

1440 UNION STREET

21 UNITS | \$8,700,000



ADAM FILLY



CONTACT INFORMATION

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INVESTMENT OVERVIEW



- Russian Hill Investment Opportunity
- 21 Unit Building
- 21 Garage Spaces
- Unit Mix: 11 One-Bedrooms, 4 Two-Bedrooms, 6 Studios
- Golden Gate Bridge and Bay Views - Some Units
- Common Roof Deck For Tenant's Enjoyment
- Recent Exterior Paint and Deck Repairs
- Over 45% Upside in Rents
- Three Units Delivered Vacant
- Five Vacant Parking Spaces
- New Subpanels in All Units
- A+ Rental Location 1/2 Block to Polk

INVESTMENT OVERVIEW



1440 Union Street presents a rare opportunity to acquire a 21-unit apartment building in the heart of Russian Hill, situated just a half block from the shops and restaurants along Polk Street. The property offers a well-balanced unit mix of 11 one-bedrooms, 4 two-bedrooms, and 6 studios, with select residences enjoying Golden Gate Bridge and Bay views. Tenants share access to a common roof deck, and the building has recently benefited from exterior paint and deck repairs. Parking is plentiful, with 21 garage spaces serving the property, five of which are currently vacant. Three units will also be delivered vacant at close of escrow, giving a new owner the immediate ability to capitalize on a very strong rental market. Combining scale, location, and significant upside, 1440 Union Street represents a rare opportunity in one of San Francisco's most sought-after rental locations.

PROPERTY DETAILS



PROPERTY OVERVIEW

Year Built	1970
Parcel Number	0526-012
# of Units	21
Unit Mix	11 One-Bedrooms, 4 Two-Bedrooms, 6 Studios
Sq. Feet	13,953
Lot Sq. Feet	6,873
Neighborhood	Russian Hill

