



LOW & WONG
GROUP



**PRIME METROPOLIS
PROPERTIES INC.**

DRE #01962644

Offer Memorandum

1075-1079 Texas Street, San Francisco, CA 94107



Presented By:



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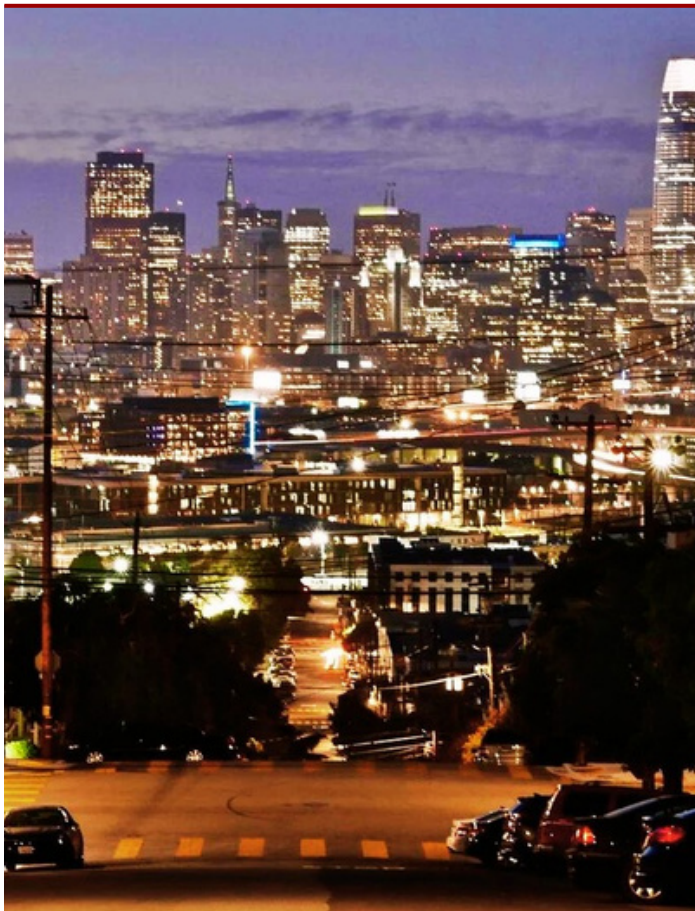
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PROPERTY INFORMATION



Executive Summary



Property Summary:

Sale Price:	\$1,960,000
Price/SqFt:	\$441.14
NOI:	\$86,280.82
Cap Rate:	4.40%
Lot Size:	2,500
Living Area (SqFT):	4,443
Year Built:	2004
Zoning:	RH3 - Residential House Three-Family
Market:	Potrero Hill
Cross Street:	Texas Street & 25th Street

Property Details:

Property Address 1:	1075-1079 Texas St. San Francisco, CA 94107
Property Type:	Multi-Family
APN:	4224-030
Construction Type:	Wood
Number of Stories:	4
Number of Units:	3

Investment Summary:

Loan Amount:	\$980,000
Loan-to-Value (LTV):	50%
Interest Rate:	8%
Debt Service:	\$86,290.71
Debt Service Monthly:	\$7,190.89
Amortization:	30 Years

Property Overview

Investment opportunity in the heart of Potrero Hill featuring three spacious 3-bedroom, 2-bathroom units. Unit 1079 is located on the second floor, Unit 1077 on the third floor, and Unit 1075 on the top floor. All three units are currently tenant-occupied, providing immediate rental income for the next owner.

The property also offers attractive views of the San Francisco Bay and a convenient location near public transportation, neighborhood amenities, and freeway access to I-280 and US-101.

With three occupied units, a strong rental history, and a desirable Potrero Hill location, this property presents a compelling opportunity for investors seeking a well-located San Francisco multifamily asset.

Complete Highlights



Property Highlights

- **Breathtaking Views:** Enjoy gorgeous, unobstructed views of the San Francisco Bay from every unit.
- **Prime Location:** Nestled in the vibrant and diverse Potrero Hill area, this building is just minutes away from an eclectic mix of trendy restaurants, charming boutique shops, well-stocked supermarkets, and the bustling downtown San Francisco area. The location offers the perfect blend of urban convenience and neighborhood charm.
- **Convenience at Your Doorstep:** With easy access to public transportation, major highways, and the city's extensive network of bike lanes, commuting is a breeze for tenants. This level of convenience enhances the property's appeal, making it a highly desirable place to live.
- **Strong Rental Income:** With two of the three units currently tenant-occupied, the building delivers immediate, steady cash flow. The remaining vacant unit offers an excellent opportunity to secure market-rate rent. This mix of consistent income and future growth potential makes the property a low-risk investment with high prospects for appreciation in one of San Francisco's most dynamic real estate markets.

