



OFFERING MEMORANDUM

COMPASS

# 1133 Webster Street

## Residential 4-Unit Building Western Addition

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# FINANCIAL OVERVIEW

## FINANCIAL SUMMARY

List Price:	\$1,750,000
Number of Units:	4
Price / Unit:	\$437,500
Gross Living Space:	3,650 SqFt (per tax records)
Price / Sq. Ft:	\$479/SqFt

## ANNUALIZED OPERATING DATA

Annual Gross Income	\$143,930
Less Vacancy Rate (3%)	\$4,318
Gross Operating Income	\$139,612
Expenses	\$29,011

<b>NET OPERATING INCOME (NOI)</b>	<b>\$110,601</b>
<b>CAP Rate</b>	<b>6.3%</b>
<b>GRM</b>	<b>12.16</b>

## EXPENSES

## CURRENT & PROJECTED

Insurance Expense	\$4,587
Repairs/Maintenance	\$9,661
Property Taxes (Based on 1.18% of list price)	\$7,669
Utilities* (Actual 2025)	\$6,278
Other Expenses	\$816

<b>CURRENT AND ESTIMATED TOTAL OPERATING EXPENSES</b>	<b>\$29,011</b>
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\*Common area PGE + Water + Garbage.

# RENT ROLL

UNIT	CURRENT RENT	TYPE	SQ/FT PER FLOOR PLANS	MOVE IN DATE	WRITTEN AGREEMENT
1	\$2,221	1BD/1BA**/1 assigned parking space	775	June 2010	yes
2	\$3,900*	1BD/1BA**	775	vacant	n/a
3	\$2,900	1BD/1BA**	775	February 2025	yes
4	\$2,895	1BD/1BA**/1 assigned parking space	775	May 2023	yes
	<b>\$142,992</b>	<b>Annual Rent Income</b>			
	<b>\$938</b>	<b>Annual Laundry Income</b>			
	<b>\$143,930</b>	<b>TOTAL ANNUAL INCOME</b>			

\*Vacant, estimated fair market rent  
 \*\*All units are four room, one bedroom



# PROPERTY DETAILS

Address:	1133 Webster Street
District:	Western Addition
Property Type:	Multi-Family / Residential Income
APN:	0749-002
Building SQ FT:	3,650 SqFt (per tax record)
Lot Size:	2,374 SqFt (per tax record)
Lot Frontage:	25' (per title report)
Lot Depth:	95' (per title report)
Constructed:	1926 (per tax record)
Zoning:	RM3

## BUILDING COMPOSITION

Unit Mix:	Two Upper Floor Apartments consisting of 4+ Rooms/1 Bedroom/1 Bathroom Two Lower Floor Apartments consisting of 4+ Rooms/1 Bedroom/1 Bathroom
Laundry:	Entry Level Shared Laundry Room. \$4.50/Load Wash, \$2.50/Load Dry
Storage:	1 Owner's Storage Closet
Parking:	1 Shared Garage (1,260 SqFt). Currently, Unit 1 and Unit 4 have 1 space each, side-by-side

## BUILDING SYSTEMS

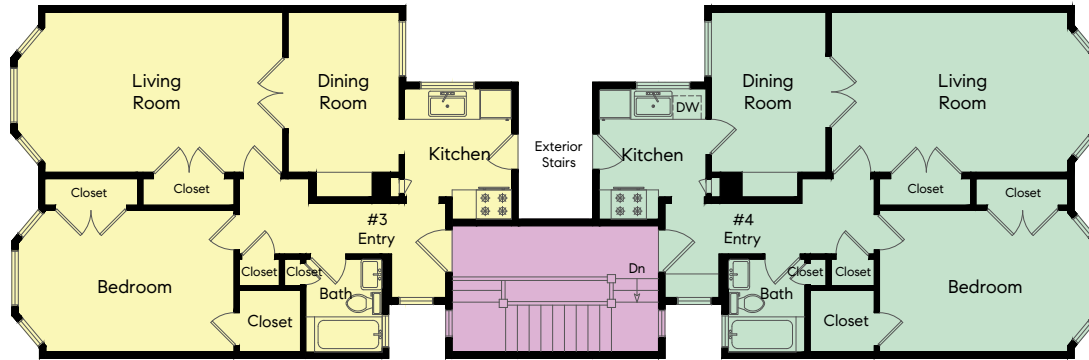
Foundation	Concrete Perimeter
Architecture	Marina Style
Roof	Modified Bitumen
PGE	Each unit individually metered Common area meter
Water	One meter, Owner expense
Water Heater	One 98-gallon
Heater System	1: Gas-fired wall heater 2: Gas-fired wall heater 3: Gas-fired wall heater 4: Gas-fired wall heater

