



COLDWELL BANKER
COMMERCIAL
REALTY

53 UNIT APARTMENT BUILDING + 12 CAR PARKING & BILLBOARD INCOME 725 ELLIS ST | TENDERLOIN, SAN FRANCISCO

FOR SALE



DAN MCGUE
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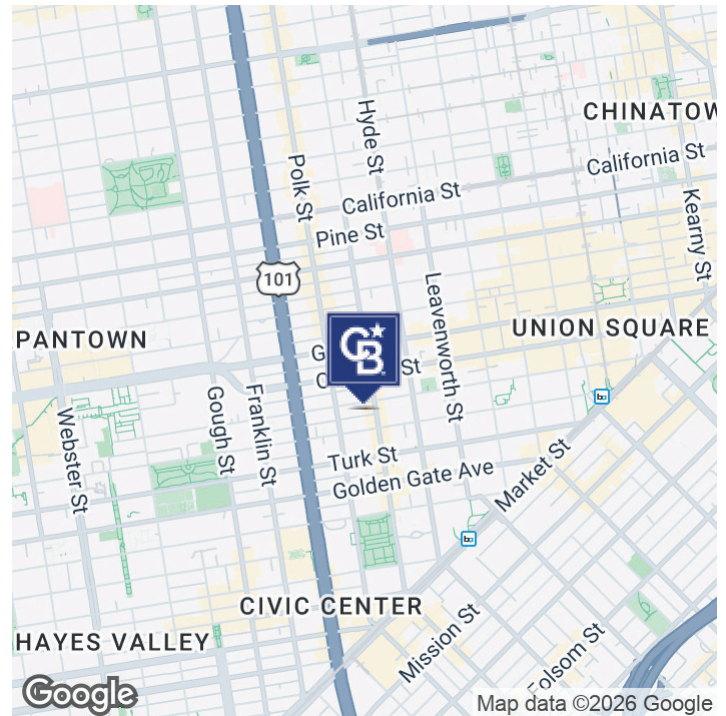
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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave Fl 2, San Francisco, CA 94109
415.474.1750

SALE

53 UNIT APARTMENT BUILDING + BILLBOARD INCOME

725 Ellis Street St. San Francisco, CA 94109



PROPERTY HIGHLIGHTS

- City Core Location
- 53 Units Total
- 3 Two Bedroom/One Bath Apartments
- 13 One Bedroom/One Bath Apartments
- 5 Junior One Bedroom Apartments
- 25 Studio Apartments
- 7 Efficiency Studios
- Billboard Income
- 12 Car Garage Parking
- Laundry Room (8 Leased Machines)
- Elevator
- Upside in Rental Income
- Steam Heat & Electric Wall Heaters
- Separately Metered for Gas
- Master Metered for Electricity
- Proximity to Van Ness Corridor, Union Square & Downtown Employers & Amenities

OFFERING SUMMARY

OFFERED AT: \$7,995,000

Number of Units:	53
Cap Rate:	8.1%
GRM:	6.9
Gross Scheduled Income:	\$1,162,897
NOI:	\$647,052
Price/Unit:	\$150,849
Price/SF:	\$238
Building Size:	Approx. 33,600 SF*
Lot Size:	Approx. 6,000 SF*
Lot Dimensions:	Approx. 50' x 120' SF*
Year Built:	1930*
Zoning:	RC4*
APN:	0740-025*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

725 Ellis Street is a beautiful and well located 53-unit apartment building in the Tenderloin neighborhood of San Francisco. Constructed in 1930, it is in good condition and boasts period details, including crown molding, hardwood floors, and Bay windows. The unit mix includes 3 two bedroom/one bathroom apartments, 13 one bedroom/one bathroom apartments, 5 junior one bedroom apartments, 25 studio apartments and 7 efficiency studios. There is billboard income on this property. Now is an exceptional time to invest in this area of the City as the sale market in this neighborhood has not yet caught up to other neighborhoods in the City. This property can be purchased at a historically high cap rate in a fluid market where values are rising.



