

824 Hyde Street

SAN FRANCISCO, CA

OFFERING MEMORANDUM

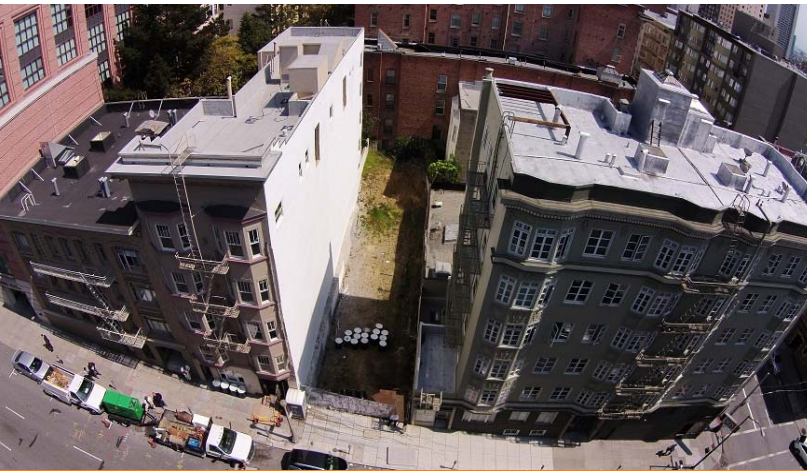


15 UNIT APARTMENT BUILDING

824 HYDE STREET
SAN FRANCISCO, CALIFORNIA

JOSEPH DENNIS CHANCE AIA
RUDEEN ARCHITECTS

AUGUST 1, 2013



Marcus & Millichap

824 Hyde Street

SAN FRANCISCO, CA

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TABLE OF CONTENTS

Section 1	PRICING AND FINANCIAL ANALYSIS
Section 2	PROPERTY DESCRIPTION
Section 3	DEMOGRAPHIC ANALYSIS

PRICING AND FINANCIAL ANALYSIS

824 Hyde Street

SAN FRANCISCO, CA

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FINANCIAL OVERVIEW

Summary

Property Address 824 Hyde Street
San Francisco, CA 94109

Price	Request For Offer
Lot Size (SF)	2,812
Lot Size (Acres)	0.0646
Number Of Units	15
Number Of Lots	1
Lot Dimensions	25' X 112.50'
Type of Ownership	Fee Simple

Financing

FIRST TRUST DEED

Site Description

Assessor's Parcel Number	0280-017
Zoning	RC4
Taxes	\$9,875
Tax Year	2014
Frontage	25 Feet Frontage

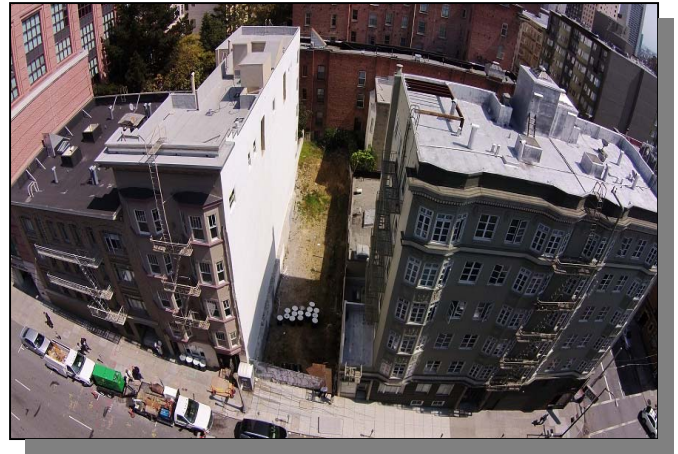
Call Listing Agents for Additional Questions, or to Submit Offers

Nate Gustavson (415) 625-2176; Marshall Ward (415) 625-2133; Adam Levin (650) 391-1782

INVESTMENT OVERVIEW

Investment Highlights

- Highly Desirable Nob Hill Location
- Zoned: RC4 Developmental Site
- 2,812 Square Foot Lot | 112.5 Feet Deep by 25 Feet Street Frontage
- Potential for 15-Unit Apartment Building
- Property Can be Delivered Entitled or Without Entitlements
- Can Be Apartments or Condominiums
- High Density Neighborhood
- Five Blocks West of Union Square



Marcus and Millichap is pleased to present a Commercial Development opportunity located at 824 Hyde Street in San Francisco, California. The subject property is a rare opportunity for an investor to potentially build fifteen (15) Multi-Family Units or Condominiums in San Francisco's coveted Nob Hill neighborhood.

824 Hyde Street is one hundred and twelve (112) feet deep, and has twenty-five (25) feet of street frontage on Hyde Street. The lot is located directly between Bush and Sutter Street, and is zoned RC-4 (Residential-Commercial, High-Density) Zoning and 80-A Height and Bulk. The subject property offers 2,812 sqft of buildable space, and is zoned for an allowable 50 feet of height.

San Francisco has become one of the strongest multi-family markets in the country, offering its residents/tenants world renowned beauty, a robust economy with high paying jobs and a great quality of life. San Francisco demands some of the highest rents in the United States and 824 Hyde provides investors with an opportunity to build a gorgeous investment property tailored to their tastes, while achieving peak rental income.

Nob Hill is a neighborhood in San Francisco, California, centered on the intersection of California Street and Powell Street. It is one of San Francisco's 44 hills, and one of its original "Seven Hills." The actual peak of Nob Hill lies slightly to the northwest, approximately at the intersection of Jones and Sacramento Streets. South of Nob Hill is the shopping district of Union Square, the Tenderloin neighborhood, and Market Street. To the east is San Francisco's Chinatown and a little farther, the city's financial district.