# 1133 WEBSTER STREET

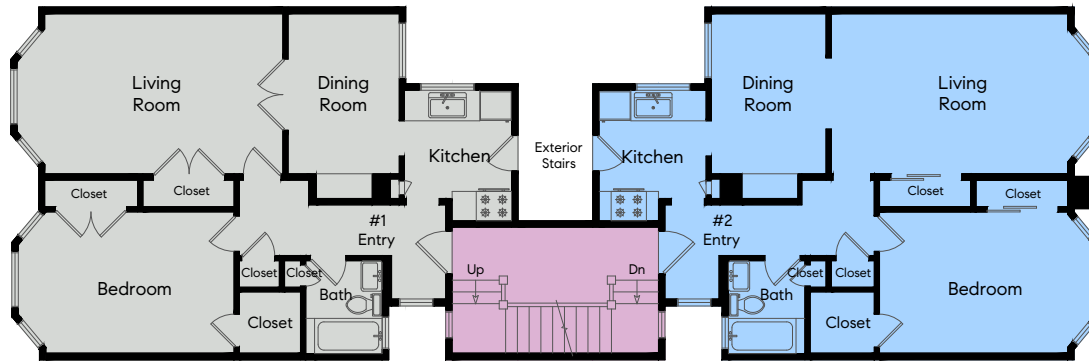
## Building Floor Plans

Note: Square footage derived per the exterior face of all boundary walls.  
 Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.

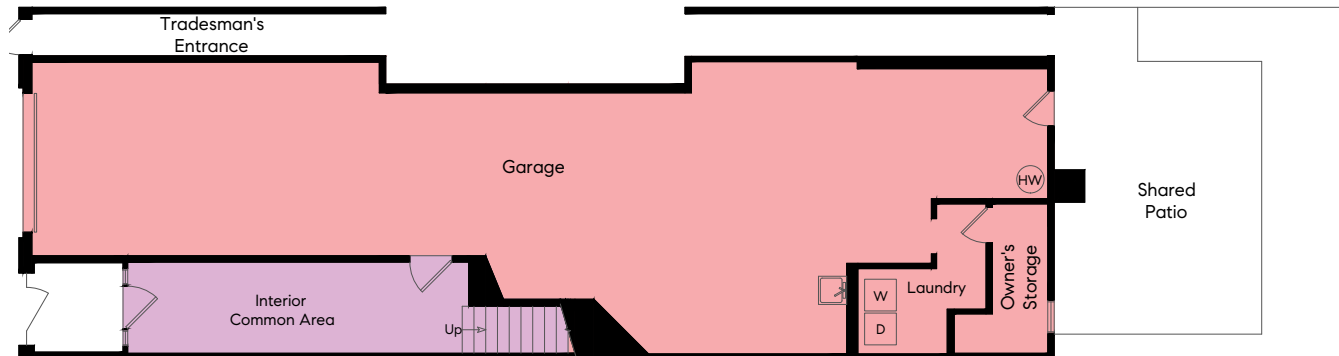
#3 & #4



#1 & #2



Street Level



#1 775 Sq Ft

#2 775 Sq Ft

#3 775 Sq Ft

#4 775 Sq Ft

Garage 1,260 Sq Ft

Interior Common Area 495 Sq Ft



# 1133 WEBSTER STREET

Photos: Unit 2 (currently vacant)



# 1133 WEBSTER STREET COMMON AREAS



# 1133 WEBSTER STREET

## Western Edition Neighborhood



# 1133 WEBSTER STREET

## Amenities Map

### BARS

- 1 Sheba Jazz Lounge
- 2 The Social Study
- 3 Kimochi Lounge
- 4 Bar at Hotel Kabuki
- 5 Dimples
- 6 Festa
- 7 Mini Bar
- 8 Bar 821
- 9 Fool's Errand
- 10 The Gambit
- 11 Smuggler's Cove

### RESTAURANTS

- 12 Brenda's Meat & Three
- 13 The Anchovy Bar
- 14 State Bird Provisions
- 15 Sweet Maple
- 16 Udon Mugizo
- 17 Hindeya Ramen
- 18 Copra
- 19 Che Fico
- 20 Pa'ina Hawaiian Restarant
- 21 Hikari Sushi Bar
- 22 Salt & Straw
- 23 Suppenkuche
- 24 Nojo
- 25 The Anchovy Bary
- 26 Fillmore Street Café
- 27 Minnie Bell's Soul Food