LOCATION DESCRIPTION

725 Ellis Street is an excellent investment opportunity, with locational amenities and close proximity to Union Square and the Financial District of San Francisco. The building is fantastically located in the Tenderloin, which is in the center of much commercial and residential real estate development, and close to employers in the Tech and Internet Industries. It is near the new Sutter Health Medical Center and Hastings Law School. It is a fast improving area, although it has always been attractive to the young "edgy" set. It is a half block to Polk Street and its popular nightlife venues. It is in close proximity to the hot Mid-Market and Civic Center areas and many fine restaurants, bars and upscale hotels including the Fairmont, the Ritz-Carlton and Mark Hopkins. Public transportation via MUNI and BART is very accessible. Highway 101 (Van Ness Ave.) is a short block and a half away. The location provides easy access to top employers and boasts a highly educated work force in one of the top performing apartment markets in the country. Nearby employers include technology companies such as OpenAI, Anthropic, Superhuman, AirBnB and Salesforce. The San Francisco Bay Bridge and freeways are within a short driving distance, giving easy access to the East Bay, Peninsula, and Marin.



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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income	\$1,098,060
RUBs	55,792
Laundry	7,835
Rent Board Fees	1,210
Total Scheduled Gross Income	\$1,162,897
Less Vacancy (estimated at 3%)	(32,942)
Adjusted Annual Gross Income	\$1,129,955

Annual Property Expenses¹:

Property Tax (Estimated at 1.1827% of \$7.995M)	\$94,557
Insurance ²	20,712
Gas & Electricity	87,154
Water & Sewer	40,597
Trash	49,665
Telephone	1,120
Internet	2,030
Janitorial	18,833
Elevator	2,106
Pest Control + Specialties Maintenance	6,332
Fire & Safety	1,595
Safety & Security	4,713
Payroll	46,641
Repairs & Maintenance (estimated at \$950 per unit)	50,350
Management (estimated at 5% of Scheduled Gross)	56,498

Estimated Annual Operating Expenses:	(482,903)
Estimated Net Operating Income:	\$647,052

1. All Income & Expenses estimated based on January 2026 12T Income & Expense statement provided by Owner and Industry Standards.
2. Owner's Actual Insurance premium for 2026. Lately, Insurance has been difficult to secure and has become more expensive. Buyers should obtain and use their own estimate for insurance.