PROPERTY PHOTOS



PROPERTY PHOTOS



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PROPERTY PHOTOS



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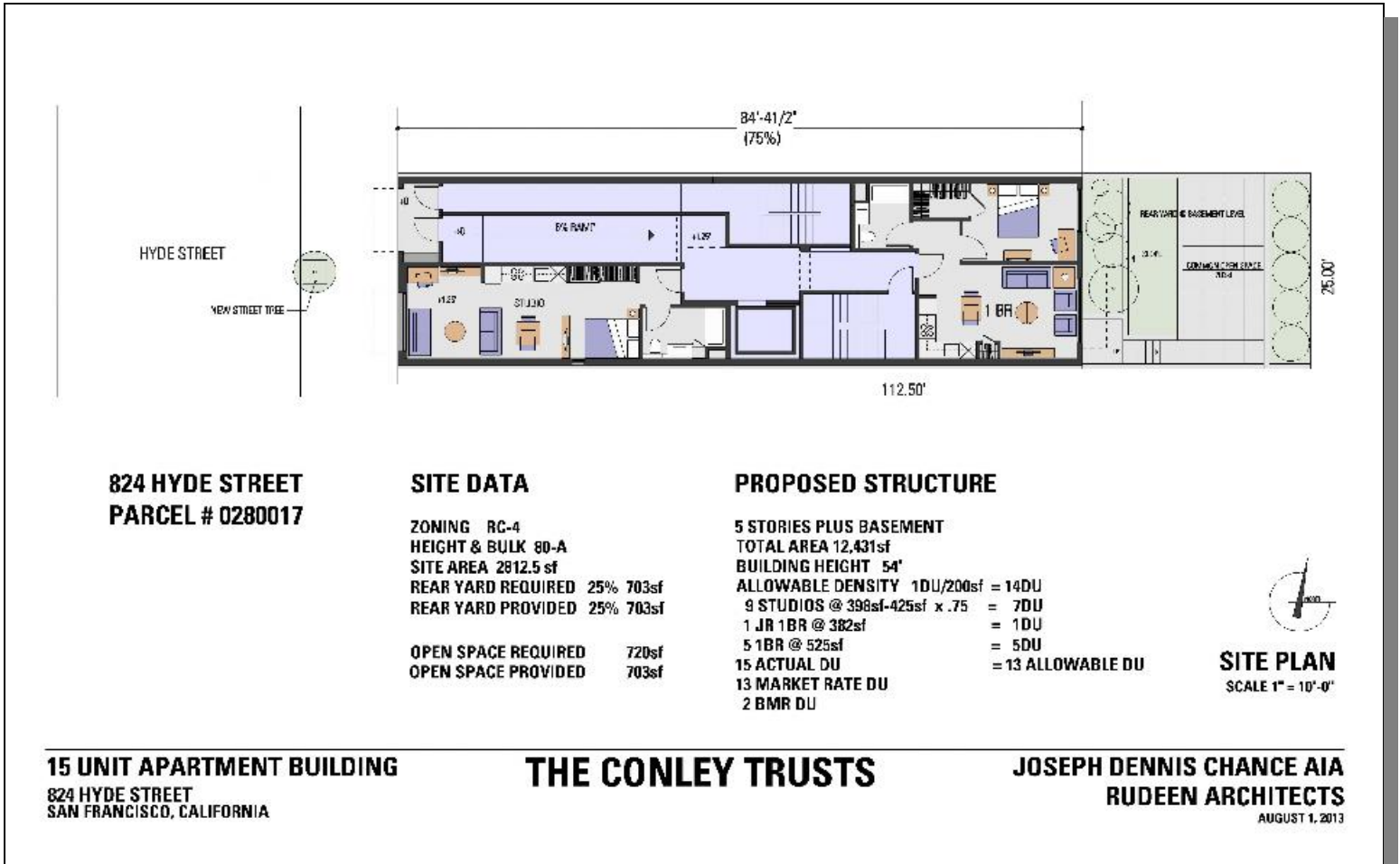
CONTEXTUAL FRONT ELEVATION

JOSEPH DENNIS CHANCE AIA

RUDEEN ARCHITECTS

AUGUST 1, 2013

PROPERTY PHOTOS



**824 HYDE STREET
PARCEL # 0280017**

SITE DATA

ZONING RC-4
 HEIGHT & BULK 80-A
 SITE AREA 2812.5 sf
 REAR YARD REQUIRED 25% 703sf
 REAR YARD PROVIDED 25% 703sf

 OPEN SPACE REQUIRED 720sf
 OPEN SPACE PROVIDED 703sf

PROPOSED STRUCTURE

5 STORIES PLUS BASEMENT
 TOTAL AREA 12,431sf
 BUILDING HEIGHT 54'
 ALLOWABLE DENSITY 1DU/200sf = 14DU
 9 STUDIOS @ 398sf-425sf x .75 = 70DU
 1 JR 1BR @ 382sf = 1DU
 5 1BR @ 525sf = 5DU
 15 ACTUAL DU = 13 ALLOWABLE DU
 13 MARKET RATE DU
 2 BMR DU



SITE PLAN
SCALE 1" = 10'-0"

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THE CONLEY TRUSTS

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FLOORS 2-5

SCALE 1/8" = 1'-0"