### CAFES

- 28 screen savor
- 29 YakiniQ Café

### BAKERY

- 30 Jane the Baker

### GROCERIES

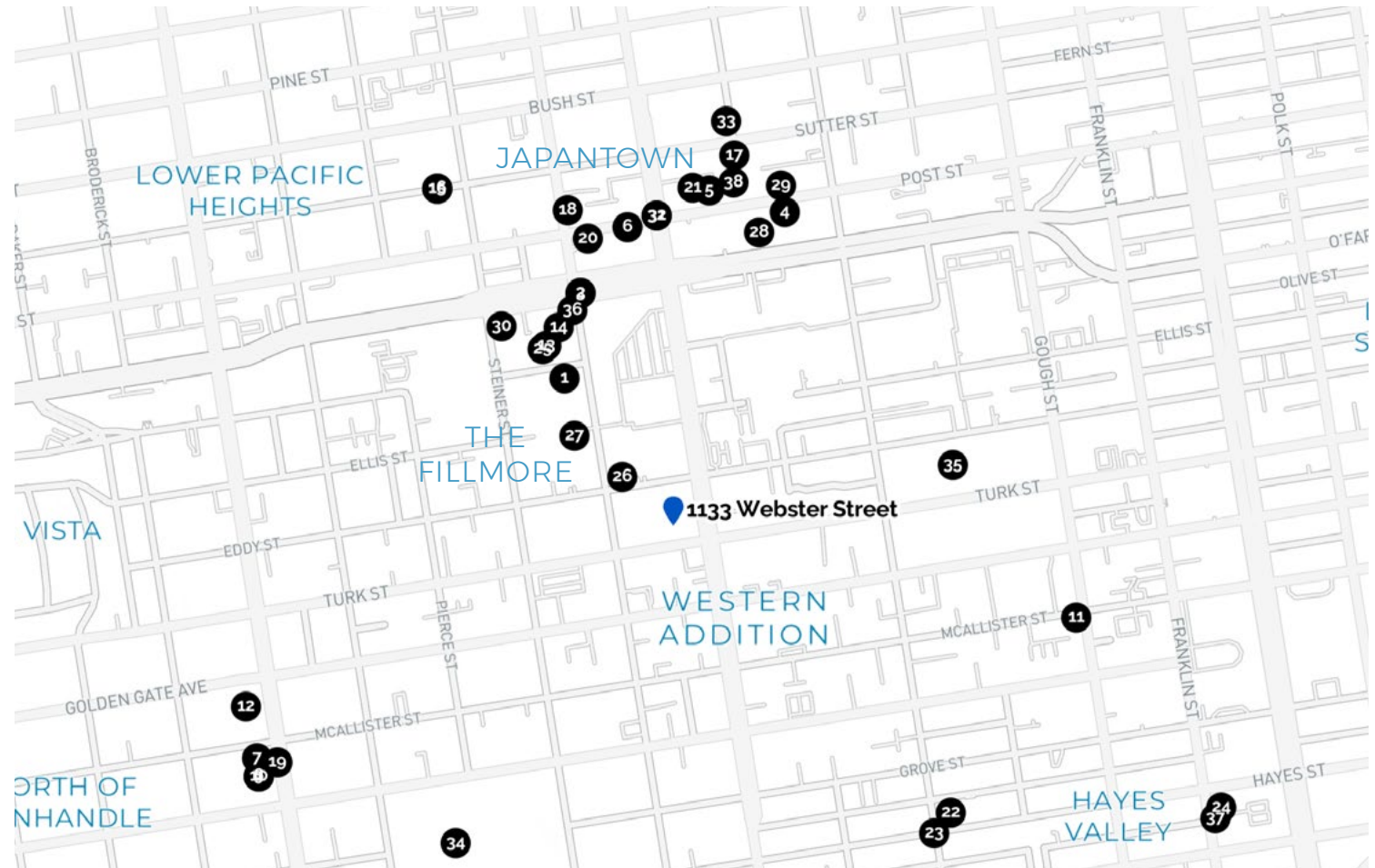
- 31 Trader Joe's
- 32 Nijiya Market
- 33 Super Mira

