

1668 Washington Street

8 UNITS IN NOB HILL, SAN FRANCISCO



ALLISON
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MULTI-UNIT. MIXED-USE. COMMERCIAL.

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8 UNITS IN NOB HILL

\$3,250,000

List Price

\$264,178

Scheduled Income

12.30

GRM

5.46%

Cap Rate



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PROPERTY SUMMARY

Located in the heart of Nob Hill, 1668 Washington Street is a classic San Francisco apartment building featuring eight well-proportioned units—five Two Bedroom / One Bath units, one One Bedroom / One Bath unit, and two studios. This is an exceptional opportunity for investors seeking strong in-place income and long-term upside in one of the city's most desirable rental markets.

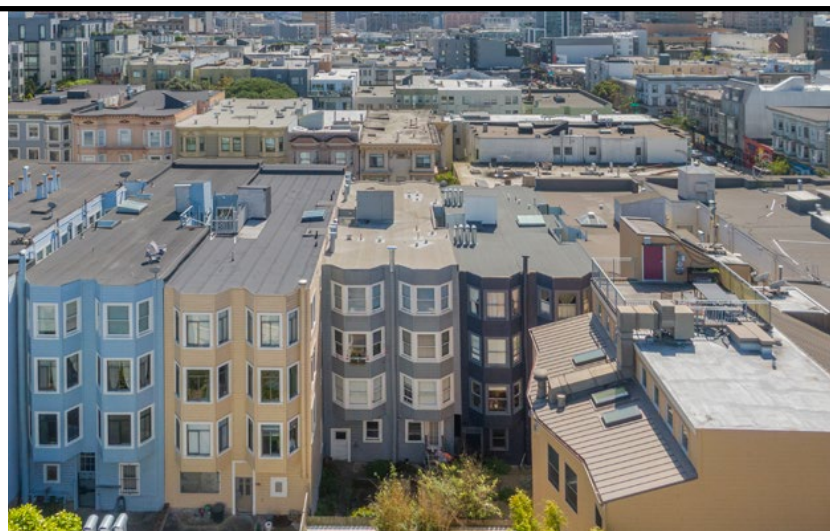
Five of the eight units have been extensively renovated with modern kitchens and bathrooms, refinished hardwood floors, new appliances, in-unit washer/dryers, and fresh interior finishes. Each unit is separately metered for gas and electricity. Large bay windows fill the interiors with natural light, enhancing the building's timeless character.

The building is well-maintained and has undergone significant exterior capital improvements. The fire alarm system has also been upgraded and is fully compliant—offering additional peace of mind for ownership.

Ideally situated just steps from Polk Street, Chinatown, North Beach, and the Financial District, the property offers exceptional walkability and convenient access to public transportation, tech shuttles, and major commuter routes—making it a highly attractive option for today's renters.

1668 Washington Street is a turn-key investment in a prime San Francisco location with consistent rental demand and future potential.

- Unit Mix: 5-2BD/1BA, 1-1BD/1BA, & 2-Studios
- Five Units Renovated W/ In-Unit Laundry
- Large Bay Windows & Hardwood Floors
- Separately Metered for Gas & Electric
- Fire Alarm & Sleeper System Compliant
- Total Bldg SqFt (per tax records): 5,146
- Built in 1911 - Classic San Francisco Architecture
- Four Units Pay Into RUBS



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$3,250,000
CAP Rate:	5.46%
GRM:	12.30
Number of Units:	8
Price Per Unit:	\$406,250
Square Feet - per tax records:	5,146
Price per SqFt:	\$632
Scheduled Gross Income:	\$264,178
RUBS Estimate (\$155 Units 1,2,3,6)	\$7,440
Less Vacancy Rate: 3%	(7,925)
Gross Operating Income:	\$263,693
Less Expenses:	(86,120)
Net Operating Income:	\$177,572

ESTIMATED EXPENSES

New Property Taxes (1.1776%)	\$38,275
Supplemental Taxes (2024 Actual):	\$1,429
Insurance - 2025 Actual:	\$6,590
PGE - annualized:	\$7,028
Garbage - annualized:	\$4,272
Telephone - annualized:	\$1,194
Water- annualized:	\$6,895
Pest Contract - Annualized:	\$1,260
Janitorial Contract - Annualized:	\$1,968
Maintenance - Estimate:	\$4,000
Management Fee - 5%	\$13,209
Total Expenses:	\$86,120
% of EGI	32.60%

CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	RENT	MARKET RENT
1	2BD/1BA	5/6/24	\$3,895.00	\$4,195.00
2	2BD/1BA	6/10/23	\$3,757.82	\$4,195.00
3	2BD/1BA	2/23/25	\$3,995.00	\$4,195.00
4	1BD/1BA	5/1/85	\$792.31	\$4,195.00
5	2BD/1BA	6/6/25	\$4,195.00	\$4,195.00
6	2BD/1BA	8/1/25	\$4,095.00	\$4,195.00
7	Studio	6/1/96	\$614.25	\$2,895.00
8	Studio	5/1/96	\$670.46	\$2,895.00
Monthly			\$22,014.84	\$30,960.00
Annual			\$264,178.08	\$371,520.00
Upside				40.63%

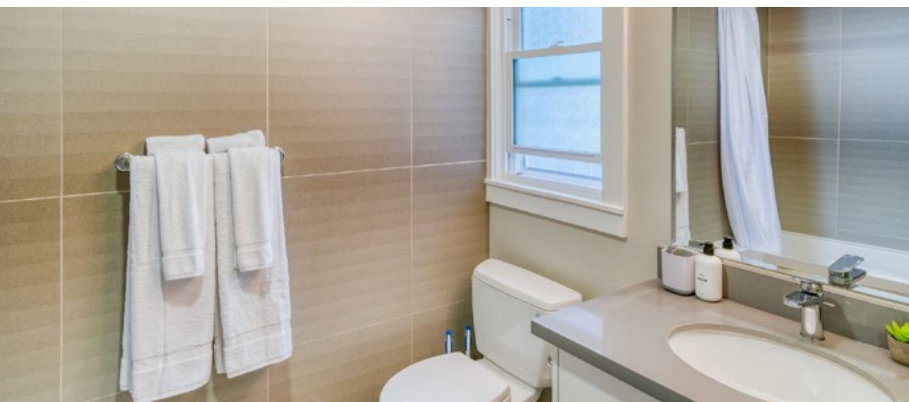
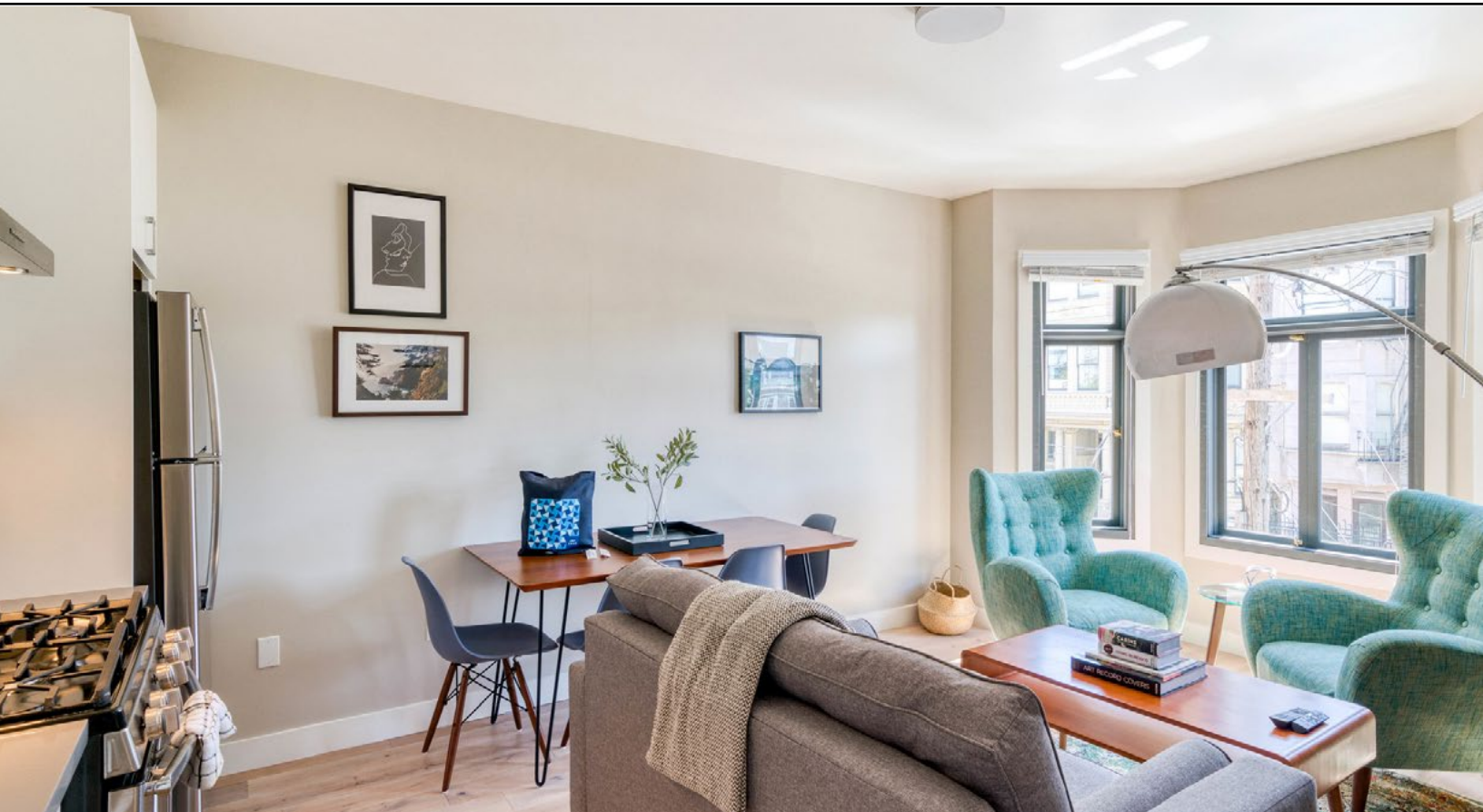
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INTERIOR PHOTOS - UNIT 1