1322 sf NET RENTABLE

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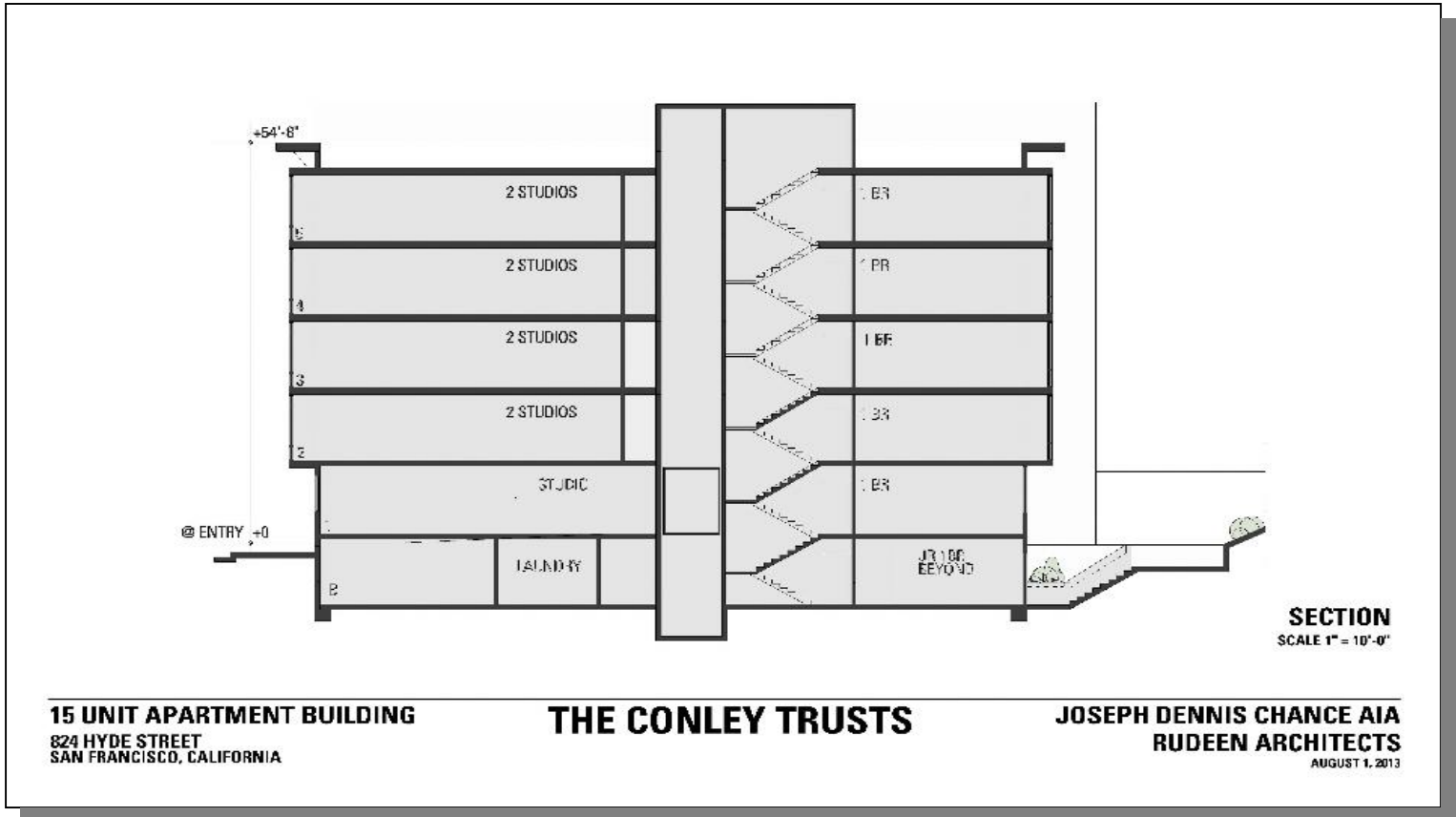
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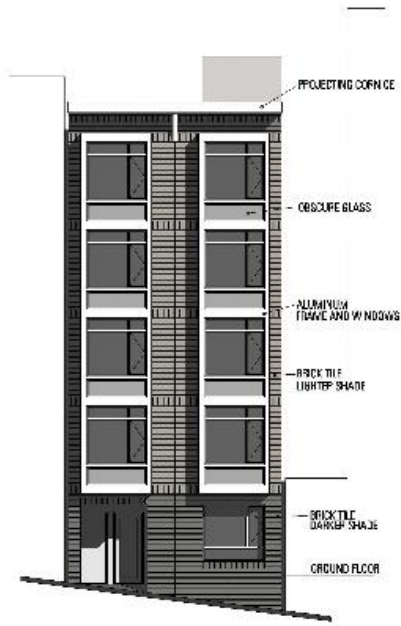
RUDEEN ARCHITECTS

