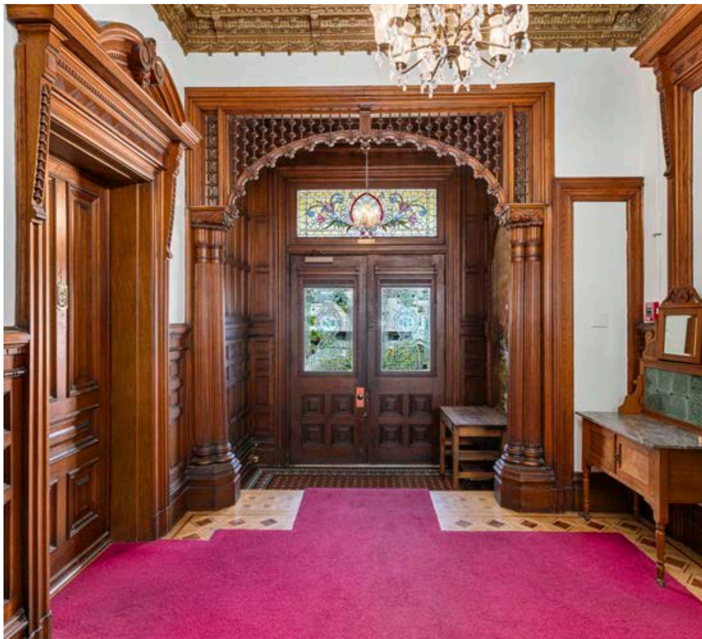
250 DOUGLASS STREET

$6,495,000 | 15 UNITS

ADAM FILLY



ADAM FILLY

TABLE OF CONTENTS

CONTACT INFORMATION

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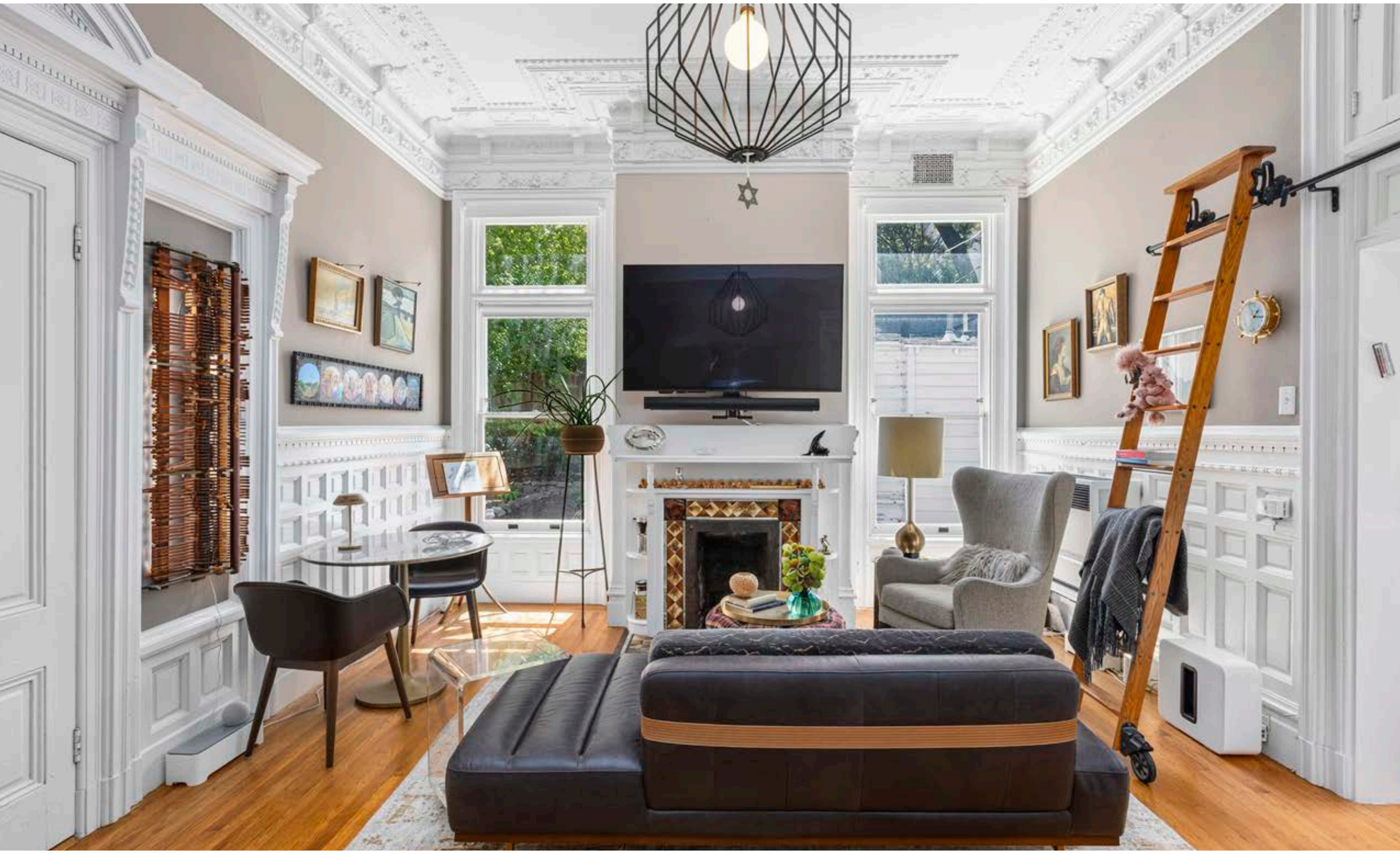
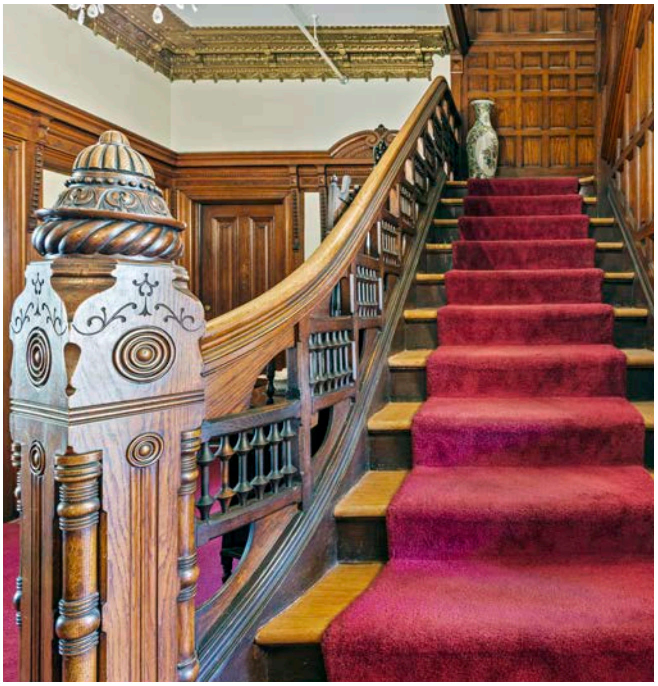
INVESTMENT OVERVIEW

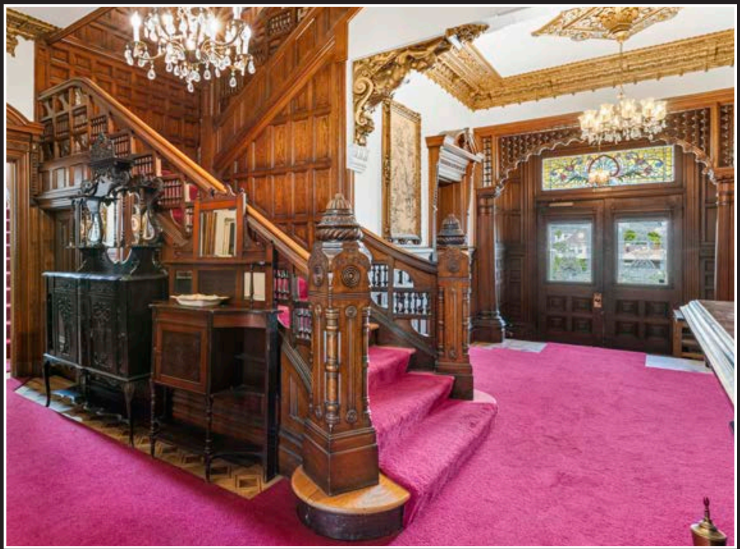


PROPERTY HIGHLIGHTS



- Trophy 15 Unit Apartment Building
- Prominent Corner Landmark
- Elegant Lobby & Common Areas
- Mix of Studio, 1bd, and 2bd Units
- Unique & Distinctive Unit Interiors
- City Views & Decks in Some Units
- Freestanding Cottage on Separate Parcel
- Over 50% Upside in Rents
- Impeccably Maintained Property
- Highly Desirable Castro/Eureka Valley Location