Additional Photos

Unit 1079 - Vacant Unit



**Photos are virtual staged*

Additional Photos

Unit 1079 - Vacant Unit



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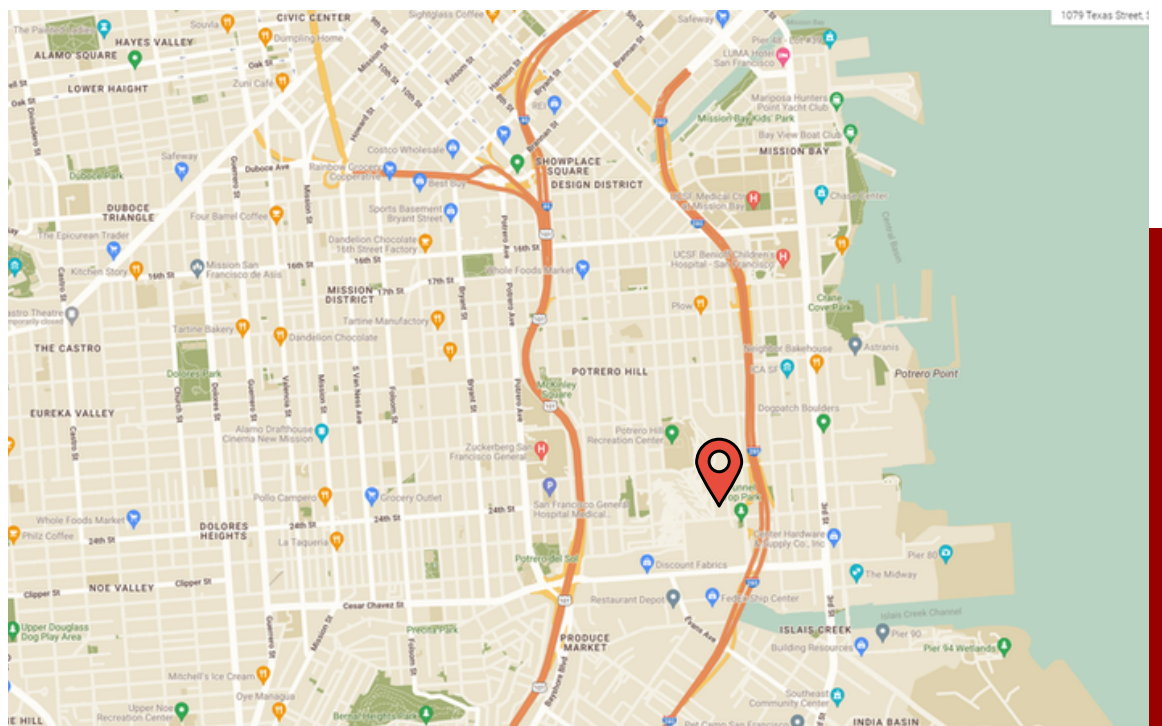
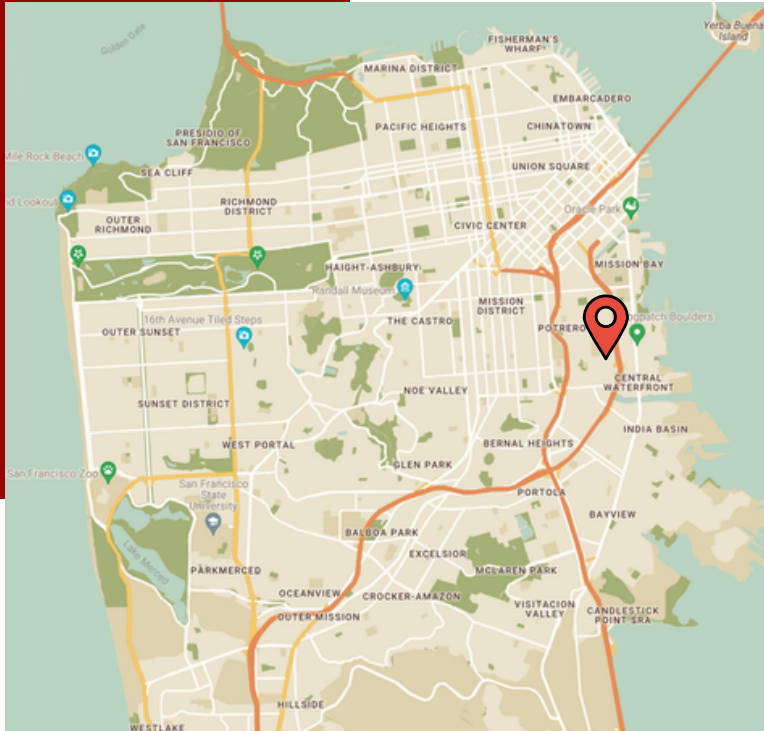