AUGUST 1, 2013

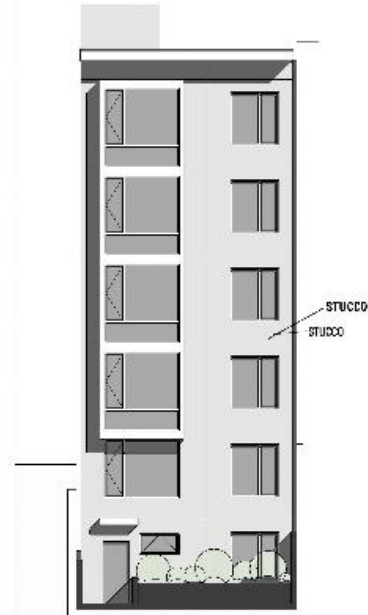
PROPERTY PHOTOS



PROPERTY PHOTOS



FRONT (WEST) ELEVATION



REAR (EAST) ELEVATION

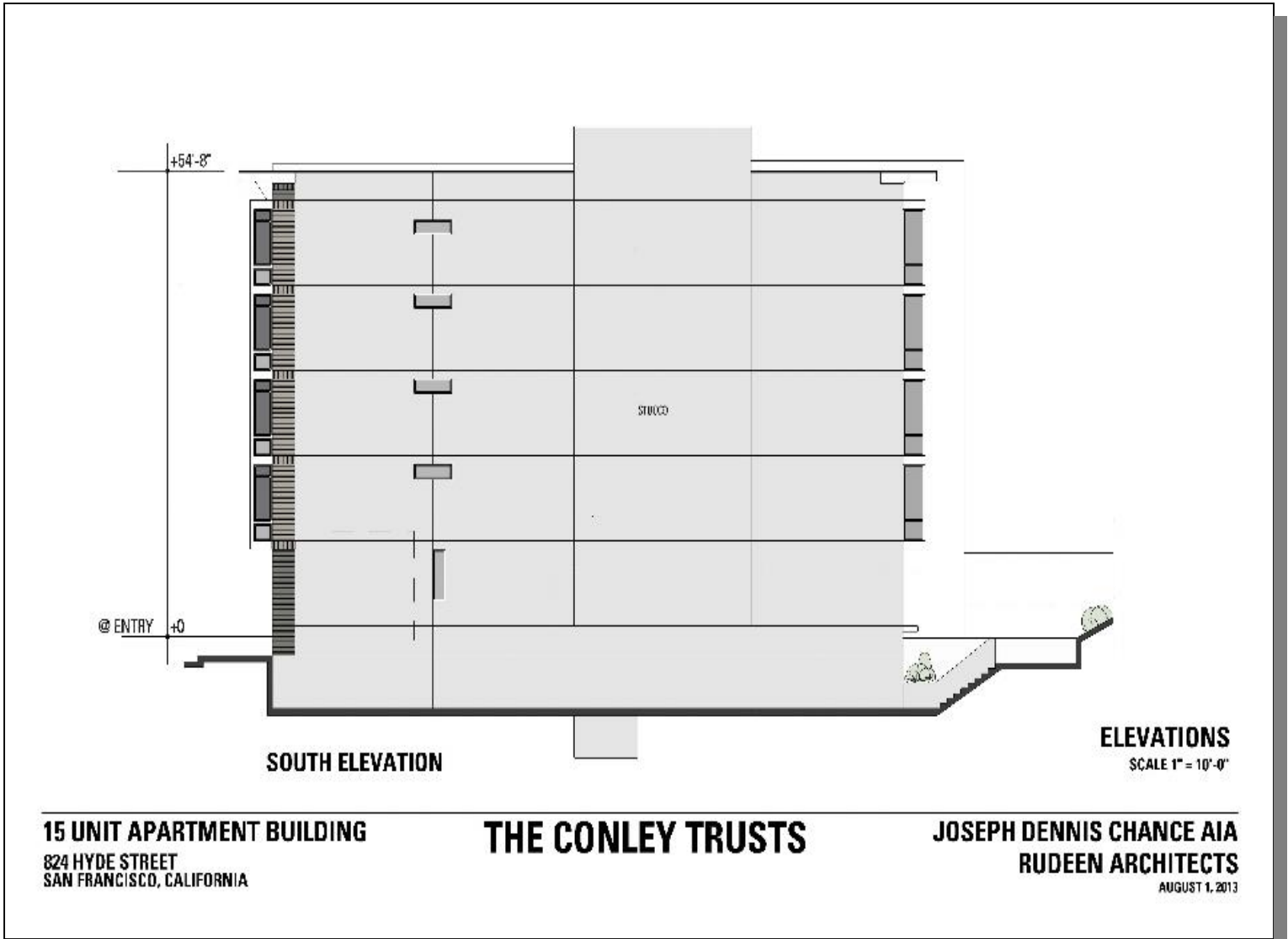
ELEVATIONS
SCALE 1" = 10'-0"

