



COLDWELL BANKER
COMMERCIAL
REALTY

BEAUTIFUL 4+ UNIT PACIFIC HEIGHTS APARTMENT BUILDING + PARKING

1865 GREEN STREET | PACIFIC HEIGHT



CBCWORLDWIDE.COM

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COLDWELL BANKER COMMERCIAL REALTY
2001 Van Ness Ave Suite 300
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SALE 4+ UNIT PACIFIC HEIGHTS APARTMENT BUILDING + PARKING

1865 Green Street San Francisco, CA 94123



PROPERTY HIGHLIGHTS

- Fantastic Pacific Heights Location!
- 4 One Bedroom/One Bath Units
- 1 One Bedroom/One Bath Unwarranted Unit
- 2 Car Garage Parking
- Hardwood Floors
- Ample Storage
- 2 Huge Back Decks
- New Roof in 2023
- Beautiful Zen Like Garden & Lush Backyard
- Coin Operated Laundry Owned by Seller
- Separately Metered for Gas & Electricity
- Owner Pays for Water & Trash
- Soft Story Seismic Retrofit Complete
- Proximity to Chestnut, Union and Polk Streets Restaurants, Shopping & Public Transportation

OFFERING SUMMARY

OFFERED AT: \$2,500,000

| | |
|-------------------------|-------------------------------|
| Number of Units: | 5 ¹ |
| Cap Rate: | 5.4% |
| GRM: | 12.3 |
| Gross Scheduled Income: | \$203,640 |
| NOI: | \$134,022 |
| Price/Unit: | \$500,000 |
| Price/SF: | \$942 |
| Building Size: | Approx. 2,653 SF ² |
| Lot Size: | Approx. 3,436 SF* |
| Lot Dimensions: | 25' X 138* |
| Year Built: | 1888* |
| Zoning: | RH-2* |
| APN: | 0554-024* |

1. One of the Units is Unwarranted.
 2. Per 2008 Appraisal provided by Seller.
- *Per Realist Tax Records

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PROPERTY DESCRIPTION

1865 Green Street is a 4 unit apartment building with an additional unwarranted unit with one bedroom/one bath on the ground floor. The building is excellently located in Pacific Heights, one of San Francisco's most sought after neighborhoods. All the units are one bedroom/one bath units with abundant natural light and wonderful period details including hardwood floors, built in cabinets, and Bay windows. The units have been updated to varying degrees and a couple of the units boast private back decks that open up onto the zen like garden and shared back yard. In the garage there is parking for two cars and coin operated laundry machines owned by the Seller. Separately metered for gas and electricity. Owner pays for water and trash. This property presents an attractive investment or owner user opportunity for those seeking to reside in one of San Francisco's most desirable neighborhoods.



LOCATION DESCRIPTION

Pacific Heights is one of the premier residential neighborhoods in the City. The area is defined by impeccably maintained apartment buildings, multimillion dollar mansions and gorgeous views. The property is near many fine restaurants, bars and shops on Union Street, Polk Street, Chestnut Street and Fillmore Street. It is centrally located near Lafayette Park, Alta Plaza Park The Presidio, Fort Mason, the Marina Green and the new California Pacific Medical Center on Van Ness and Post. Public transportation is readily available to all parts of the City. The Golden Gate Bridge, Bay Bridge, and freeways are within close driving distance from this location giving tenants high accessibility to all parts of the Bay Area. Per walkscore.com the property was given a Walk Score of 99 and Transit Score of 99. The superb proximity and access to the freeway, Financial District, Marina, Russian Hill, Presidio, and Cow Hollow makes this a most desirable place to live.



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INCOME & EXPENSE PRO-FORMA

| | |
|---|------------------|
| Scheduled Annual Gross Income (See Attached Rent Roll) | \$201,840 |
| Laundry ¹ | 1,800 |
| Adjusted Annual Gross Income | \$203,640 |
| Less Vacancy (estimated at 3%) | (6,055) |
| Adjusted Annual Gross Income | \$197,585 |

Annual Property Expenses²:

| | |
|---|----------|
| Property Tax (Estimated at 1.1827% of \$2.5M) | \$29,568 |
| Insurance ² | 13,694 |
| Gas & Electricity | 2,361 |
| Water/Sewer | 2,832 |
| Trash | 1,602 |
| Vector Control | 127 |
| Repairs & Maintenance (estimated at \$700 per unit) | 3,500 |
| Management (estimated at 5% of Adjusted Gross Income) | 9,879 |