LOCATION INFORMATION



Location Maps



San Francisco

Potrero Hill



Nestled on the eastern side of San Francisco, Potrero Hill stands as a beacon of serene urban living, offering residents an enviable blend of sunny weather, stunning vistas, and a vibrant community atmosphere. This distinctive neighborhood, characterized by its tranquil streets and eclectic charm, has become a sought-after destination for those looking to experience the best of San Francisco.

Potrero Hill is renowned for its panoramic views. From many vantage points within the neighborhood, residents enjoy breathtaking sights of the downtown

skyline, the iconic Bay Bridge, and the expansive Bay itself. Unlike much of San Francisco, Potrero Hill benefits from a unique microclimate that grants it sunnier and warmer weather, making it a delightful place to call home year-round. The neighborhood is predominantly residential, offering a harmonious mix of historic Victorian homes and sleek modern constructions. This diverse architectural landscape provides a range of housing options to suit various tastes and lifestyles. Tree-lined streets and well-maintained gardens contribute to the area's peaceful, family-friendly ambiance, making it an ideal enclave for both young professionals and established families.

Potrero Hill boasts vibrant commercial areas that cater to all needs. The 18th Street corridor, in particular, is a bustling hub of activity, featuring an array of boutique shops, gourmet cafes, trendy restaurants, and cozy bars. Whether you're in the mood for a leisurely brunch, a sophisticated dinner, or a casual evening out, Potrero Hill's dining and entertainment scene has something to offer.





FINANCIAL ANALYSIS



Rent Roll

Unit number	Current Monthly Rent	Market Monthly Rent	Lease Start	Lease End	Tenancy Type
1075 Texas St. (3 beds/2 baths)	\$3,569.28	\$4000.00	09/01/2016		Month to Month
1077 Texas St. (3 beds/2 baths)	\$3,853.20	\$4000.00	10/01/2004		Month to Month
1079 Texas St. (3 beds/2 baths)	\$3,708.40	\$4000.00	06/28/2025		Month to Month
Utilities (Water & Garbage)	\$200.00	\$600.00*			
TOTAL	\$11,330.88	\$12,600.00			

* Charging potential utility fee for new tenants. Currently 1079 is charged with an additional \$200/mo flat rate for utilities.

Income & Expenses

Income Summary	Current Financials	Pro Forma
1075 Texas St. (3 beds/2 bath)	\$42,831.36	\$48,000.00
1077 Texas St. (3 beds/2 bath)	\$46,238.40	\$48,000.00
1079 Texas St. (3 beds/2 bath)	\$44,500.80	\$48,000.00
Utilities (Water & Garbage)	\$2400.00	\$7,200.00
GROSS ANNUAL INCOME	\$135,970.56	\$151,200.00

Expense Summary	Current Financials	Notes
Property Tax (1.18% of Listing Price)	\$23,128.00	Subject to Purchase Price
Utilities - Water	\$3,566.75	2025 Actual
Utilities - PG&E (Electricity)	\$1,906.43	2025 Actual
Utilities - Garbage	\$2,306.20	2025 Actual
Internet Service for Common Area	\$1,692.17	2025 Actual
Insurance	\$11,764.00	2025 Actual
Repairs & Maintenance	\$5,326.19	2025 Actual
GROSS ANNUAL EXPENSE	\$49,689.74	

Income Summary	Current Financials	Pro Forma
NET OPERATING INCOME (NOI)	\$86,280.82	\$101,510.26
CAP Rate (%)	4.40%	5.18%