INVESTMENT OVERVIEW



250 DOUGLASS STREET | A San Francisco Landmark

Known over the years as the Alfred E. Clarke Mansion, the Caselli Mansion, Nobby Clarke's Castle, and most memorably "Nobby Clarke's Folly," 250 Douglass Street has stood at the corner of Douglass and Caselli for well over a century.

Built in the late 19th century for Alfred E. "Nobby" Clarke, the mansion was an unusually ambitious undertaking for what was then a sparsely developed corner of Eureka Valley. Its grand scale and exuberant Queen Anne architecture stood in dramatic contrast to the modest cottages surrounding it, earning the house its enduring "Folly" nickname.

After Clarke lost the property in the 1890s, the mansion began another chapter. It was acquired by the California Medical College and used as the Maclean Hospital and Sanitarium, later operating as the California General Hospital. The building survived the 1906 earthquake and fires and was subsequently adapted to residential use.

Its architectural and historical importance was formally recognized in 1975, when the City of San Francisco designated the Alfred E. Clarke Mansion San Francisco Landmark No. 80. Today, the property retains the unmistakable presence that has defined it for generations: four stories, multiple towers and bays, patterned shingles, elaborate Victorian ornamentation, high ceilings, abundant windows and a commanding corner setting.

One of San Francisco's most beautiful and distinctive apartment buildings, 250 Douglass Street is a true trophy asset—an irreplaceable piece of the city's architectural history, and a chance for its next owner to become the steward of a landmark that has endured for generations.

POPERTY PROFILE

Year	1885
Parcel Number	2700-001 & 002
# of Units	15 Residential & 1 Office
Parking	1 Car Parking
Sq. Feet*	8,220
Lot Sq.Feet	8,319
Zoning	RH-2

***SqFt includes 240sqft for rear cottage**

BUILDING INFORMATION

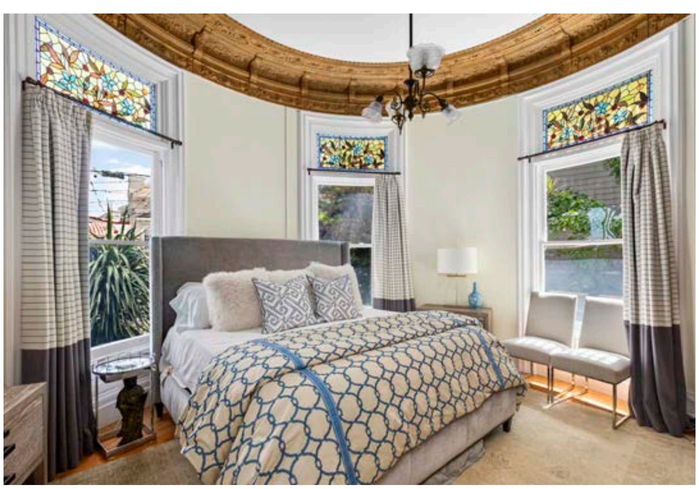
Sleep Alarm	Compliant
Heat Source	Varies by Unit
Roof	Shingle
Water Service	Master Meter
Electrical Service	300 Amp
Electrical & Gas Meters	Individual Meters
Neighborhood	Castro/Eureka Valley

