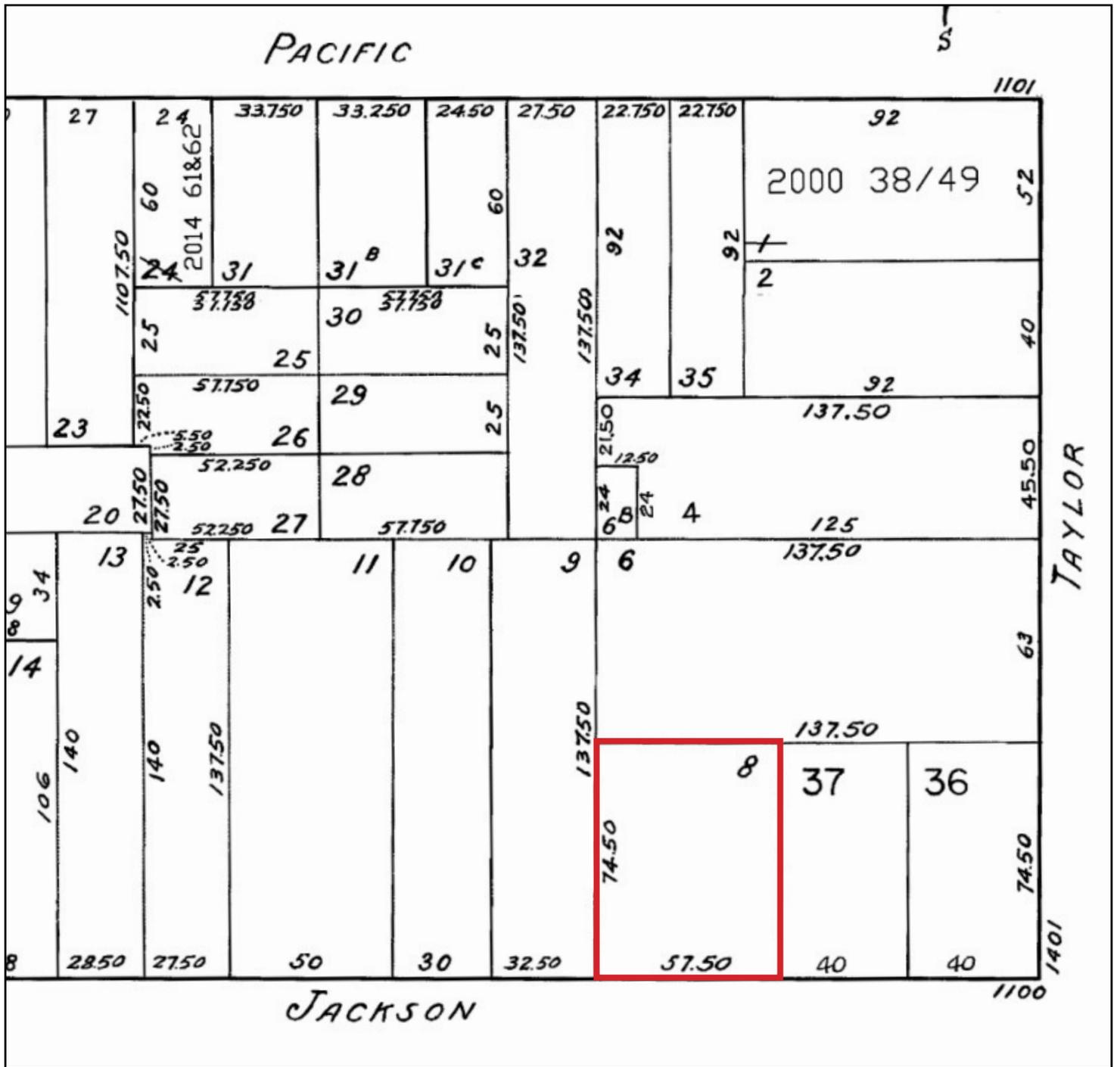


# PROPERTY OVERVIEW

<b>Address</b>	<b>1120-1126 Jackson Street, San Francisco, CA</b>
APN	0182-008
Zoning	RM-3
Building Size	10,144 SF (Per Tax Records)
Parcel Size	4,281 SF (Per Tax Records)
Units	16 Residential Units (all 1 bedroom 1 bathroom)
Use	Apartment
Year Built	1908
Foundation	Concrete & Brick (soft story retrofit completed 2017)
Construction	Wood Frame
Roof	Torch Down
Alarm System	Sounders Installed (waiting for final sign off)
Water Service	Master Meter
Electric Service	Separately Metered
Gas Service	Separately Metered
Heat Source	Steam Boiler/Electric Heaters



PARCEL MAP



# FINANCIAL OVERVIEW

Price	<b>\$950,000</b>
Property Sq. Ft.	10,144
\$/PSF	\$94
\$/Unit	\$59,375
Cap Rate	3.26%
GRM	5.57
Zoning	RM-3
Units	16
Year Built	1908

Total Income	<b>\$170,523</b>
Less Vacancy (3%)	\$5,116
<b>Annual Gross Income</b>	<b>\$165,408</b>

## Annual Operating Expenses

Property Tax (1.17144% of Purchase Price)	\$11,129	New
Insurance	\$33,581	
Security Deposit Interest	\$395	
AppFolio	\$480	
Pest Control	\$1,171	
Cleaning	\$3,365	
Rent Board Tax Fee	\$944	
PG&E	\$20,913	
Water	\$32,940	
Trash	\$20,122	
Property Management (5.5%)	\$9,379	
<b>Total Expense</b>	<b>\$134,418</b>	

<b>Net Operating Income</b>	<b>\$30,990</b>
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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.