DEMOGRAPHICS



Demographics Report

Neighborhood Report

Estimated Population 28,607
Median Age (Years) 34.9

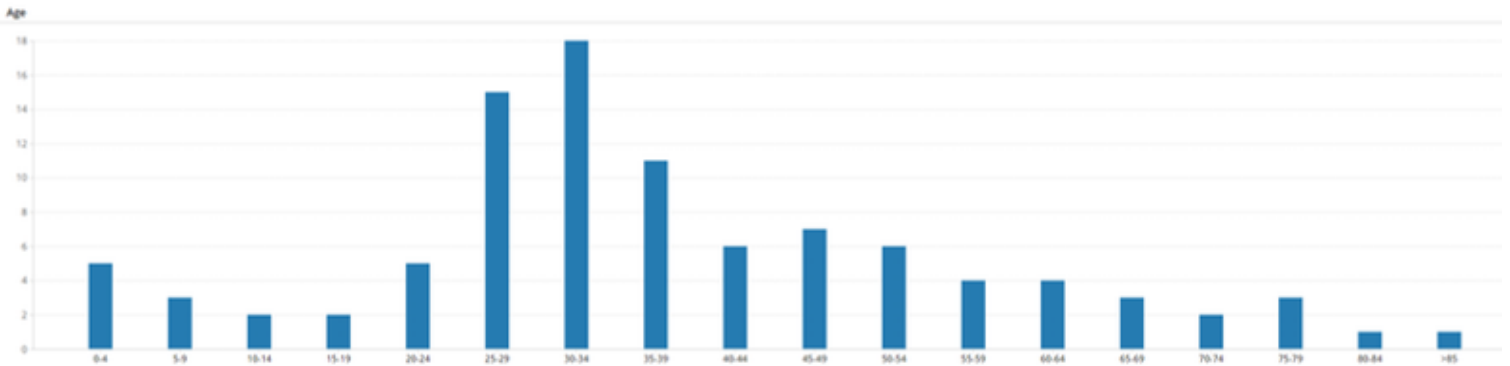
HOUSEHOLD:
Number of Households 14,248
People Per Household 2

Marital Status

Single 50%
Married 36%
Divorced 8%
Separated 4%
Widowed 2%

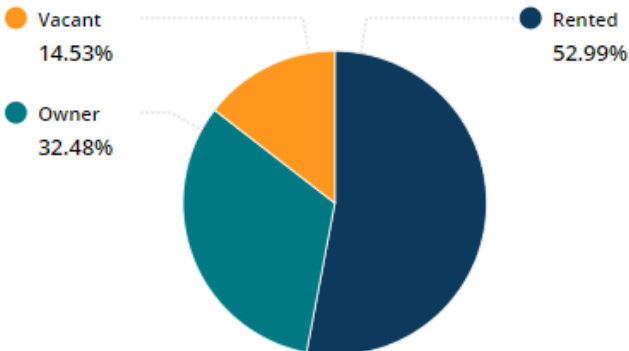
Gender Ratio

Female 47%
Male 53%

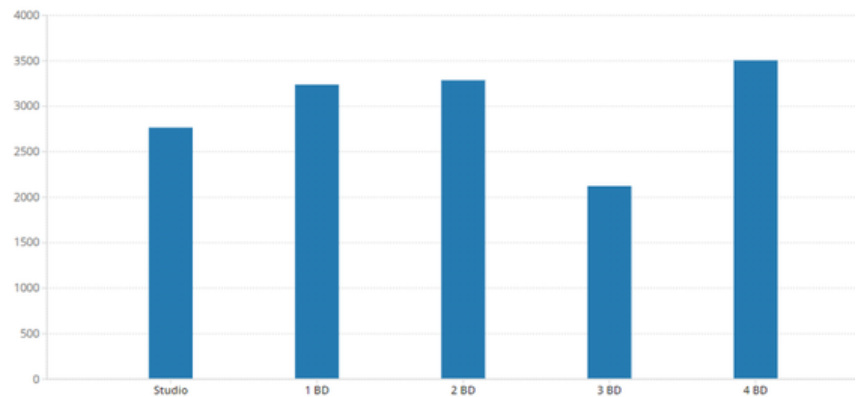


Housing Report

Occupancy



Fair Market Rents (County)



