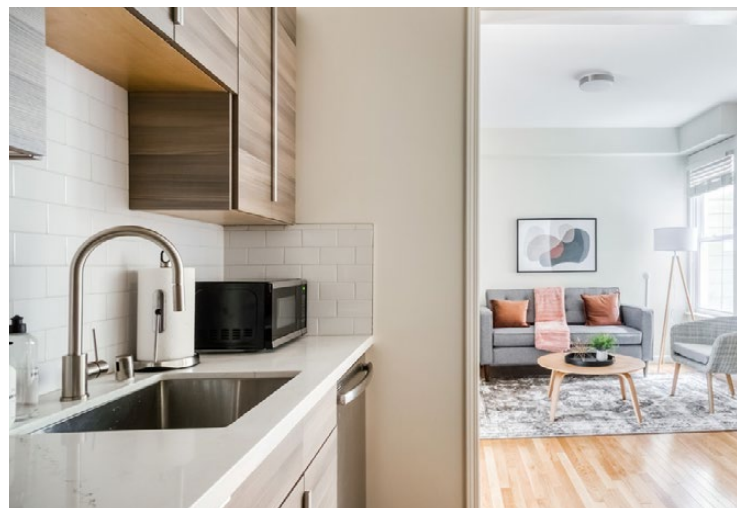


1230 Jackson Street

6 UNITS IN NOB HILL, SAN FRANCISCO



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

1230 Jackson Street

6 UNITS IN NOB HILL

\$2,950,000

List Price

\$240,732

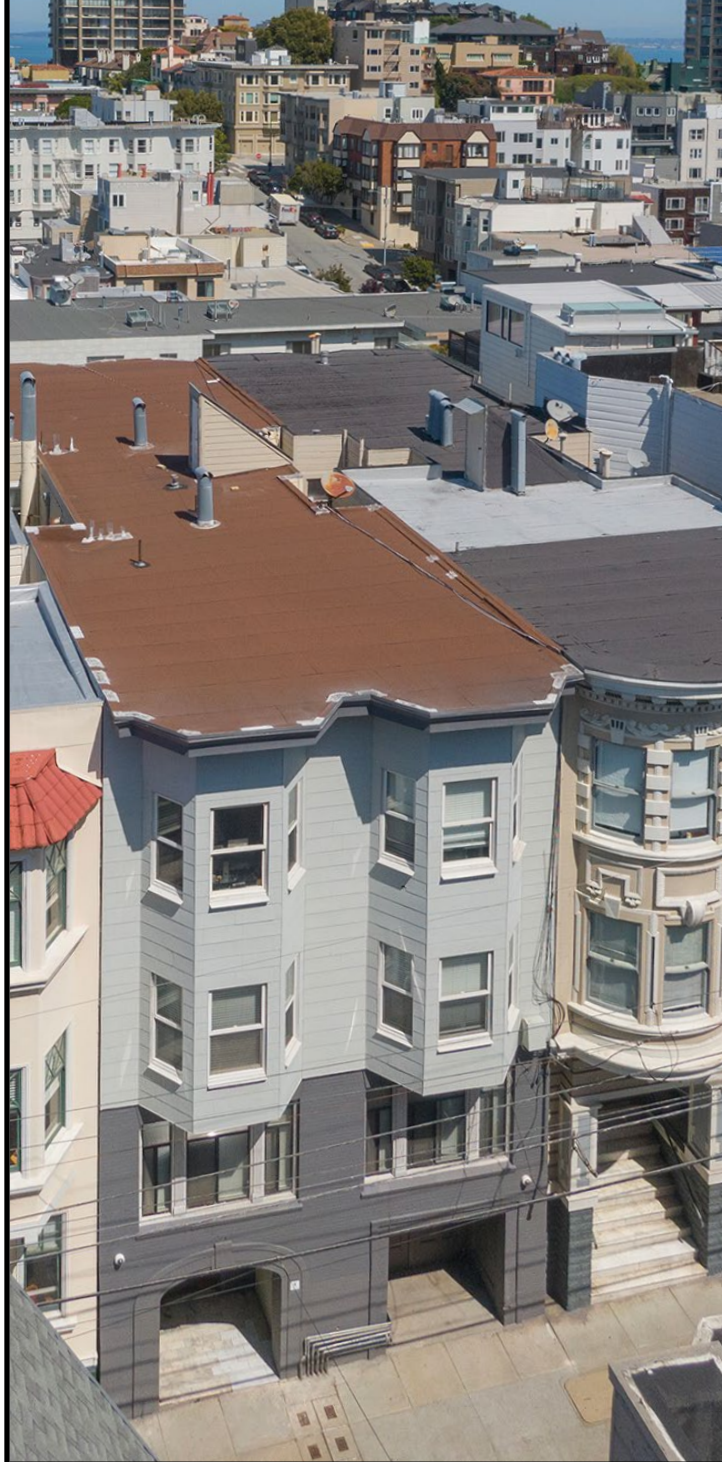
Scheduled Income

12.25

GRM

5.60%

Cap Rate



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PROPERTY SUMMARY

Nestled in the heart of Nob Hill, 1230 Jackson Street features six well-proportioned Two Bedroom / One Bath units and a 1-Car Garage, ideal for investors seeking strong rental demand in one of San Francisco's most desirable neighborhoods.

