

155 HYDE STREET

48 UNITS | \$6,500,000



ADAM FILLY



CONTACT INFORMATION

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INVESTMENT OVERVIEW



- ✓ Prominent Tenderloin Investment
- ✓ 48 Unit Mixed-Use Asset
- ✓ 44 Studio Apartments & 4 Retail
- ✓ 7 Car Garage
- ✓ Master Meter for Electricity
- ✓ Bldg Sq.Ft. 29,970
- ✓ Excellent Value at \$217/sq.ft.
- ✓ Unique Repositioning Opportunity
- ✓ Tremendous Upside Potential
- ✓ Offered at 5.9 GRM | 8.7% Cap Rate

INVESTMENT OVERVIEW



155 Hyde Street is a prominent corner mixed-use asset in San Francisco's Tenderloin. The property consists of 44 studio apartments and 4 commercial spaces, with a 7-car garage accessed from the Turk Street side. A large 2nd floor office currently used by ownership will be delivered vacant. Heat is supplied by a steam boiler, and the building is master metered for gas and electricity. The property has been owned and operated by the same family for approximately 30 years.

In June 2025, a fire occurred at the main electrical panel. Damage did not extend beyond the service entryway, but with no electricity to the building, all tenants have had to vacate until power is restored. The owner is working with PG&E to obtain permits to restore power, though plans have yet to be approved. To date, 7 tenants have relinquished their right to return, so those units can be delivered vacant. Communication with the remaining tenants regarding their intent to return has been limited.

This is a unique opportunity to reposition a stately corner building and significantly increase income. At the time of the fire, the building was generating nearly \$1,100,000 in gross rent. The current vacancy gives a new buyer a rare window to reposition the asset and realize significant upside as units turn over.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1927
Parcel Number	0346-001
# of Units	48
Unit Mix	44 Studios & 4 Commercial
Sq. Feet	29,970
Lot Sq. Feet	5,156
Neighborhood	Tenderloin
Zoning	RC-4

BUILDING SYSTEMS

Structure	Concrete & Steel
Heat Source	Steam Boiler
Parking	7 Car Garage
Roof	Modified Bitumen
Laundry	Coin Op
Water Service	Master Metered
Electric & Gas Service	Master Metered
Elevator	Yes

RENT ROLL

Unit	Type	Rent	Market Rent	Notes	Move-In Date
101	Studio	\$1,514.00	\$2,200.00	SFHA	
102	Studio	\$1,200.00	\$2,200.00	Garage space	3/31/2020
103	Studio	\$1,274.00	\$2,200.00		8/1/2012
104	Studio	\$1,353.00	\$2,200.00		
201	Studio	\$1,616.00	\$2,200.00	SFHA	4/1/2015
202	Studio	\$2,101.00	\$2,200.00		10/1/2020
203	Studio	\$1,209.00	\$2,200.00		10/15/2006
204	Studio	\$2,200.00	\$2,200.00	Vacant	Vacant
205	Studio	\$2,163.00	\$2,200.00		4/1/2025
206	Studio	\$2,101.00	\$2,200.00		10/1/2024
207	Studio	\$1,374.00	\$2,200.00		9/1/2005
208	Studio	\$2,200.00	\$2,200.00	Vacant	Vacant
301	Studio	\$2,200.00	\$2,200.00	Vacant	Vacant
302	Studio	\$2,200.00	\$2,200.00		11/11/2023
303	Studio	\$2,100.00	\$2,200.00		10/1/2023
304	Studio	\$1,496.00	\$2,200.00	SFHA	2/1/2015
305	Studio	\$1,256.00	\$2,200.00	Garage space	1/1/2013
306	Studio	\$1,476.00	\$2,200.00		5/1/2013
307	Studio	\$2,101.00	\$2,200.00		12/1/2021
308	Studio	\$2,237.00	\$2,200.00		5/1/2022
401	Studio	\$2,200.00	\$2,200.00		11/1/2023
402	Studio	\$2,200.00	\$2,200.00		12/1/2023
403	Studio	\$2,054.00	\$2,200.00		3/1/2022
404	Studio	\$2,200.00	\$2,200.00	Vacant	Vacant
405	Studio	\$1,518.00	\$2,200.00		1/10/2012
406	Studio	\$1,610.00	\$2,200.00		6/1/2014
407	Studio	\$1,471.00	\$2,200.00		8/1/2024
408	Studio	\$2,101.00	\$2,200.00		10/1/2021
501	Studio	\$1,503.00	\$2,200.00		12/1/2011
502	Studio	\$2,200.00	\$2,200.00		6/8/2023
503	Studio	\$1,476.00	\$2,200.00		3/1/2013
504	Studio	\$2,237.00	\$2,200.00		3/1/2023
505	Studio	\$2,200.00	\$2,200.00		6/1/2023
506	Studio	\$2,237.00	\$2,200.00		2/1/2023
507	Studio	\$1,552.00	\$2,200.00		8/1/2014

RENT ROLL

Unit	Type	Rent	Market Rent	Notes	Move-In Date
601	Studio	\$2,339.00	\$2,200.00		5/1/2017
602	Studio	\$1,208.00	\$2,200.00		12/15/2009
603	Studio	\$1,435.00	\$2,200.00	SFHA	SFHA
604	Studio	\$1,355.00	\$2,200.00	SFHA	SFHA
605	Studio	\$2,106.00	\$2,200.00	SFHA	SFHA
606	Studio	\$2,135.00	\$2,200.00		12/1/2022
607	Studio	\$598.00	\$2,200.00		
608	Studio	\$2,211.00	\$2,200.00		4/1/2023
147	Retail	\$1,400.00	\$2,200.00	Vacant	Vacant
149	Retail	\$1,800.00	\$2,200.00	Vacant	Vacant
153	Retail	\$1,700.00	\$2,200.00	Vacant	Vacant
161	Retail	\$5,500.00	\$5,500.00	Expires 1/1/2028	1/1/2023
Parking	5 Vacant Spaces	\$1,750.00	\$2,500.00	2 spaces tenant occupied	102 & 305 Park in Garage
Monthly Income		\$91,904	\$111,400		
Annual Income		\$1,102,848	\$1,336,800		
Upside			21%		

FINANCIAL OVERVIEW

Financial Overview

Price	\$6,500,000
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Price Per Unit	\$135,417
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Price per Sq Foot	\$217
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GRM	5.9
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Cap Rate	8.7%
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Annual Income	\$1,102,848
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Net Operating Income	\$567,813
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Estimated Expenses

New Property Taxes (est. @ 1.18268%)	\$76,874
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Insurance (new quote)	\$57,600
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PG&E	\$73,434
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Water	\$115,653
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Garbage	\$26,547
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Janitorial	\$20,000
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Pest Control	\$7,500
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Elevator	\$4,200
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Residential Manager	\$15,000
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Management	5%	\$55,142
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Repairs & Maintenance	\$50,000
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Total Expenses	\$501,951
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Annualized Operating Data

Scheduled Gross Income	\$1,102,848
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Less Vacancy Rate	3.0%	\$33,085
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Adjusted Gross Income	\$1,069,763
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Less Expenses	45.5%	\$501,951
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Net Operating Income	\$567,812
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