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725 ELLIS ST - RENT ROLL

Unit #	Unit Type	Current Rent	CI Passthru	Bond Passthru	Parking	Total Scheduled Rent	Market Rent ¹	Move in Date	Last Increase Date
102	Studio	\$1,995.00				\$2,095.00	\$2,095.00	05/25/2026	-
103 ²	1 Bed ²	\$1,672.00 ²				\$1,672.00 ²	\$2,315.00	03/01/2026 ²	RM ²
104	Studio	\$1,695.00				\$1,695.00	\$2,095.00	07/27/2025	-
105	Jr. 1 Bed	\$1,797.74				\$1,797.74	\$2,135.00	04/26/2024	05/01/2026
106	Studio	\$775.92	\$3.38	\$27.18		\$806.48	\$2,095.00	06/01/1995	12/01/2025
107	1 Bed	\$1,363.01	\$3.38	\$24.74		\$1,391.13	\$2,315.00	08/12/2009	12/01/2025
108	Studio	\$531.60	\$3.38	\$27.18	\$195.36	\$757.52	\$2,095.00	05/15/2000	12/01/2025
109	Efficiency	\$644.19	\$3.38	\$27.18		\$674.75	\$1,845.00	06/15/1997	12/01/2025
201	Efficiency	\$630.14	\$3.38	\$27.57		\$661.09	\$1,845.00	05/01/2001	09/01/2025
202	1 Bed	\$1,243.83	\$3.38	\$6.92	\$288.45	\$1,542.58	\$2,315.00	10/01/2004	10/01/2025
203	Studio	\$2,182.81	\$1.25			\$2,184.06	\$2,095.00	05/30/2020	08/01/2025
204	Jr. 1 Bed	\$1,820.13			\$253.50	\$2,073.63	\$2,135.00	10/05/2024	11/01/2025
205	2 Bed	\$2,131.37				\$2,131.37	\$3,295.00	10/01/2022	10/01/2025
206	Studio	\$1,465.23				\$1,465.23	\$2,095.00	10/25/2024	-
207	Studio	\$2,145.00				\$2,145.00	\$2,095.00	02/06/2026	-
208	Studio	\$1,523.81	\$3.38	\$24.30		\$1,551.49	\$2,095.00	08/21/2010	12/01/2025
209	Efficiency	\$1,395.00				\$1,395.00	\$1,845.00	02/08/2025	-
301	Efficiency	\$733.73	\$3.38	\$27.18		\$764.29	\$1,845.00	09/01/1996	12/01/2025
302	Studio	\$1,270.74	\$3.38	\$27.18		\$1,301.30	\$2,095.00	12/15/2005	12/01/2025
303	Studio	\$1,566.63				\$1,566.63	\$2,095.00	09/29/2024	10/01/2025
304	Studio	\$1,495.00				\$1,495.00	\$2,095.00	04/01/2025	-
305	Jr. 1 Bed	\$1,769.43				\$1,769.43	\$2,135.00	11/04/2024	-
306	2 Bed	\$3,445.00				\$3,445.00	\$3,295.00	11/14/2025	-
307	Studio	\$1,745.00				\$1,745.00	\$2,095.00	06/28/2025	-
308	1 Bed	\$2,175.03				\$2,175.03	\$2,315.00	06/04/2024	07/01/2026
309	Studio	\$2,095.00 ³				\$2,095.00 ³	\$2,095.00	Vacant ³	-
401	Efficiency	\$1,313.13		\$1.53		\$1,314.66	\$1,845.00	01/31/2025	02/01/2026
402	Studio	\$1,566.63				\$1,566.63	\$2,095.00	09/09/2024	10/01/2025
403	Studio	\$1,420.12	\$3.38	\$28.28		\$1,451.78	\$2,095.00	05/01/2007	09/01/2025
404	1 Bed	\$1,769.43		\$1.53	\$253.50	\$2,024.46	\$2,315.00	01/13/2025	02/01/2026
405	Jr. 1 Bed	\$1,747.95				\$1,747.95	\$2,135.00	07/08/2023	08/01/2025
406	Studio	\$1,874.52				\$1,874.52	\$2,095.00	05/01/2025	05/01/2026

¹ Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

² Resident Manager's Unit. RM receives full rent credit. See attached proforma.

³ Vacant unit. Stated rent is estimated market rent provided by property management. Market rent depends on the quality of finishes, improvements to the unit and current market.