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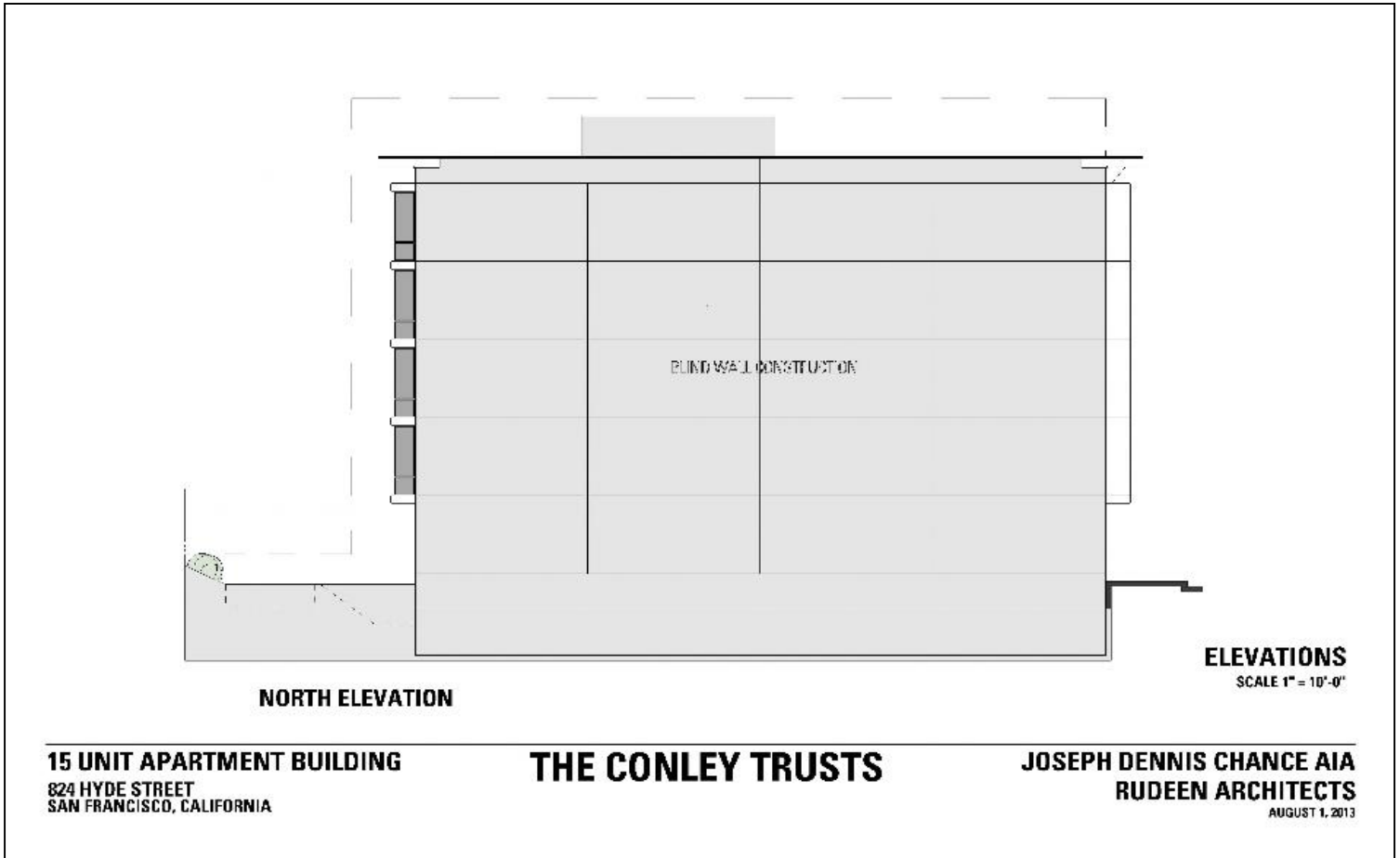
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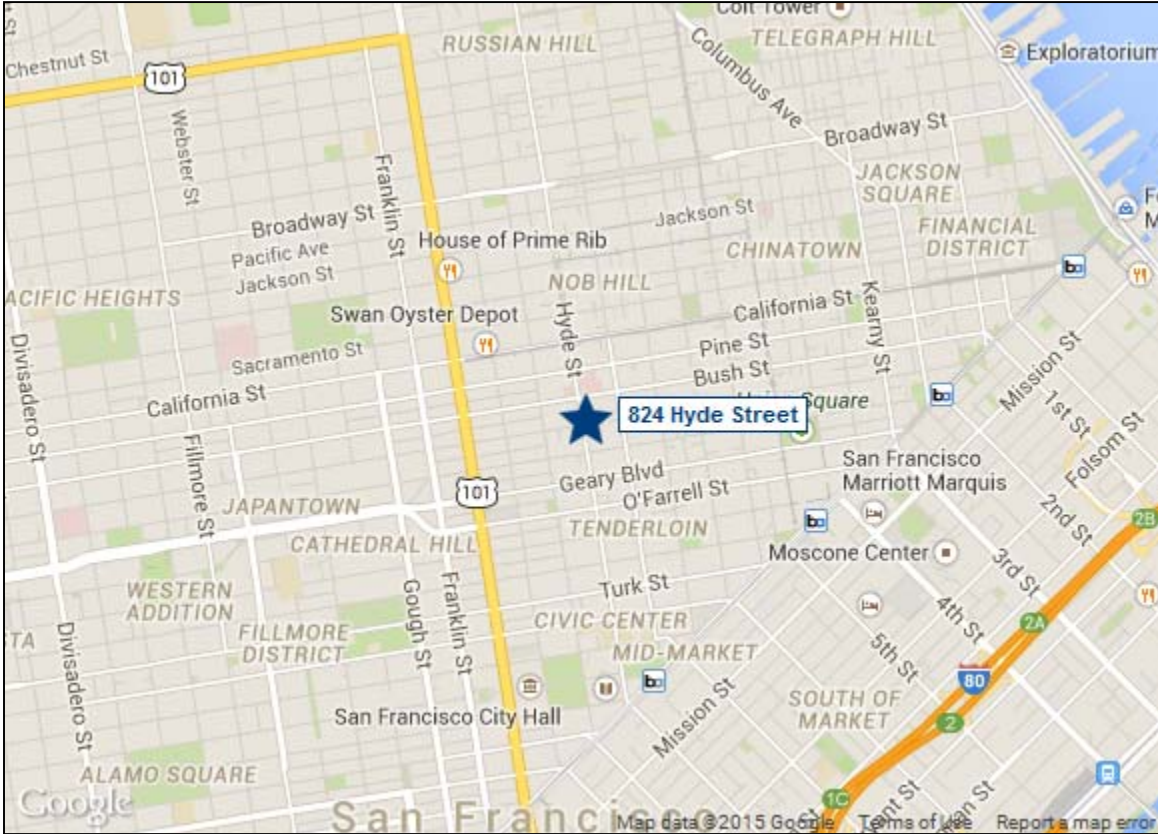
PROPERTY PHOTOS