Each unit is separately metered for gas and electricity, and four units have been fully renovated with modern kitchens and baths, refinished hardwood floors, brand-new appliances, in-unit washer/dryers, and fresh interior paint. Large bay windows fill the interiors with an abundance of natural light, enhancing the classic San Francisco charm.

Recent upgrades include a completed soft-story seismic retrofit and a fully compliant fire alarm and sleeper system, offering long-term peace of mind for owners.

Enjoy an unbeatable location within walking distance to Polk Street, Chinatown, North Beach, and the Financial District. The property also offers convenient access to public transportation, tech shuttles, and major commuter corridors, making it a highly attractive rental for today's urban dwellers.

This is a rare, turn-key opportunity to own a stabilized asset in a premium San Francisco neighborhood.

- 6-2BD/1BA units
- 1-Car Garage
- Four Units Renovated W/ In-Unit Laundry
- Large Bay Windows & Hardwood Floors
- Separately Metered for Gas & Electric
- Soft-Story Retrofit Completed
- Fire Alarm & Sleeper System Compliant
- Total Bldg SqFt (per tax records): 4,986
- Built in 1911 – Classic San Francisco Architecture
- Tenants Pay Into RUBS



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$2,950,000
CAP Rate:	5.60%
GRM:	12.25
Number of Units:	6
Price Per Unit:	\$491,667
Square Feet - per tax records:	4,986
Price per SqFt:	\$592
Scheduled Gross Income:	\$240,732
RUBS (2,3,4,5) Annualized:	\$7,661
Less Vacancy Rate:	3% (7,222)
Gross Operating Income:	\$241,171
Less Expenses:	(75,860)
Net Operating Income:	\$165,311

ESTIMATED EXPENSES

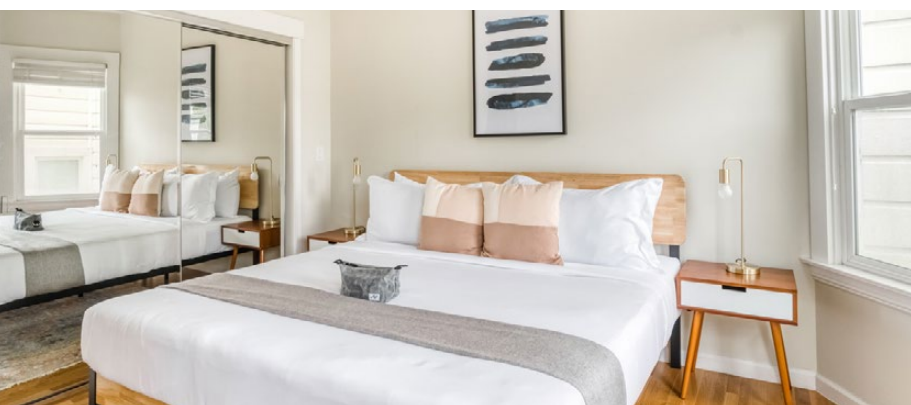
New Property Taxes (1.1714%)	\$34,557
Supplemental Taxes (2024 Actual):	\$1,303
Insurance - 2025 Actual:	\$4,639
PGE - Common Area Estimate:	\$500
Garbage - annualized:	\$4,512
Telephone - annualized:	\$3,744
Water- annualized:	\$7,356
Pest Contract - Annualized:	\$1,260
Janitorial Contract - Annualized:	\$2,952
Maintenance - Estimate:	\$3,000
Management Fee - 5%	\$12,037
Total Expenses:	\$75,860
% of EGI	31.51%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT
1	2BD/1BA	10/5/05	\$1,941.19	\$3,995.00
2	2BD/1BA	6/15/24	\$3,895.00	\$3,995.00
3	2BD/1BA	10/22/24	\$3,895.00	\$3,995.00
4	2BD/1BA	7/28/23	\$3,859.00	\$3,995.00
5	2BD/1BA	7/1/23	\$3,961.22	\$3,995.00
6	2BD/1BA	9/7/01	\$1,759.58	\$3,995.00
Storage			\$500.00	\$500.00
Parking			\$250.00	\$250.00
Monthly Total:			\$20,060.99	\$24,720.00
Annual Total:			\$240,731.88	\$296,640.00
Upside				23.22%