Estimated Annual Operating Expenses: **(63,563)**

Estimated Net Operating Income: **\$134,022**

1. Owner estimates laundry income at \$150/month per rent roll provided. Current ownership uses laundry income to purchase laundry detergent and toilet paper for the tenants' use for the sake of the integrity of the plumbing lines.
2. All Income & Expenses estimated based on annualizing March 2026 YTD Income & Expense statement provided by Owner and Industry Standards.
3. Owner's actual 2026 insurance expense. 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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Note: The above expenses and vacancy factor are estimates based partly on similar property's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



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| RENT ROLL | | | | | | | |
|---------------|--------------|-------------------------|------------|----------------------|--------------------------|---------------------|--------------------------|
| Unit # | Unit Type | Current Rent | Parking | Total Scheduled Rent | Market Rent ¹ | Move in Date | Square Feet ² |
| 1 | 1 Bed/1 Bath | \$3,295.00 | | \$3,295.00 | \$3,600.00 | 08/05/2025 | 463 |
| 2 | 1 Bed/1 Bath | \$3,890.00 | \$100.00 | \$3,990.00 | \$4,200.00 | 10/13/2024 | 610 ³ |
| 3 | 1 Bed/1 Bath | \$2,690.00 | | \$2,690.00 | \$3,500.00 | 06/01/2024 | 443 |
| 4 | 1 Bed/1 Bath | \$4,200.00 ⁴ | | \$4,200.00 | \$4,200.00 | Vacant ⁴ | 497 ³ |
| 5 | 1 Bed/1 Bath | \$2,495.00 | \$150.00 | \$2,645.00 | \$3,000.00 | 06/06/2025 | 440 |
| Total Monthly | | \$16,570.00 | \$250.00 | \$16,820.00 | \$18,500.00 | | 2,453 ³ |
| Total Annual | | \$198,840.00 | \$3,000.00 | \$201,840.00 | \$222,000.00 | | |

- 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 Estimated unit square footages provided by Seller per 2008 Appraisal. Broker and Seller do not warrant or guarantee estimated square footages. Buyers should determine and use their own measurements.
- ³ Estimated unit square footages do not include spacious outdoor decks.
- ⁴ Vacant Unit. 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.