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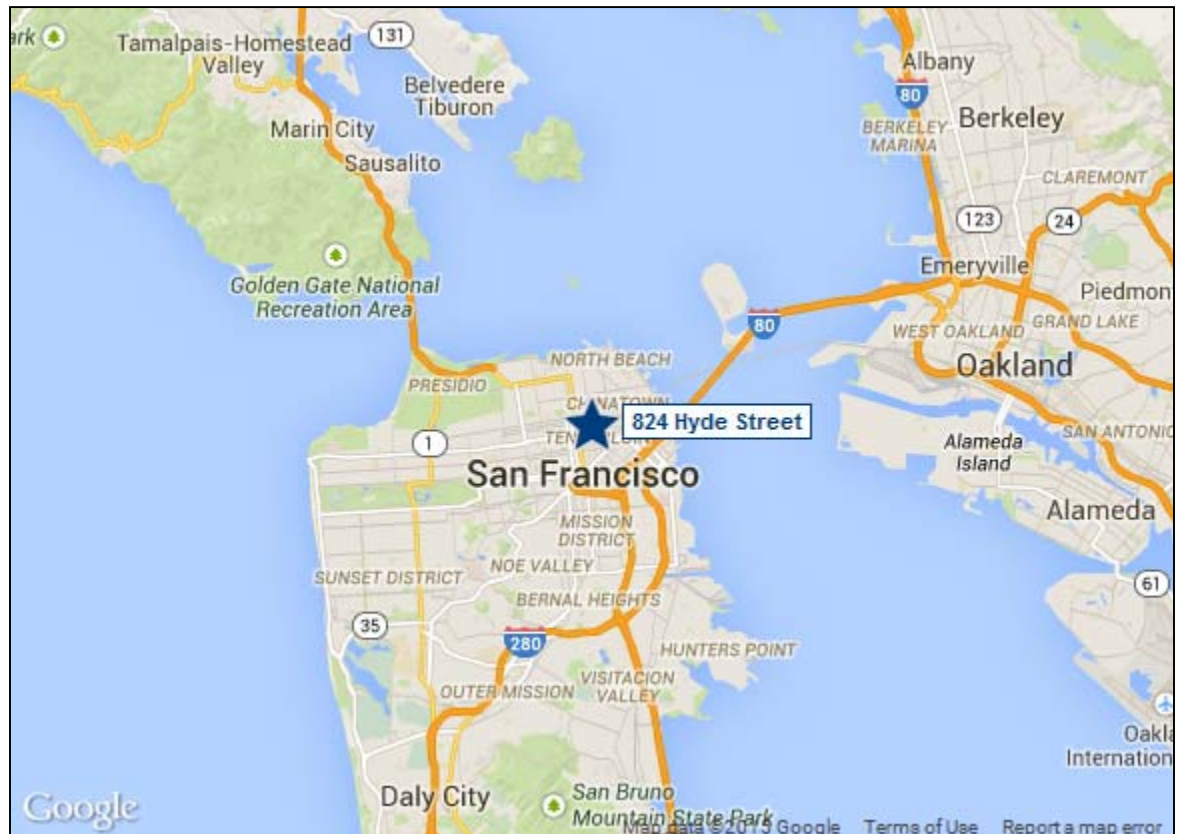
PROPERTY DESCRIPTION