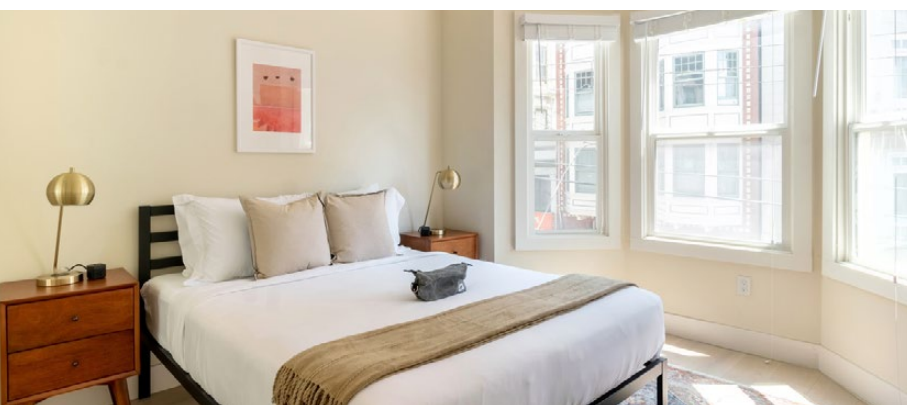
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

INTERIOR PHOTOS - UNIT 2



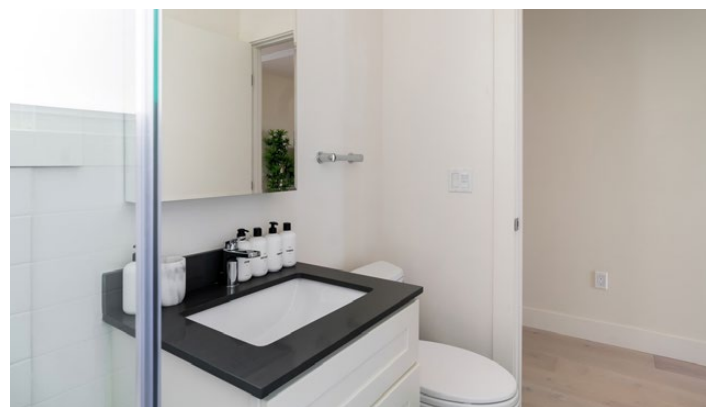
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

INTERIOR PHOTOS - UNIT 3



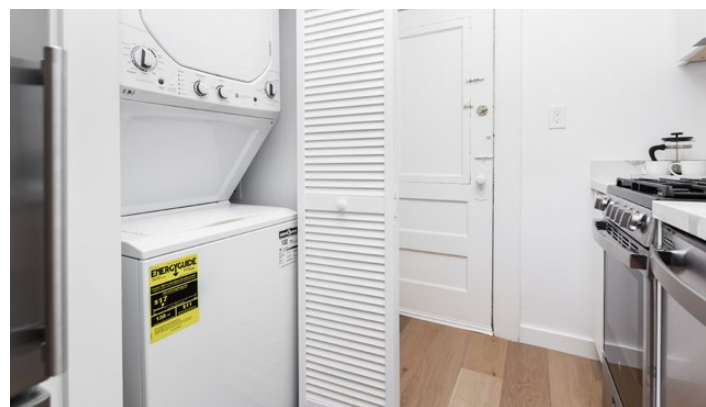
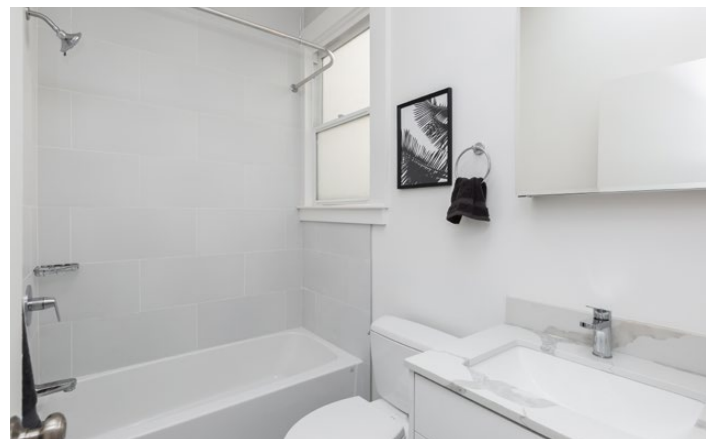
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

INTERIOR PHOTOS - UNIT 4



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

INTERIOR PHOTOS - UNIT 5



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

The owner and Compass Commercial expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.