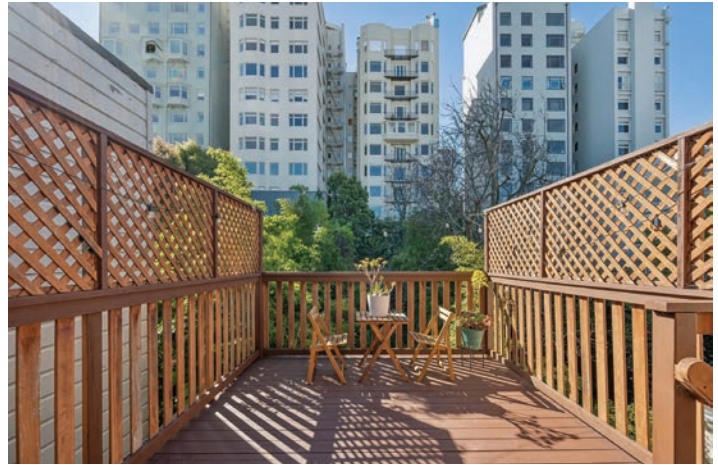
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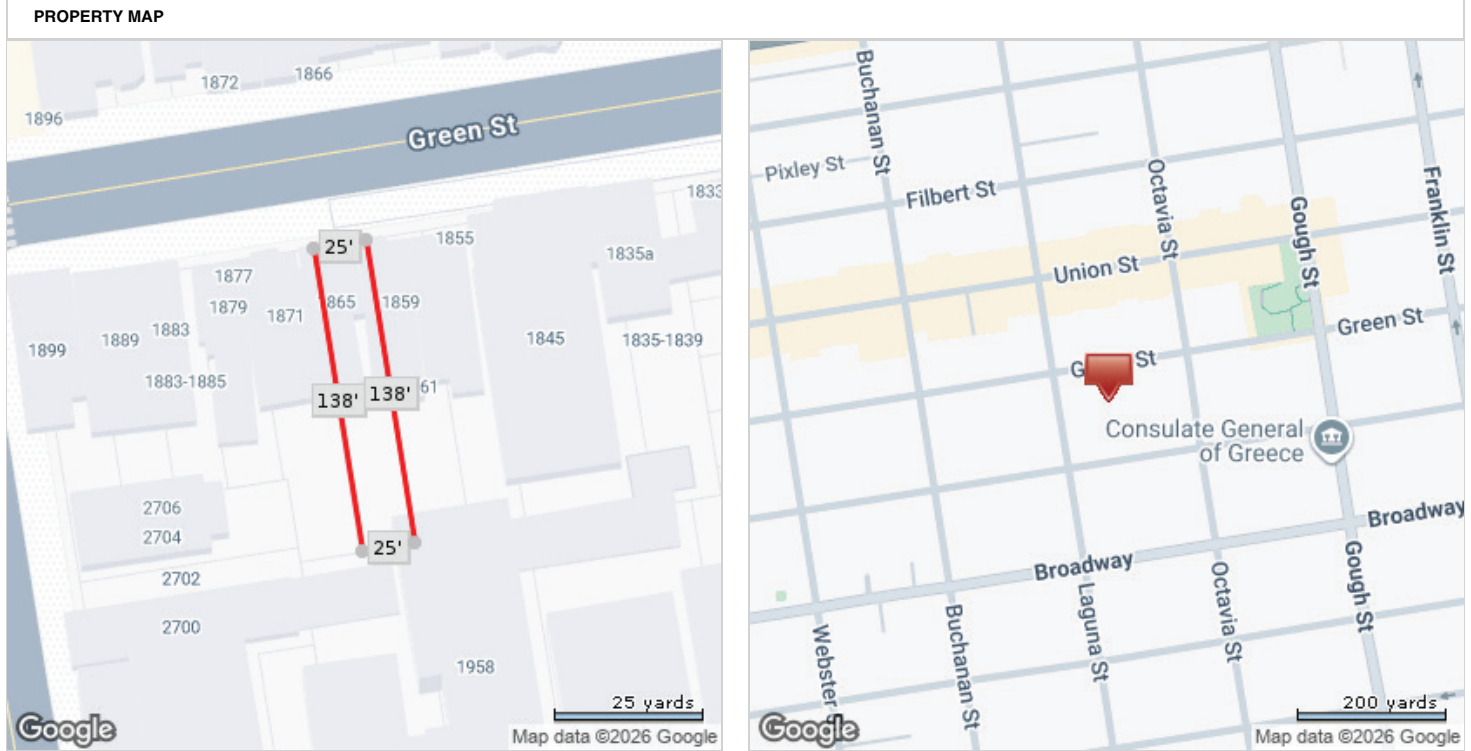


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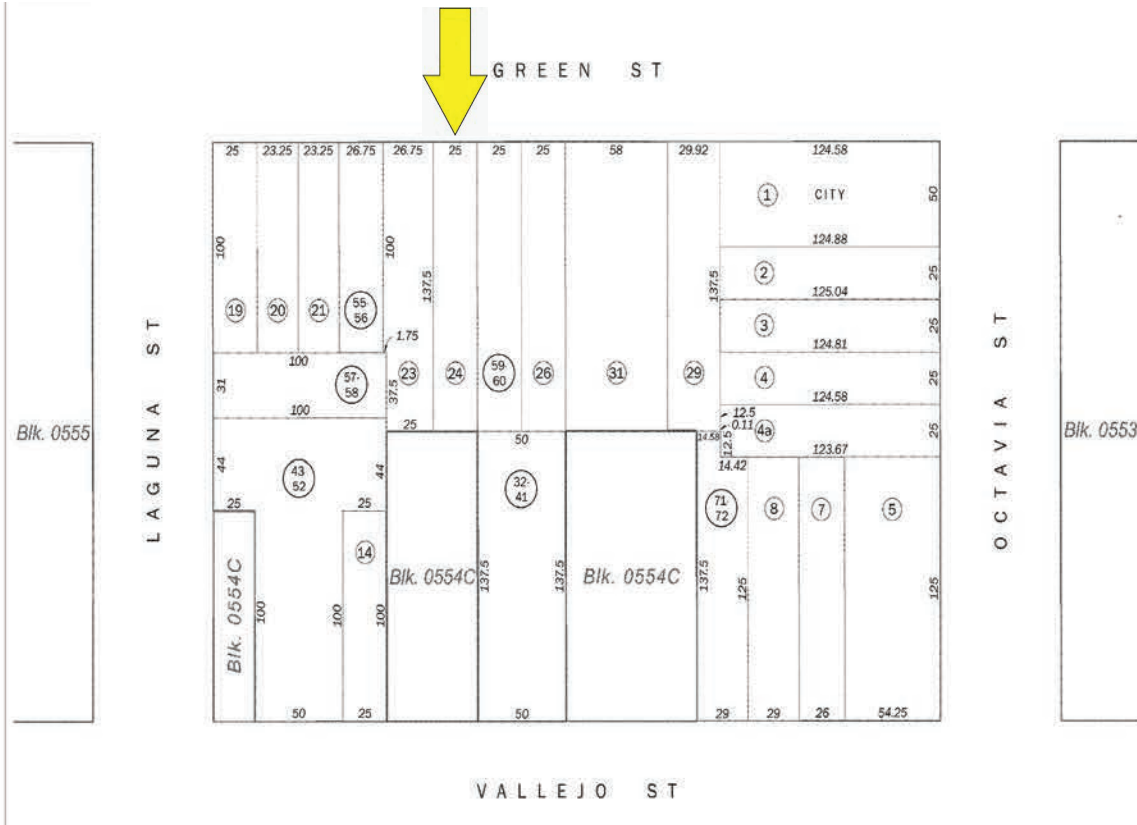
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REALIST TAX RECORD PLAT MAPS