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Unit #	Unit Type	Current Rent	CI Passthru	Bond Passthru	Parking	Total Scheduled Rent	Market Rent ¹	Move in Date	Last Increase Date
407	1 Bed	\$2,315.00 ²				\$2,315.00	\$2,315.00	Vacant ²	-
408	2 Bed	\$3,295.00 ²				\$3,295.00	\$3,295.00	Vacant ²	-
409	Studio	\$1,445.00				\$1,445.00	\$2,095.00	03/27/2025	-
501	Efficiency	\$1,363.83				\$1,363.83	\$1,845.00	11/23/2023	03/01/2026
502	Studio	\$1,566.63				\$1,566.63	\$2,095.00	08/01/2024	08/01/2025
503	1 Bed	\$1,845.00				\$1,845.00	\$2,315.00	04/03/2025	-
504	1 Bed	\$1,617.33				\$1,617.33	\$2,315.00	09/24/2024	10/01/2025
505	Jr. 1 Bed	\$1,771.91	\$3.38	\$24.30		\$1,799.59	\$2,135.00	11/09/2011	12/01/2025
506	Studio	\$1,945.00				\$1,945.00	\$2,095.00	11/10/2025	-
507	Studio	\$1,465.23				\$1,465.23	\$2,095.00	07/26/2024	08/01/2025
508	1 Bed	\$2,405.44	\$3.38	\$20.65		\$2,429.47	\$2,315.00	02/20/2018	08/01/2025
509	Efficiency	\$1,845.00 ²				\$1,845.00	\$1,845.00	Vacant ²	-
601	Studio	\$1,363.83				\$1,363.83	\$2,095.00	07/31/2024	08/01/2025
602	1 Bed	\$1,420.85	\$3.38	\$28.28	\$250.00	\$1,702.51	\$2,315.00	03/01/2007	09/01/2025
603	Studio	\$1,566.63				\$1,566.63	\$2,095.00	08/30/2024	09/01/2025
604	Studio	\$1,541.70				\$1,541.70	\$2,095.00	02/06/2023	03/01/2026
605	1 Bed	\$2,045.00				\$2,045.00	\$2,315.00	08/01/2025	-
606	1 Bed	\$1,292.91	\$3.38	\$27.18	\$199.91	\$1,523.38	\$2,315.00	11/15/2003	12/01/2025
607	Studio	\$978.40	\$3.38	\$27.18		\$1,008.96	\$2,095.00	11/01/2003	12/01/2025
608	1 Bed	\$1,718.73			\$253.50	\$1,972.23	\$2,315.00	08/30/2024	09/01/2025
609	Studio	\$1,313.13				\$1,313.13	\$2,095.00	10/15/2024	11/01/2025
PRK	1	\$250.00 ²				\$250.00	\$250.00	Vacant ²	
PRK	2	\$250.00 ²				\$250.00	\$250.00	Vacant ²	
PRK	3	\$250.00 ²				\$250.00	\$250.00	Vacant ²	
PRK	8	\$250.00 ²				\$250.00	\$250.00	Vacant ²	
PRK	9	\$250.00 ²				\$250.00	\$250.00	Vacant ²	
PRK	10	\$250.00 ²				\$250.00	\$250.00	Vacant ²	
PRK	11	\$250.00 ²				\$250.00	\$250.00	Vacant ²	
PRK	13	\$250.00 ²				\$250.00	\$250.00	Vacant ²	
BILL	Billboard	\$225.00				\$225.00	\$250.00	09/04/2009	-
Total Monthly		\$89,380.47	\$51.95	\$378.36	\$1,694.22	\$91,505.00	\$118,195		
Total Annual		\$1,072,565.64	\$623.40	\$4,540.32	\$20,330.64	\$1,098,060.00	\$1,418,340		

¹ Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

² Vacant unit. Stated rent is estimated market rent provided by property management. Market rent depends on the quality of finishes, improvements to the unit and current market.