Local Map



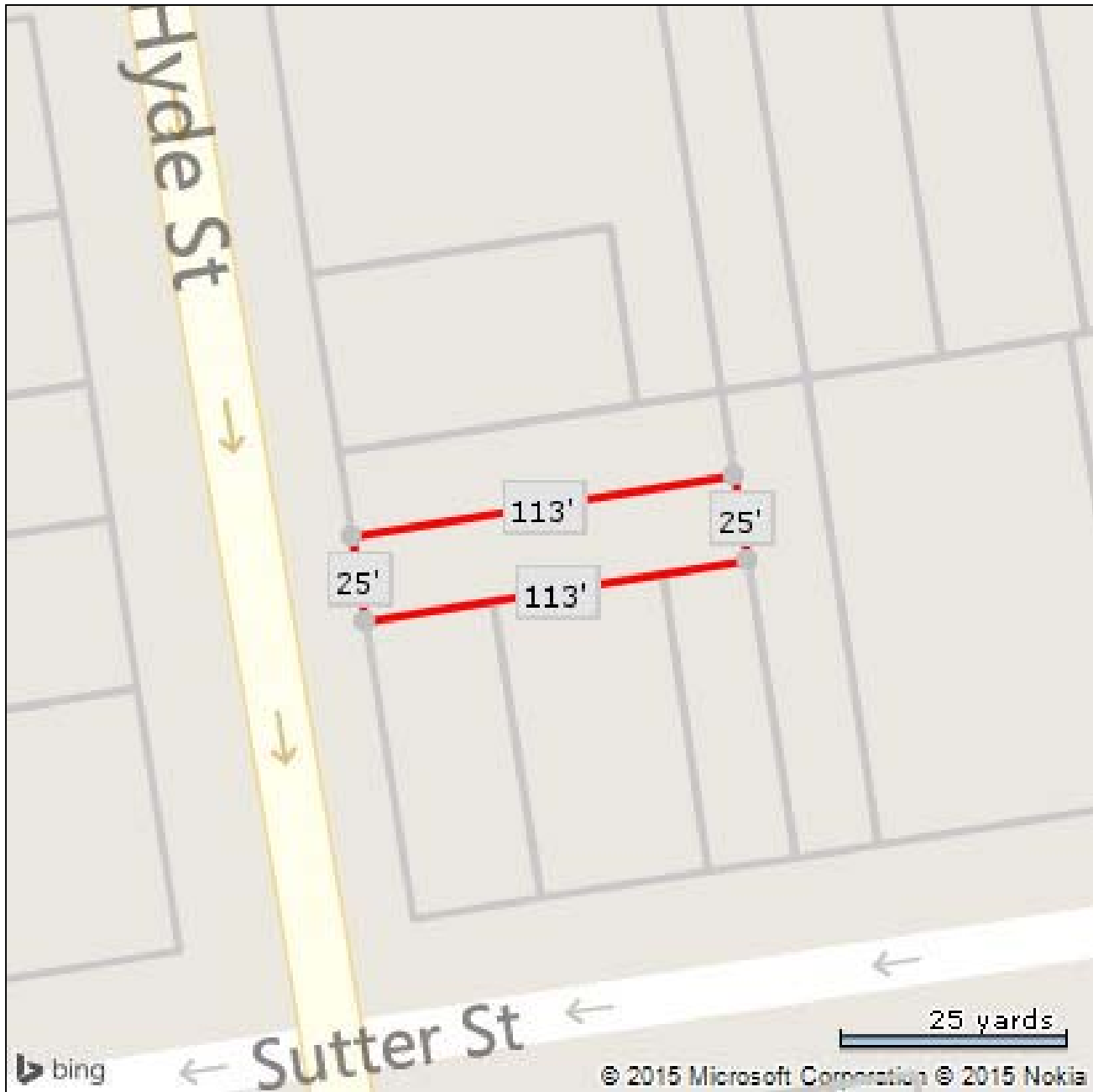
Regional Map



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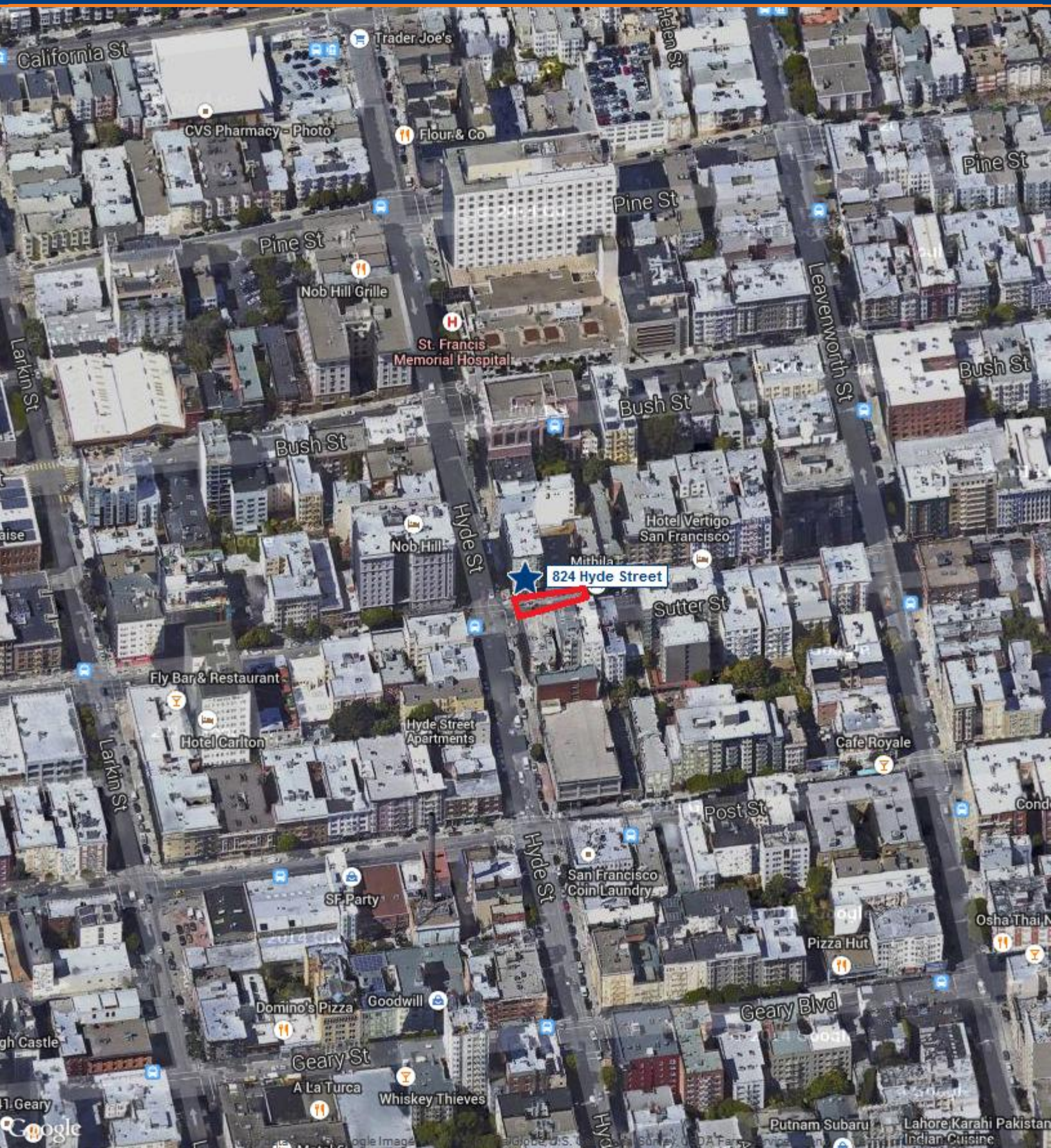
PLAT MAP



824 Hyde Street

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PROPERTY DESCRIPTION



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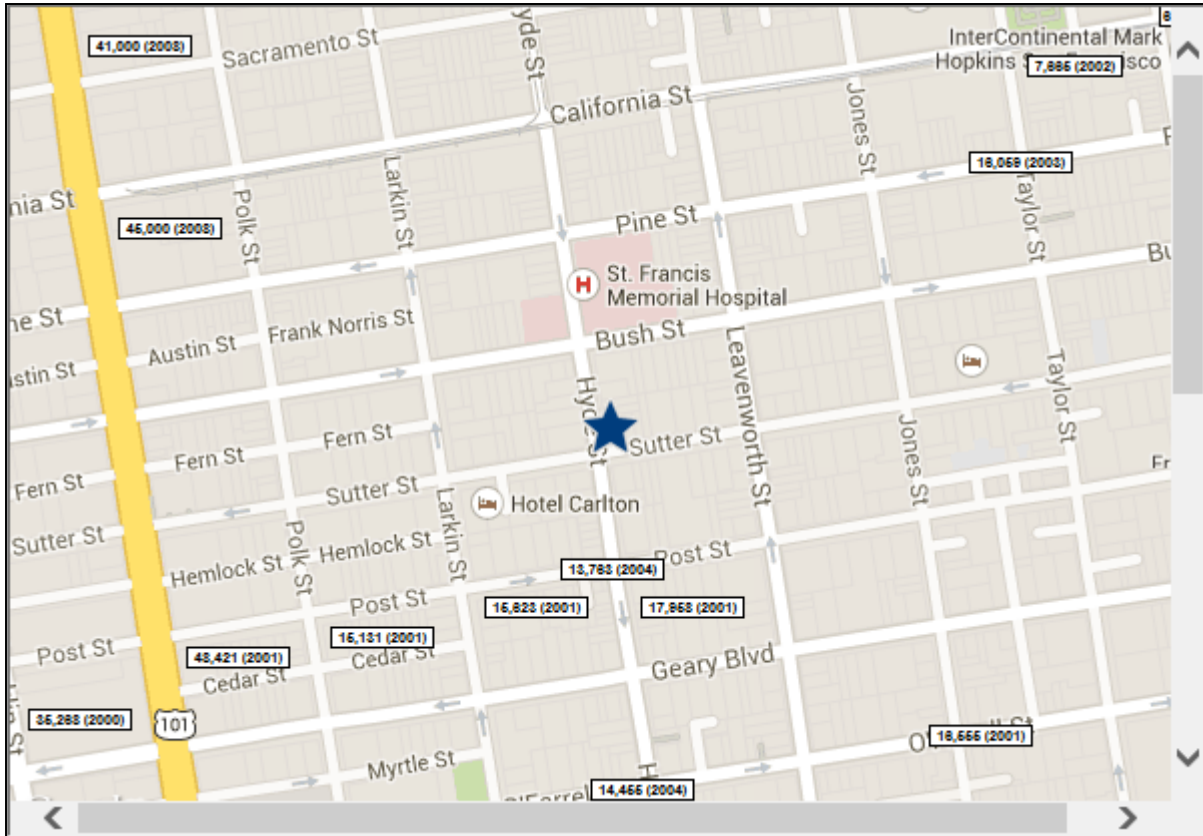
DEMOGRAPHIC ANALYSIS