*Lot Dimensions are Estimated



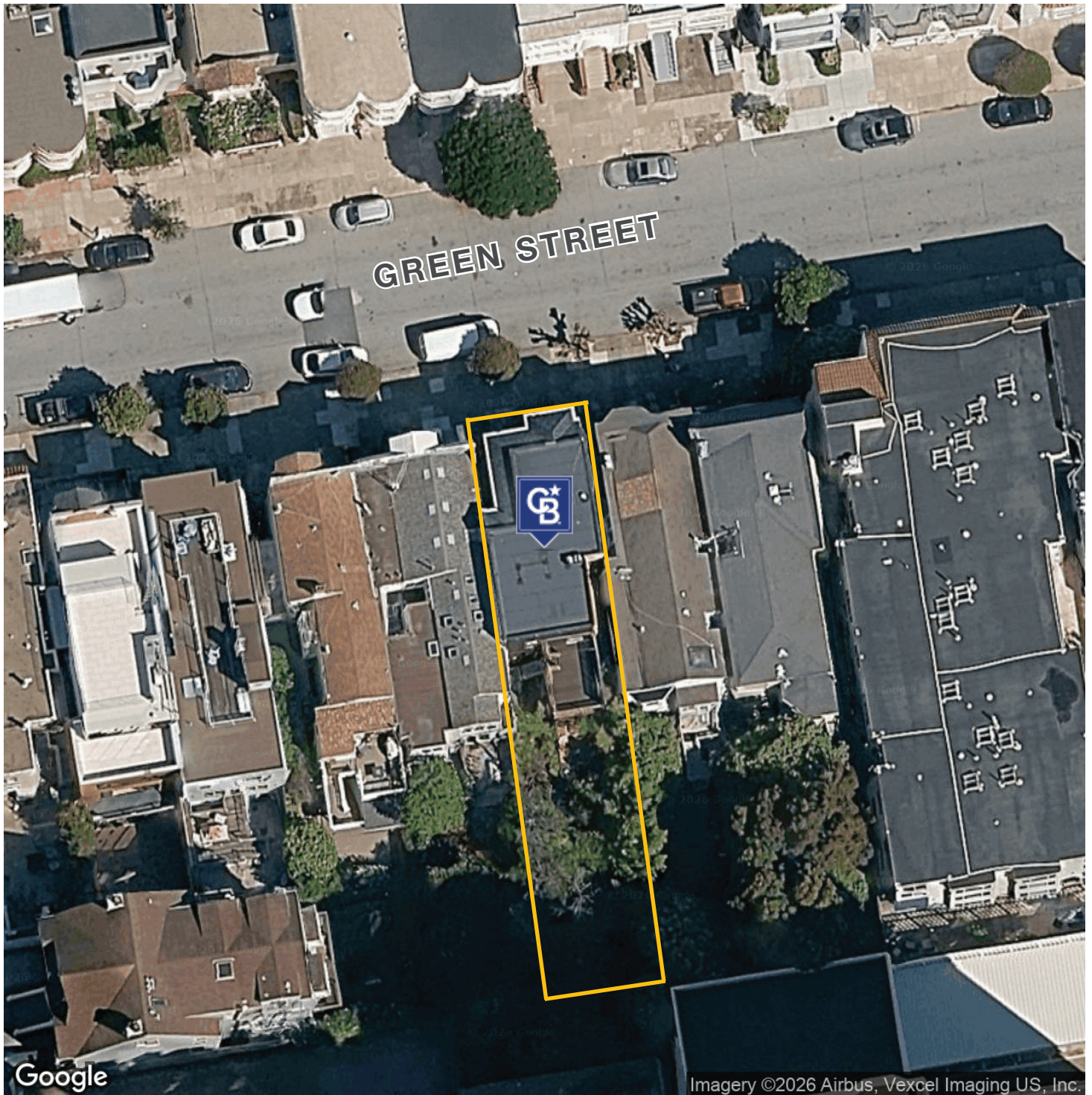