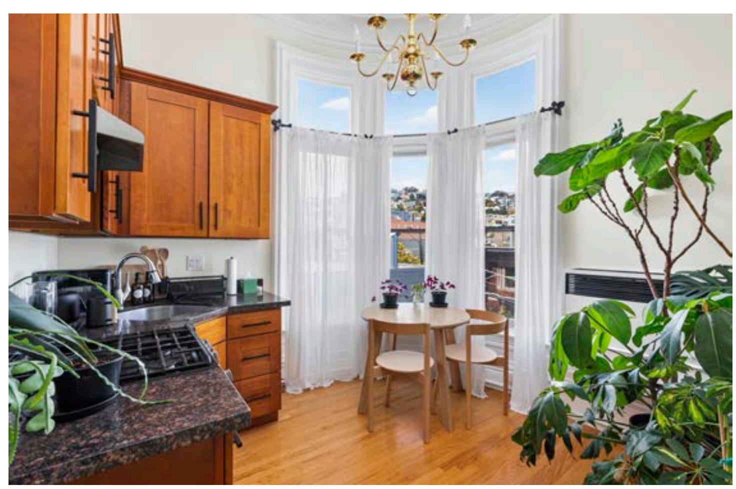
RENT ROLL

Unit	Type	Rent	Market Rent	Move-In Date
Unit 1	Office	$1,150.00	$2,000.00	5/1/2023
Unit 2	2bd/1ba	$2,376.57	$4,500.00	11/1/2005
Unit 3	1bd/1ba	$2,136.72	$4,250.00	10/31/2009
Unit 4	Jr. 1bd	$2,658.77	$3,250.00	6/6/2022
Unit 5	Jr. 1bd	$1,560.32	$3,250.00	9/15/2023
Unit 6	2bd/1ba	$4,950.00	$6,500.00	10/15/2025
Unit 7	Studio	$2,667.42	$3,000.00	4/5/2018
Unit 8	1bd/1ba	$1,860.48	$4,150.00	1/31/2009
Unit 9	2bd/1ba	$2,384.65	$4,950.00	8/1/1999
Unit 10	Jr. 1bd	$1,915.13	$3,250.00	2/15/2010