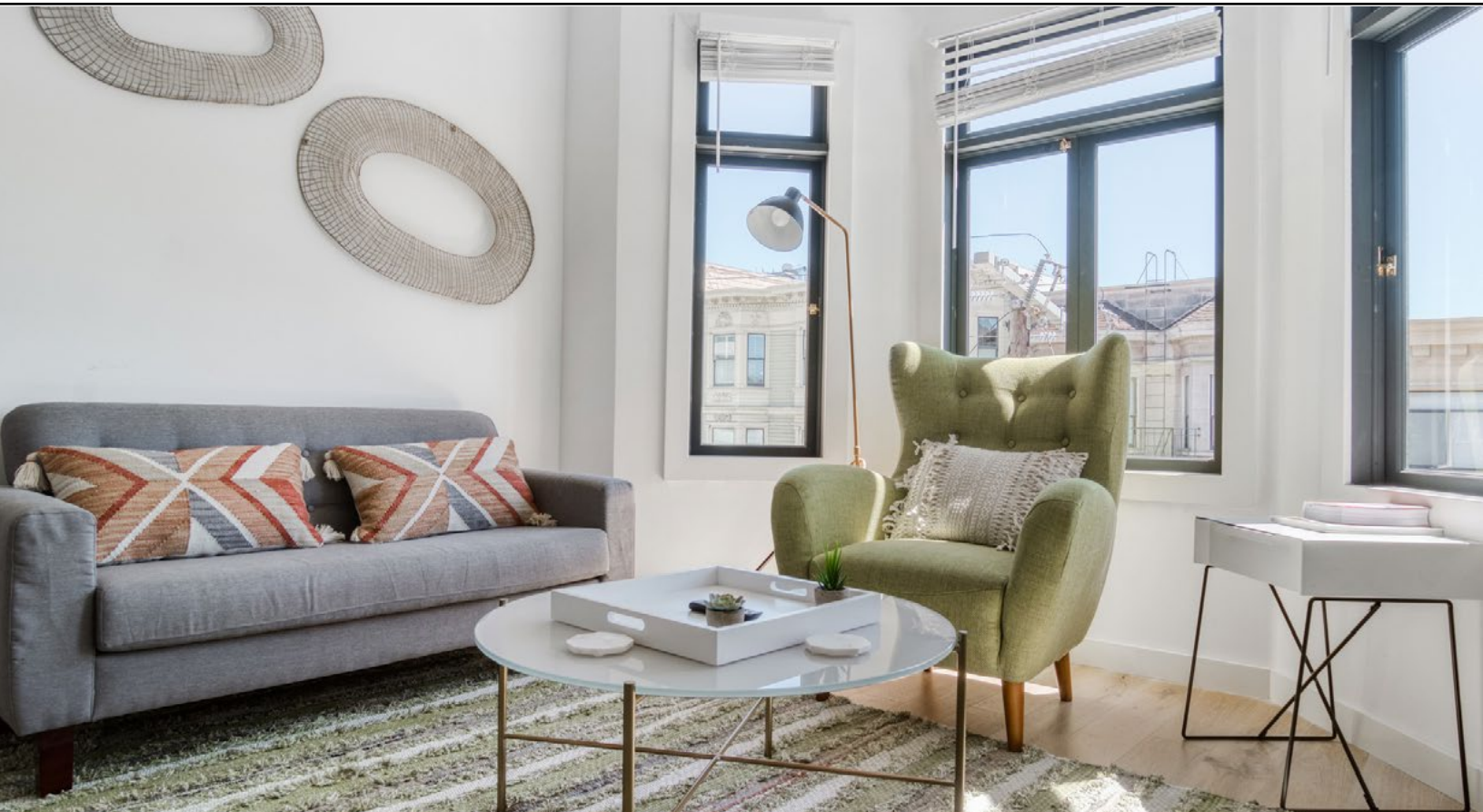
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INTERIOR PHOTOS - UNIT 3



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INTERIOR PHOTOS - UNIT 5



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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.