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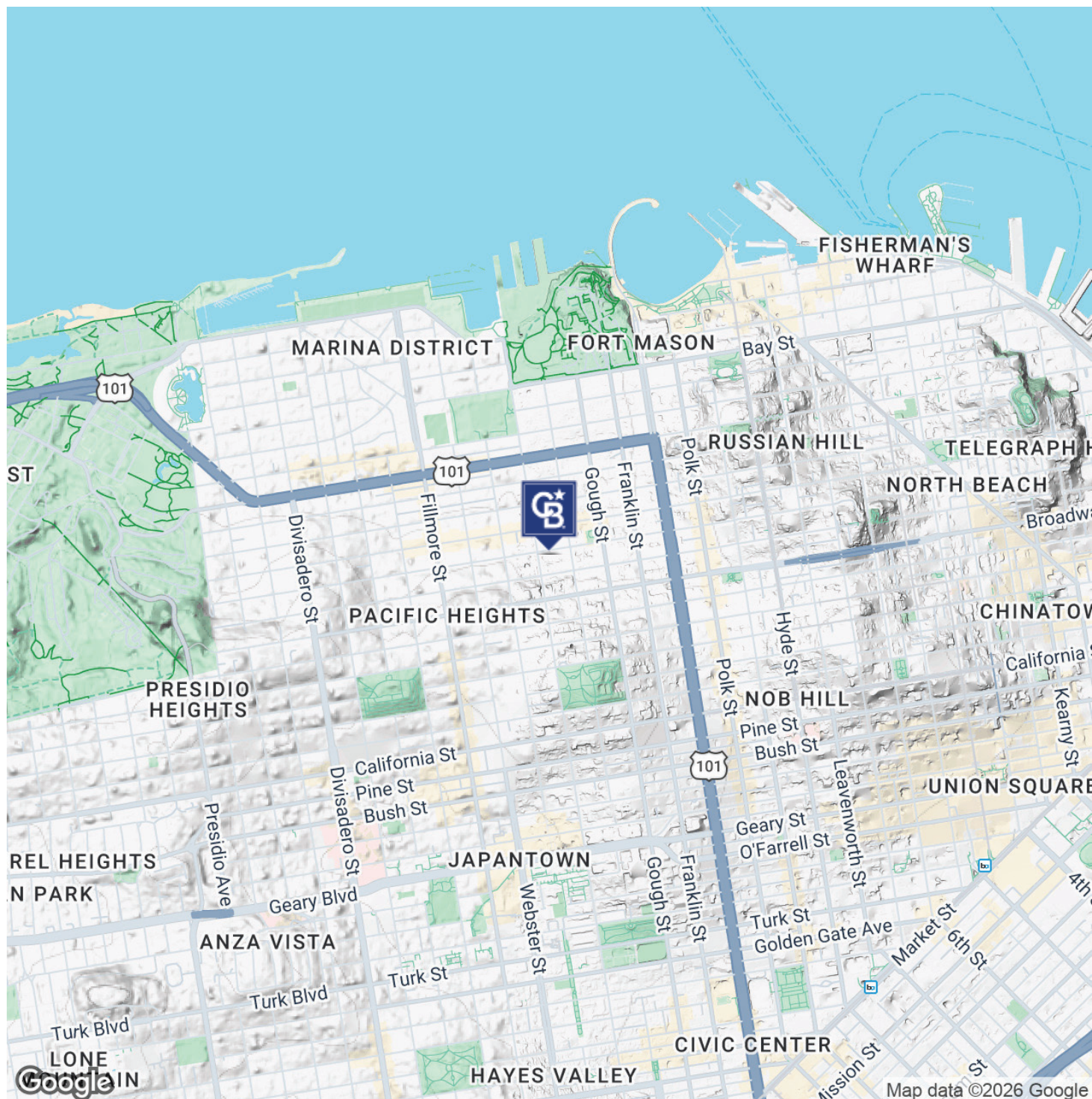