Unit 11	1bd/1ba w/deck	$4,216.40	$4,350.00	10/1/2025
Unit 12	1bd/1ba w/deck	$1,722.00	$3,850.00	4/15/2004
Unit 13	1bd/1ba	$2,239.00	$4,150.00	9/15/2010
Unit 14	1bd/1ba two-level	$3,244.50	$4,150.00	6/1/2024
Unit 15	1bd/1ba	$2,291.36	$4,150.00	5/1/2006
Cottage	Cottage Studio	$3,500.00	$3,500.00	Vacant
Parking	Covered Garage Space	$376.83	$500.00	1/1/2012

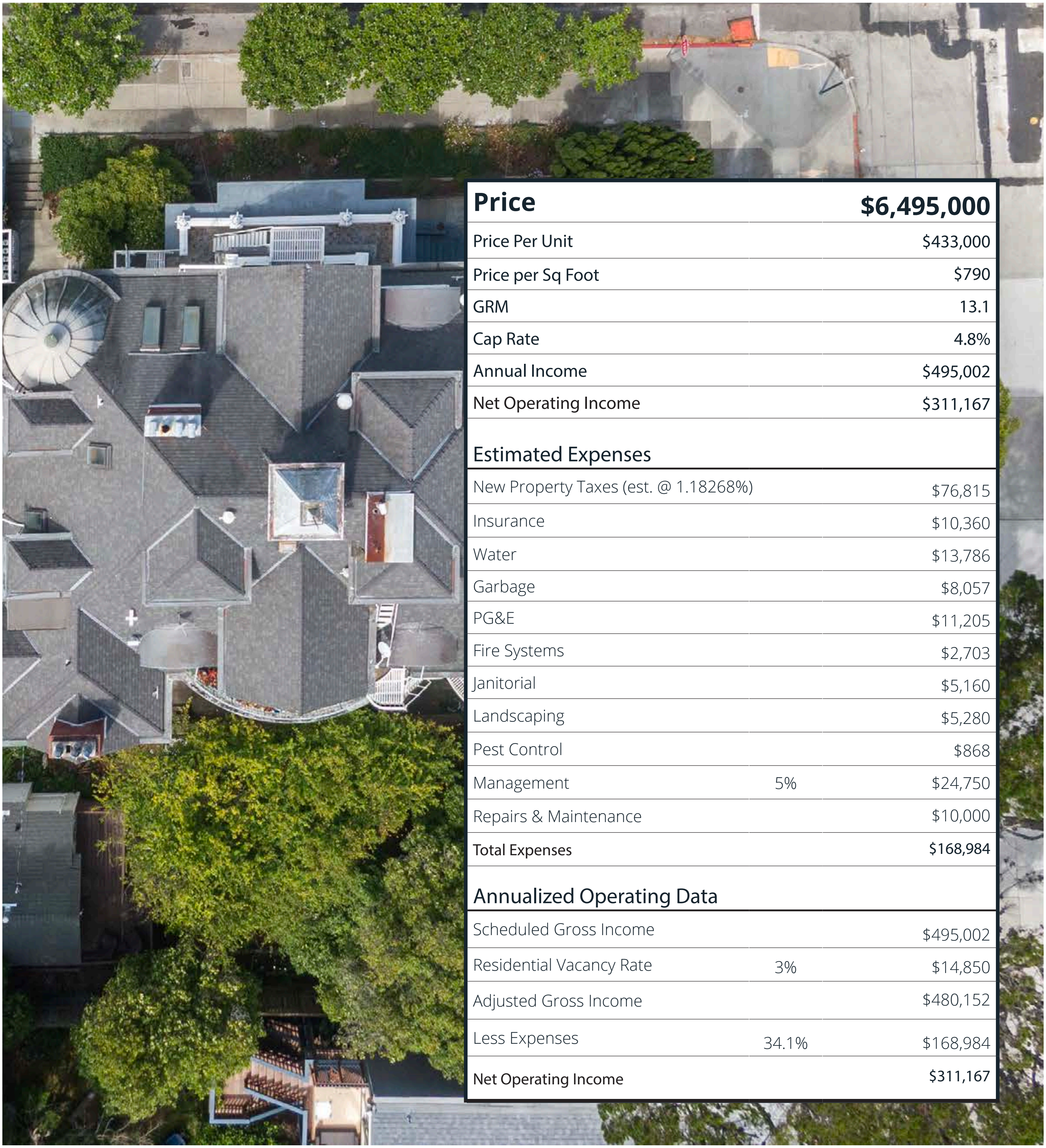
	Monthly Income	**$41,250.15**	**$63,750.00**	
	Annual Income	**$495,001.80**	**$765,000.00**	
	Upside	**55%**		