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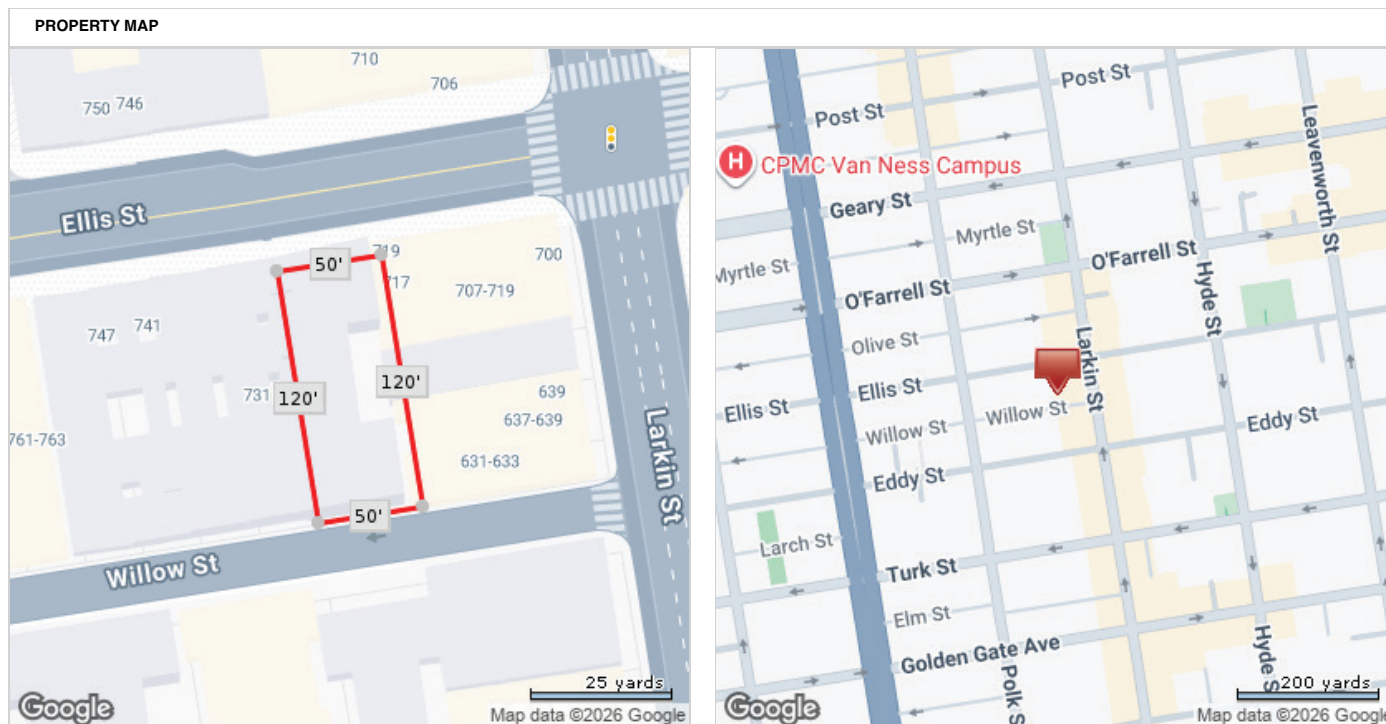
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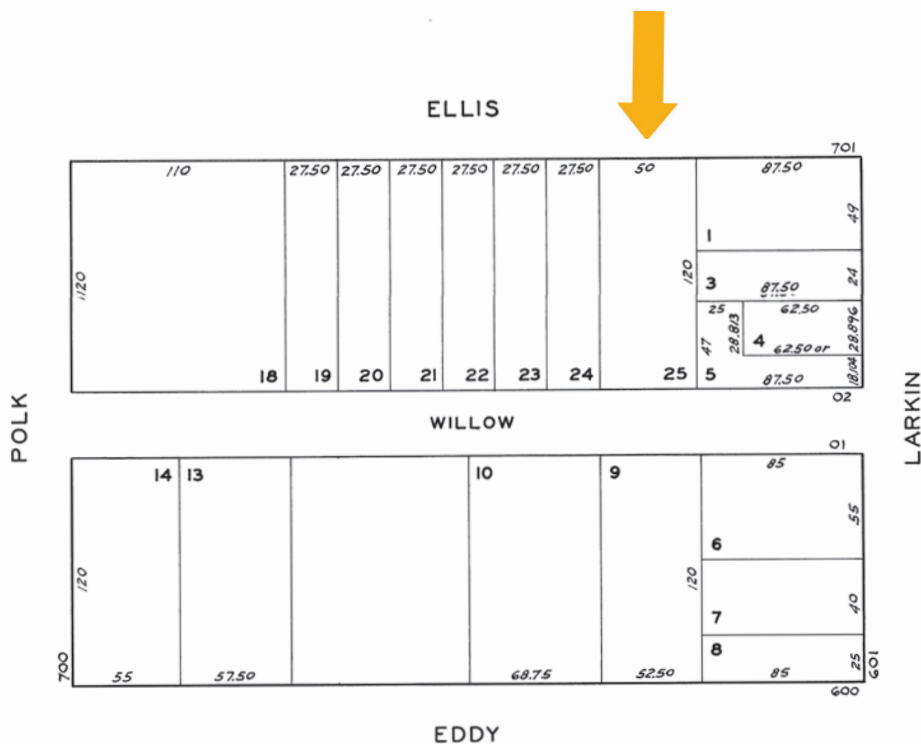
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REALIST TAX RECORD PLAT MAPS