### PARKS

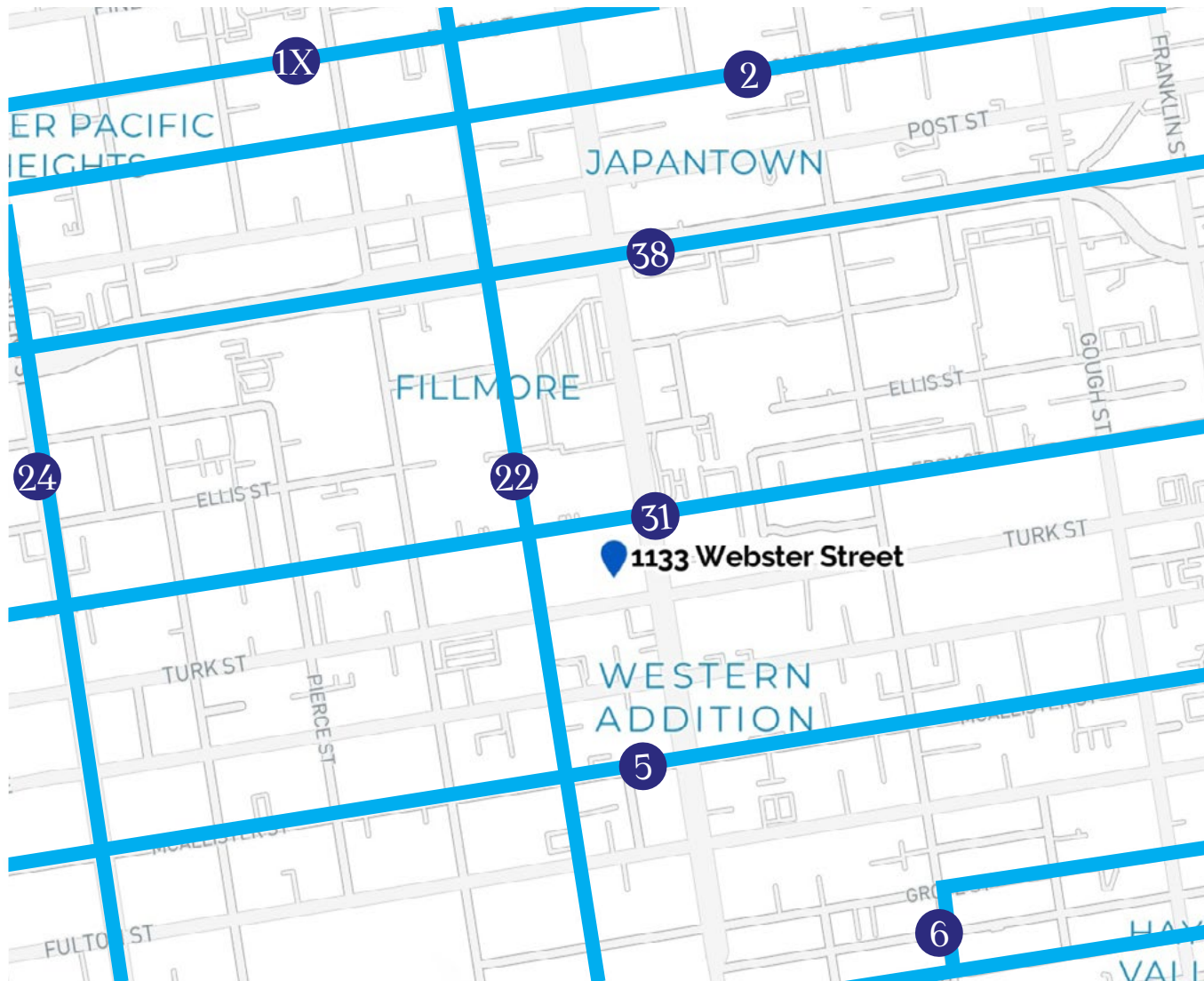
- 34 Alamo Square
- 35 Jefferson Square Dog Park

### ENTERTAINMENT

- 36 The Fillmore
- 37 SFJazz
- 38 Japantown Mall



# 1133 WEBSTER STREET Public Transportation Map



## SFMUNI ROUTES & STOPS

- 1X - California Express
- 2 - Sutter
- 5 - Fulton
- 6 - Haight/Parnassus
- 22 - Fillmore
- 24 - Divisadero
- 38 - Geary

# 1133 WEBSTER STREET

## Additional Disclosures

Prospective Purchasers are advised to carefully inspect the subject property with contractors, engineers, architects, and other professionals of Purchasers' choosing. Prospective Purchasers are further advised to review all of the available public records regarding the subject property with their qualified attorneys and advisors, including, but not limited to those records that may be available at the San Francisco City and County Planning and Building Department, Tax Assessor's Office, Tax Collector's Office, Rent Stabilization and Arbitration Board, etc.

The listing agent has not and cannot verify the accuracy of the Seller's disclosures, nor is Agent qualified to make land use/zoning/legal/construction decisions or to conduct research regarding these matters; or to give advice as to the effect of land use/zoning/tenant-landlord/construction regulations on this property. Agent has no general or specific legal or construction expertise relating to said property. Agent cannot verify, confirm, or measure any property square footage, or room sizes.

The assumptions and estimates contained herein have been made in good faith. Prospective Purchasers are advised to investigate all the estimates contained herein, and are advised not to rely on any of the figures or conclusions contained in this Offering Memorandum.