*The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

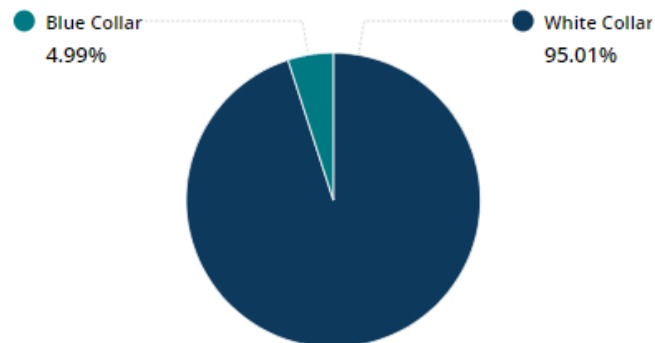
Demographics Report

Employment Information

Workers by Industry

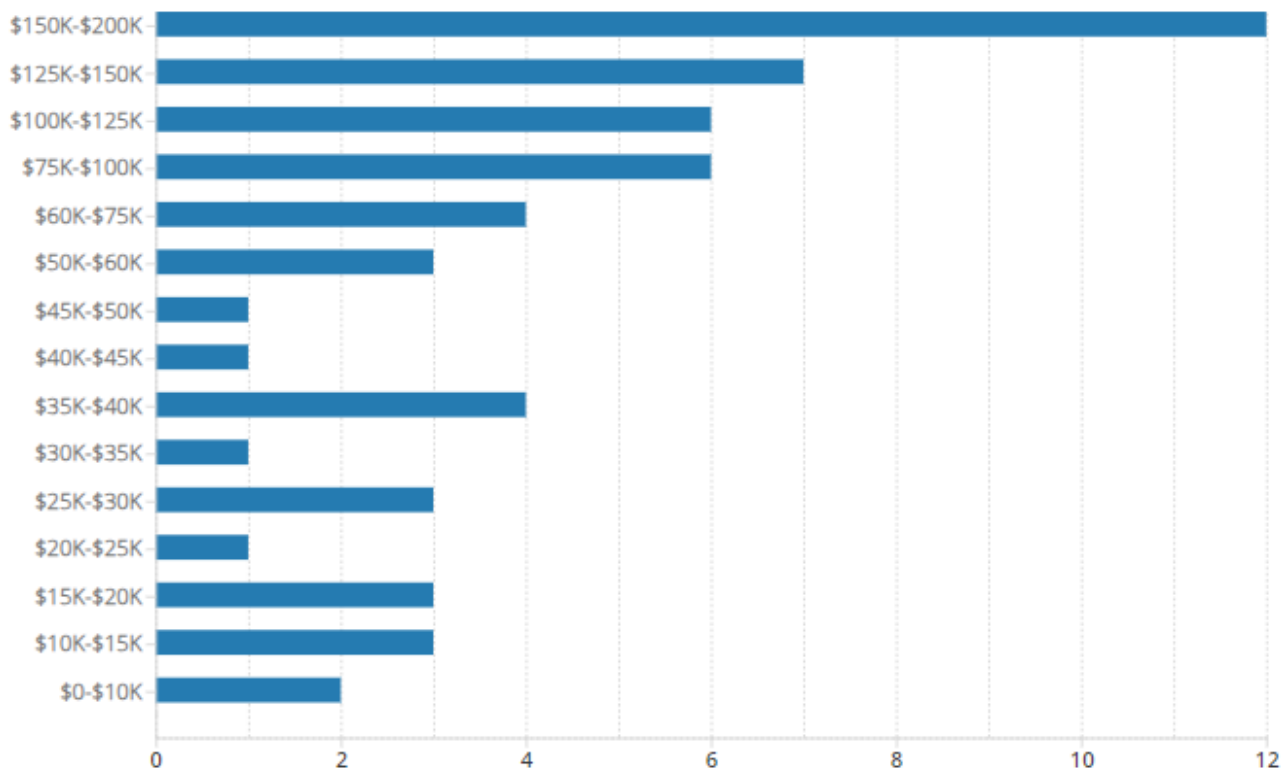
Agricultural, Forestry, Fishing	46
Mining	0
Construction	268
Manufacturing	1,074
Transportation and Communications	643
Wholesale Trade	681
Retail Trade	1,466
Finance, Insurance and Real Estate	1,605
Services	4,532
Public Administration	405

Workforce



Household Income

Average Household Income	\$164,289
Average Per Capita Income	\$110,925



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