*Lot Dimensions are Estimated



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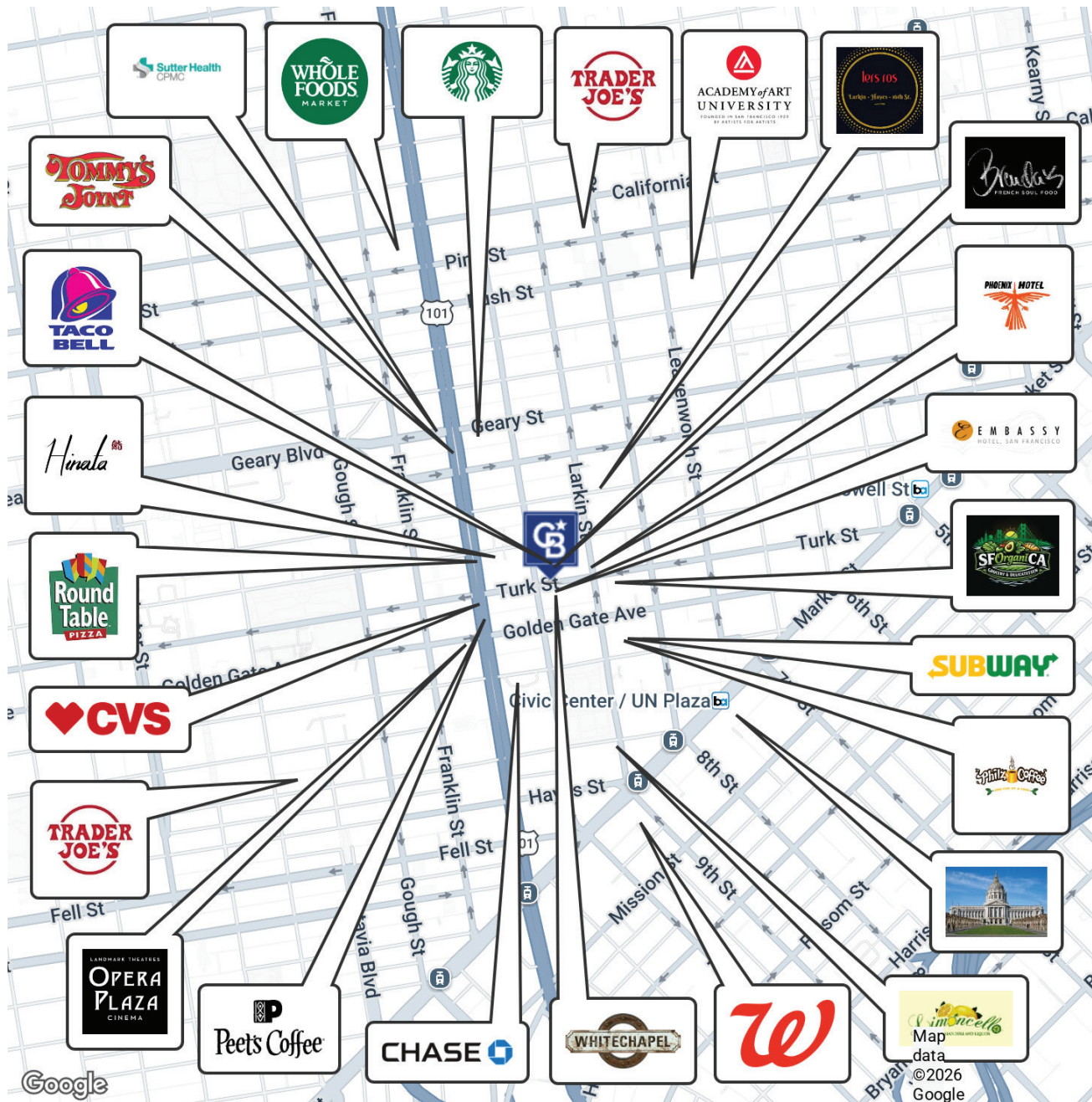