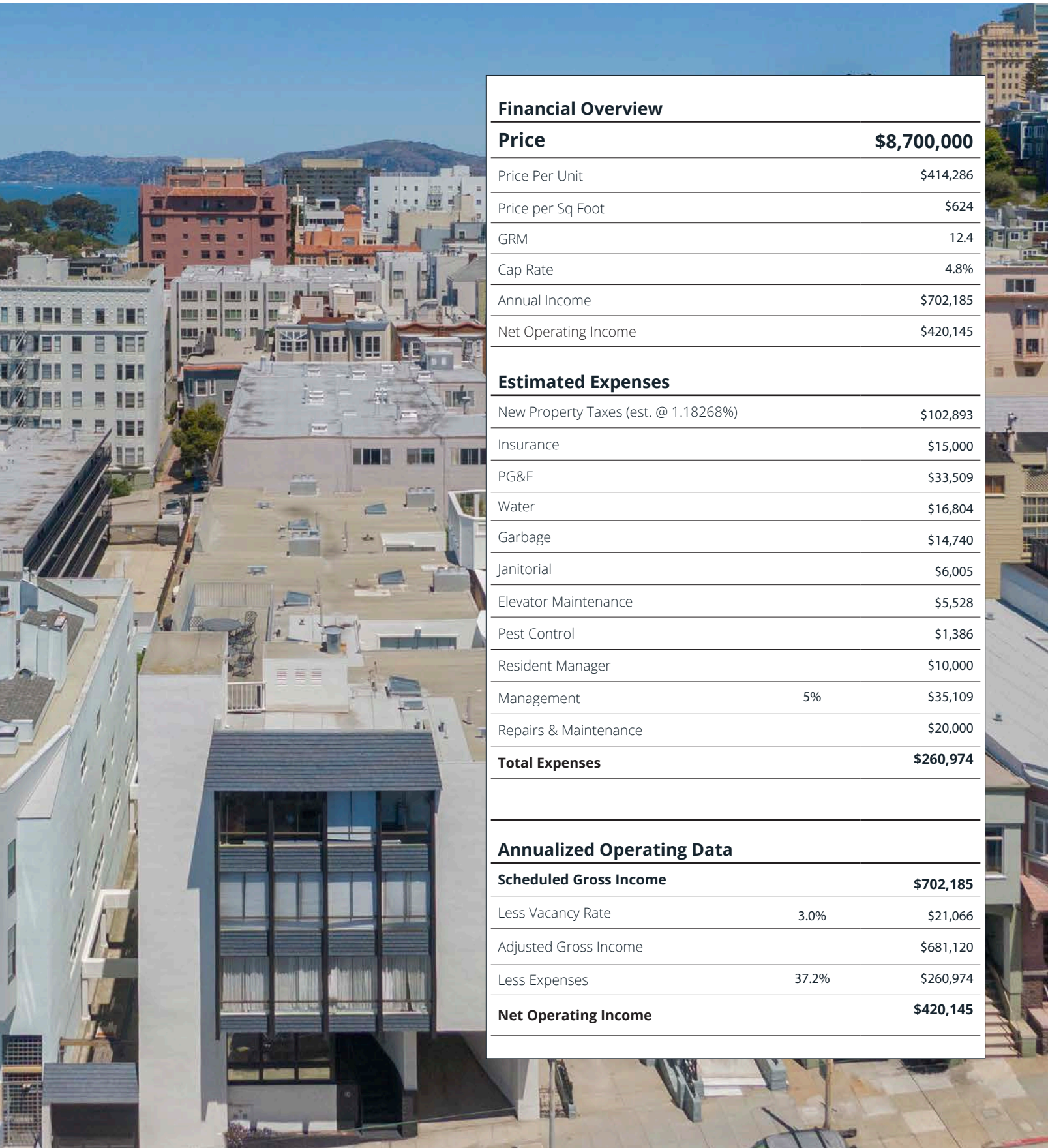
BUILDING SYSTEMS

Structure	Wood-Frame
Zoning	RM-3
Parking	21 Car Garage
Roof	Bitumen
Laundry	Coin-Op
Electrical Service	500 Amps
Electrical Meters	Individually Metered
Gas Meters	Individually Metered

RENT ROLL

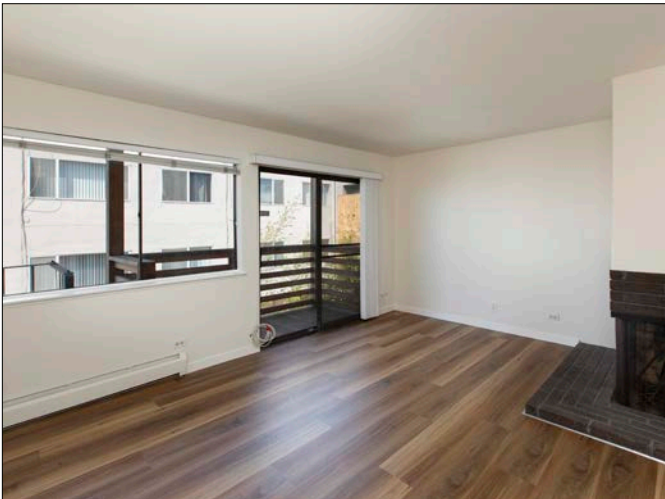
Unit	Type	Rent	Market Rent	Move-In Date	SQFT
101	Studio	\$2,230.12	\$2,995.00	04/07/2025	400
102	Studio	\$2,995.00	\$2,995.00	Vacant	400
103	1bd/1ba	\$2,816.76	\$3,500.00	03/18/2022	600
104	1bd/1ba	\$3,295.00	\$3,500.00	09/26/2025	700
105	1bd/1ba	\$3,950.00	\$3,950.00	Vacant	700
106	2bd/2ba	\$1,354.38	\$4,750.00	05/10/1979	900
107	1bd/1ba	\$2,659.37	\$3,500.00	05/15/2020	700
201	Studio	\$1,068.14	\$2,995.00	11/01/1990	400
202	Studio	\$2,995.00	\$2,995.00	Vacant	400
203	1bd/1ba	\$985.28	\$3,500.00	09/09/1971	700
204	1bd/1ba	\$2,995.00	\$3,500.00	05/19/2024	700
205	1bd/1ba	\$2,231.35	\$3,500.00	11/01/2004	700
206	2bd/2ba	\$1,959.85	\$4,750.00	07/01/1990	900
207	1bd/1ba	\$3,995.00	\$3,995.00	08/22/2025	400
301	Studio	\$2,895.00	\$2,995.00	08/22/2025	400
302	Studio	\$2,995.00	\$2,995.00	09/05/2025	400
303	Studio	\$2,057.31	\$2,995.00	01/05/2024	400
304	1bd/1ba	\$3,403.60	\$3,750.00	06/28/2025	700
305	2bd/2ba	\$4,058.92	\$5,000.00	06/15/2025	900
306	2bd/2ba	\$2,262.05	\$5,000.00	06/15/1991	900
307	1bd/1ba	\$3,054.75	\$3,750.00	01/03/2022	700
	16 Car Parking	\$0.00	\$6,400.00	Included in rents	
	5 Vacant Parking	\$2,000.00	\$1,750.00	\$400/spot	
	Laundry	\$258.54	\$400.00		
Monthly Income		\$58,515.42	\$85,460.00		
Annual Income		\$702,185.06	\$1,025,520.00		
Upside		46%			

FINANCIAL OVERVIEW



Financial Overview		
Price		\$8,700,000
Price Per Unit		\$414,286
Price per Sq Foot		\$624
GRM		12.4
Cap Rate		4.8%
Annual Income		\$702,185
Net Operating Income		\$420,145
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		\$102,893
Insurance		\$15,000
PG&E		\$33,509
Water		\$16,804
Garbage		\$14,740
Janitorial		\$6,005
Elevator Maintenance		\$5,528
Pest Control		\$1,386
Resident Manager		\$10,000
Management	5%	\$35,109
Repairs & Maintenance		\$20,000
Total Expenses		\$260,974
Annualized Operating Data		
Scheduled Gross Income		\$702,185
Less Vacancy Rate	3.0%	\$21,066
Adjusted Gross Income		\$681,120
Less Expenses	37.2%	\$260,974
Net Operating Income		\$420,145

PHOTOS





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