***Rent Roll As of October 2026**



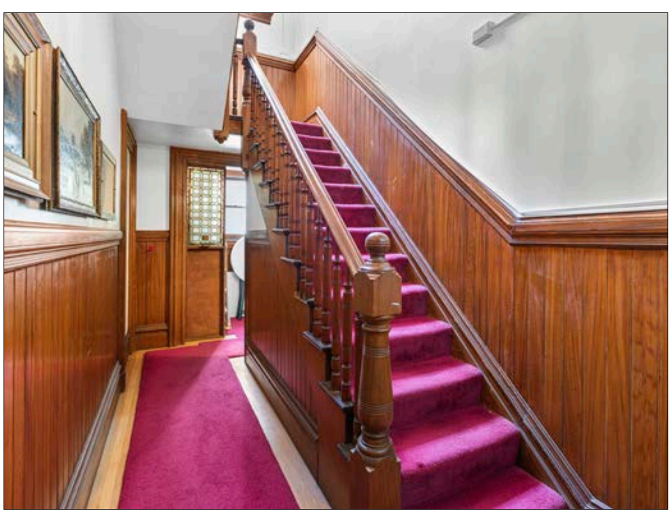


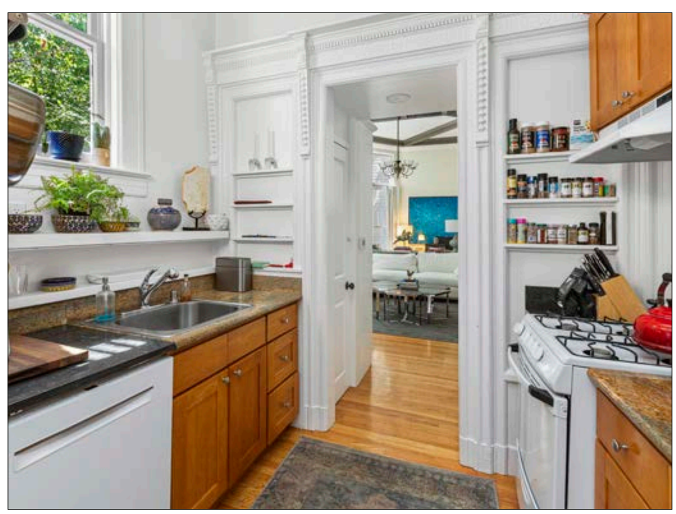
FINANCIAL OVERVIEW



Price		**$6,495,000**
Price Per Unit		$433,000
Price per Sq Foot		$790
GRM		13.1
Cap Rate		4.8%
Annual Income		$495,002
Net Operating Income		$311,167
Estimated Expenses		
New Property Taxes (est. @ 1.18268%)		$76,815
Insurance		$10,360
Water		$13,786
Garbage		$8,057
PG&E		$11,205
Fire Systems		$2,703
Janitorial		$5,160
Landscaping		$5,280
Pest Control		$868
Management	5%	$24,750
Repairs & Maintenance		$10,000
Total Expenses		$168,984
Annualized Operating Data		
Scheduled Gross Income		$495,002
Residential Vacancy Rate	3%	$14,850
Adjusted Gross Income		$480,152
Less Expenses	34.1%	$168,984
Net Operating Income		$311,167

PHOTOS





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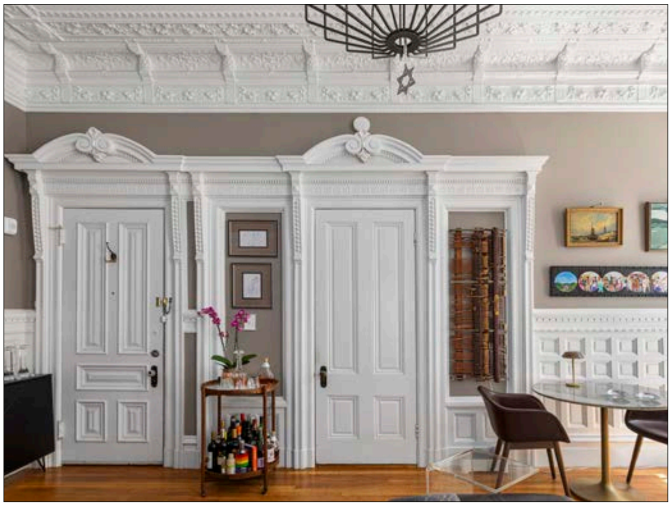

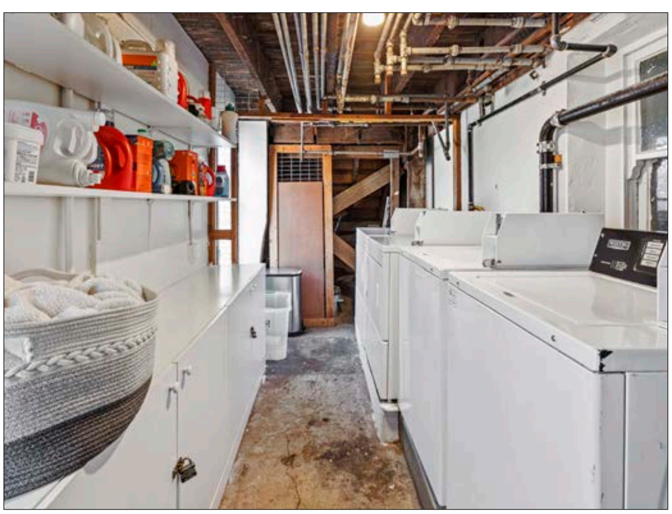

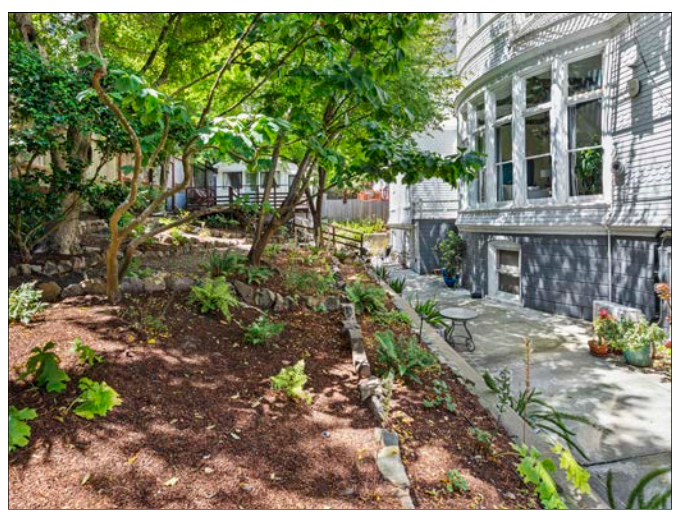

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