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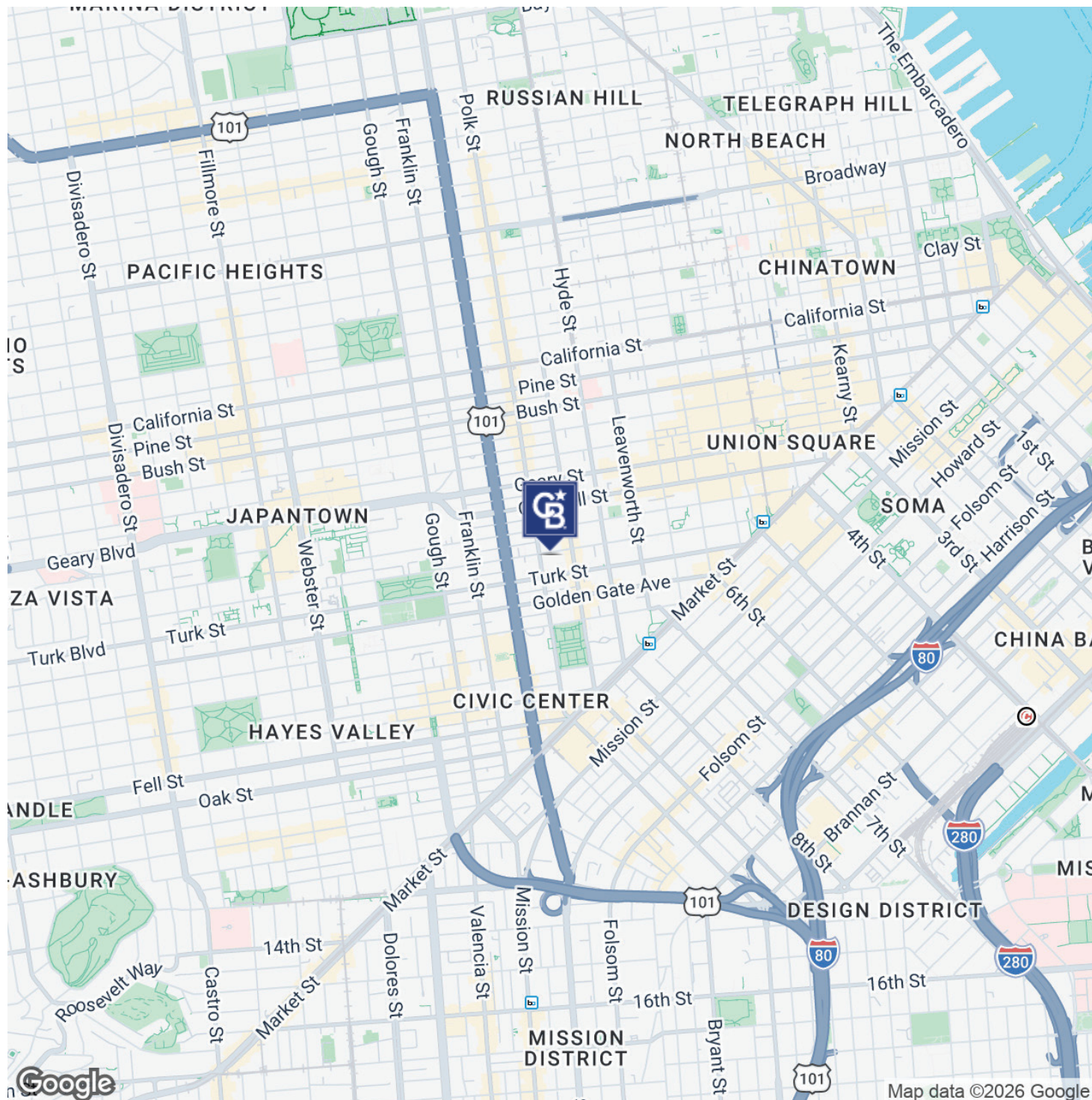