## Rent Roll

Unit	Type	Monthly Rent	Market Rent	Move In Date	Lease To	Comments
1	1 Bed 1 Bath	\$625.70	\$2,600	10/1/1973	MTM	
2	1 Bed 1 Bath	\$371.23	\$2,900	10/1/1979	MTM	
3	1 Bed 1 Bath	\$866.10	\$2,900	11/1/1989	MTM	
4	1 Bed 1 Bath	\$1,924.72	\$2,900	9/1/2021	MTM	
5	1 Bed 1 Bath	\$1,571.05	\$3,000	8/15/2004	MTM	
6	1 Bed 1 Bath	\$210.33	\$1,000	1/1/1970	MTM	Resident Mgr
7	1 Bed 1 Bath	\$820.42	\$3,000	5/1/1993	MTM	
8	1 Bed 1 Bath	\$572.42	\$3,000	12/1/1983	MTM	
9	1 Bed 1 Bath	\$873.95	\$3,200	9/1/1993	MTM	
10	1 Bed 1 Bath	\$715.99	\$3,000	1/27/1987	MTM	
11	1 Bed 1 Bath	\$787.23	\$3,000	1/1/1970	MTM	
12	1 Bed 1 Bath	\$625.70	\$3,200	1/1/1970	MTM	
14	1 Bed 1 Bath	\$190.43	\$3,200	1/1/1970	MTM	
15	1 Bed 1 Bath	\$2,300.00	\$3,000	3/1/2024	MTM	
16	1 Bed 1 Bath	\$889.87	\$3,000	8/16/1990	MTM	
17	1 Bed 1 Bath	\$865.15	\$3,200	3/16/1994	MTM	
		\$14,210.29	\$46,100			
			+224.41%			

PROPERTY PHOTOS



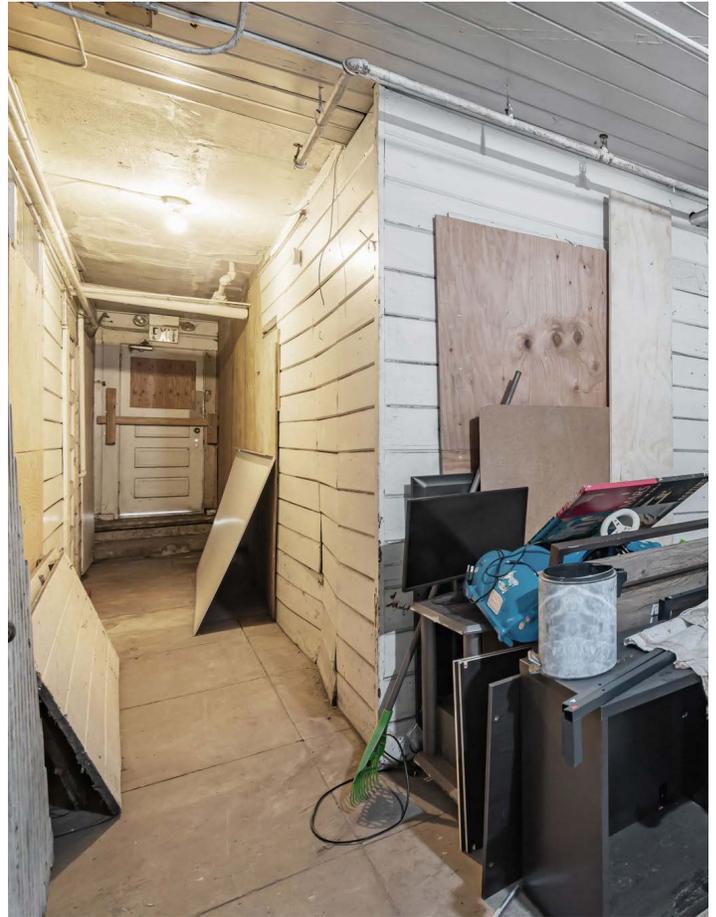
PROPERTY PHOTOS



# PROPERTY PHOTOS







# Neighborhood Overview: Nob Hill

Perched above downtown, Nob Hill is one of San Francisco's most prestigious neighborhoods, offering classic elegance, stunning views, and a vibrant urban lifestyle. Known for its historic architecture and refined atmosphere, the area is home to luxury hotels, cultural landmarks like Grace Cathedral, and the charming Huntington Park, all within easy reach of Union Square and the Financial District. With convenient access to many notable restaurants, upscale shopping, and world-class amenities, Nob Hill embodies the perfect blend of sophistication and convenience in the heart of San Francisco.



# San Francisco Overview

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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.



# 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 nor Urban Group Real Estate Inc. 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, nor Urban Group Real Estate Inc., 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 nor Urban Group Real Estate Inc. is 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.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to the below:

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