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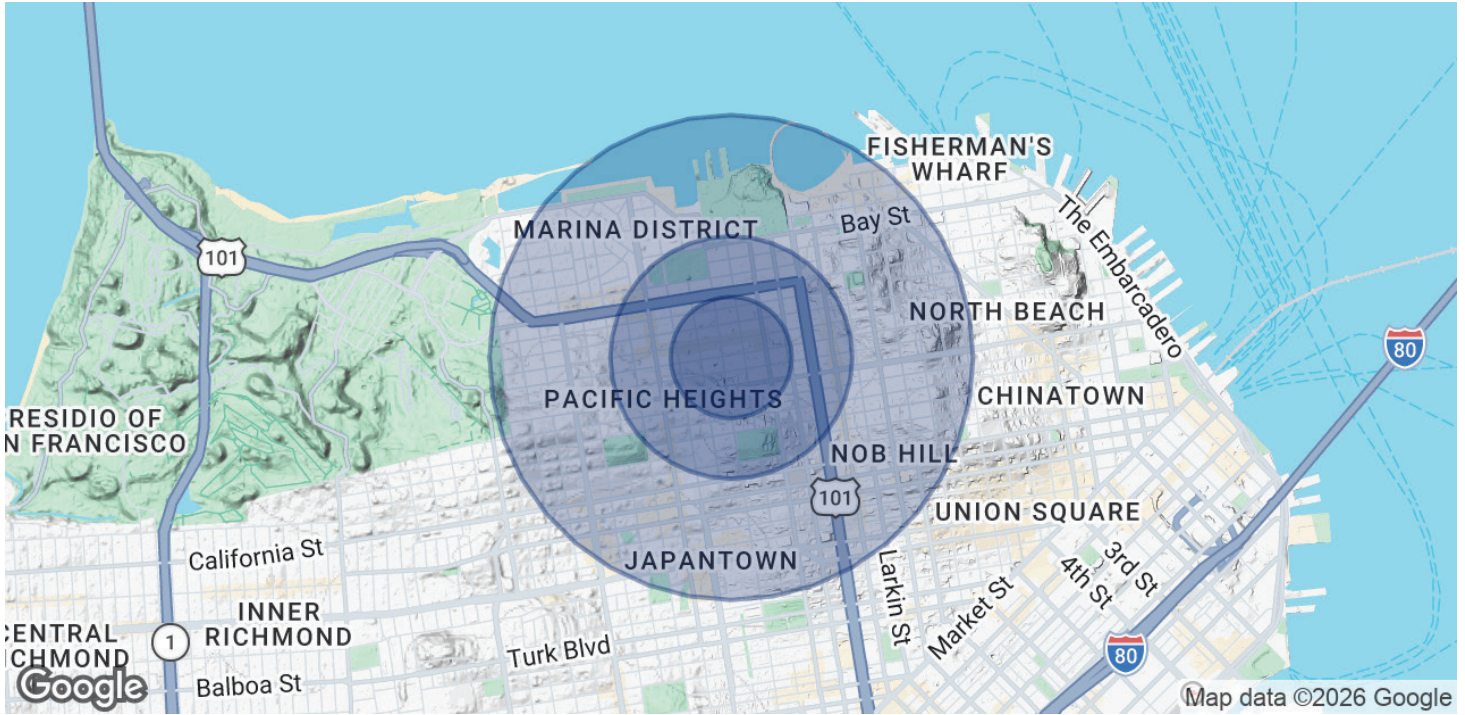
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| POPULATION | 0.25 MILES | 0.5 MILES | 1 MILE |
|----------------------|-------------|-------------|-------------|
| Total Population | 7,495 | 26,225 | 93,048 |
| Average Age | 37.9 | 36.6 | 38.9 |
| Average Age (Male) | 41.3 | 37 | 39.2 |
| Average Age (Female) | 37.4 | 36.6 | 39.4 |
| HOUSEHOLDS & INCOME | 0.25 MILES | 0.5 MILES | 1 MILE |
| Total Households | 4,012 | 14,668 | 51,482 |
| # of Persons per HH | 1.9 | 1.8 | 1.8 |
| Average HH Income | \$290,722 | \$264,802 | \$228,256 |
| Average House Value | \$1,593,219 | \$2,006,222 | \$1,865,652 |

2023 American Community Survey (ACS)

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