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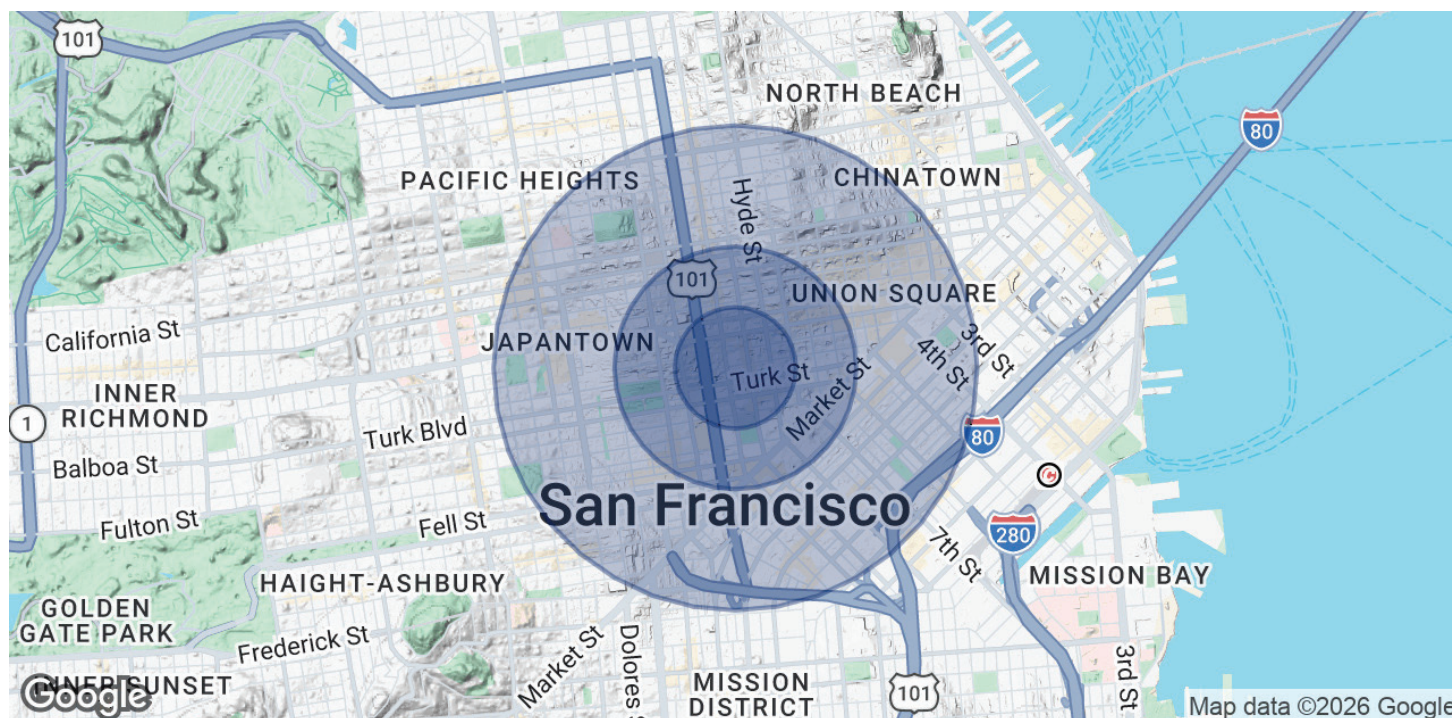


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	14,277	51,038	135,424
Average Age	46.6	43.2	41.8
Average Age (Male)	47.3	43.4	41.8
Average Age (Female)	45.7	43.3	42.3
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	8,106	29,222	75,882
# of Persons per HH	1.8	1.7	1.8
Average HH Income	\$85,900	\$104,187	\$145,276
Average House Value	\$826,290	\$888,475	\$1,138,683

2023 American Community Survey (ACS)

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