824 Hyde Street

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TRAFFIC COUNTS



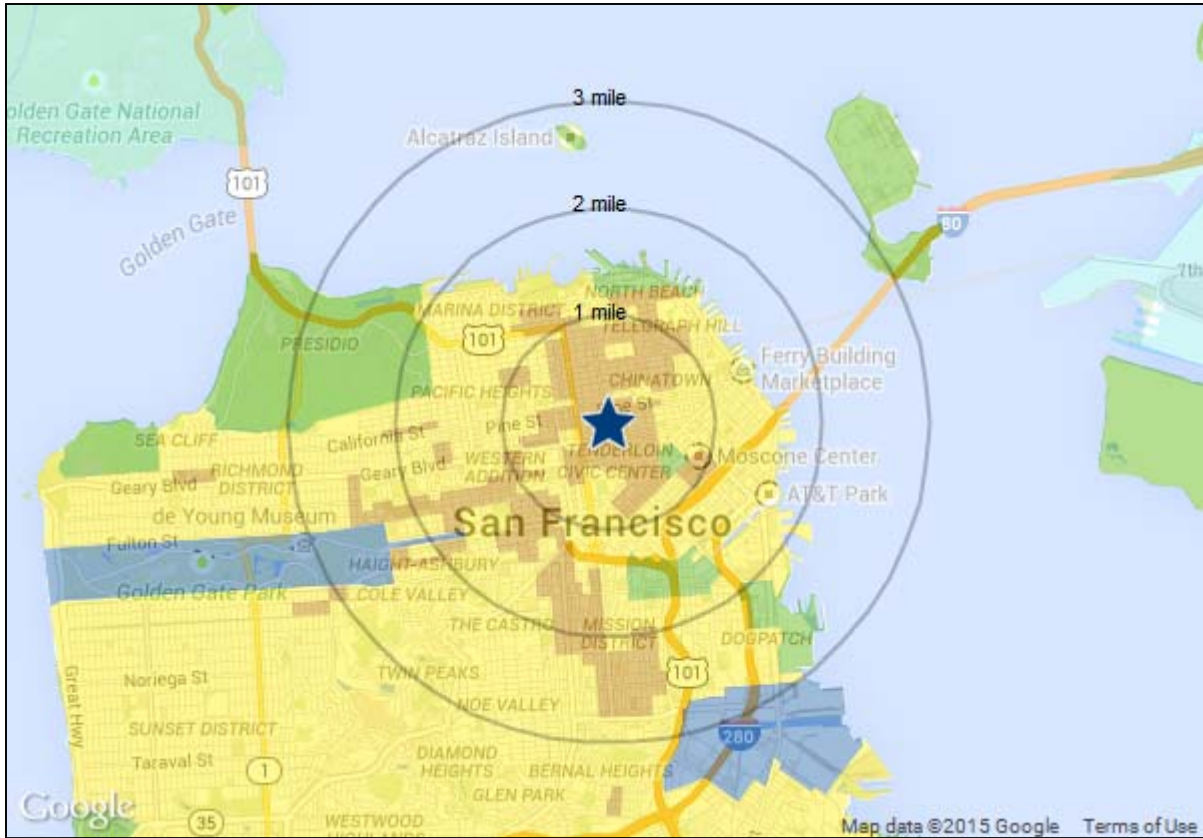
Traffic Count data © 2012 by TrafficMetrix. All rights reserved.

Two-way, average daily traffic volumes.

* Traffic Count Estimate



POPULATION DENSITY



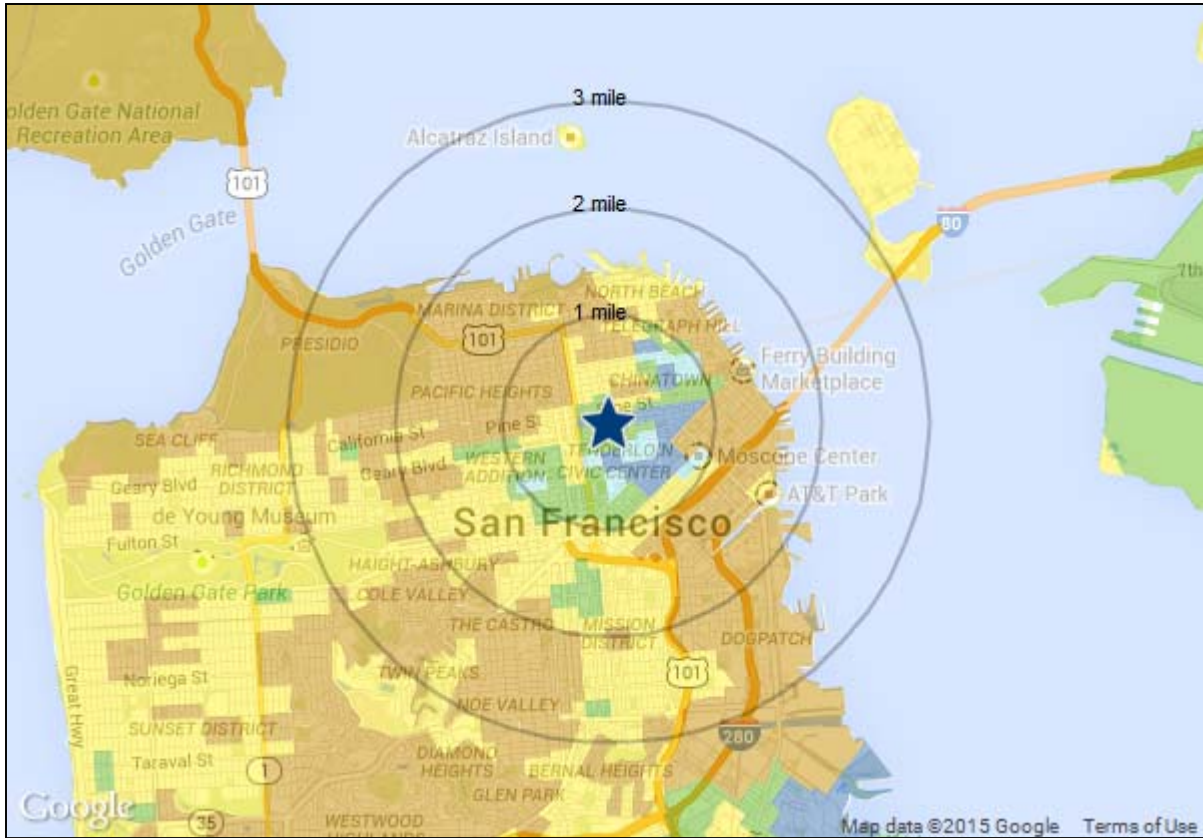
Demographic data © 2012 by Experian.

Population Density

Theme	Low	High
Low	less than	55
Below Average	55	475
Average	475	4100
Above Average	4100	35000
High	35000	or more

Number of people living in a given area per square mile.

AVERAGE HOUSEHOLD INCOME



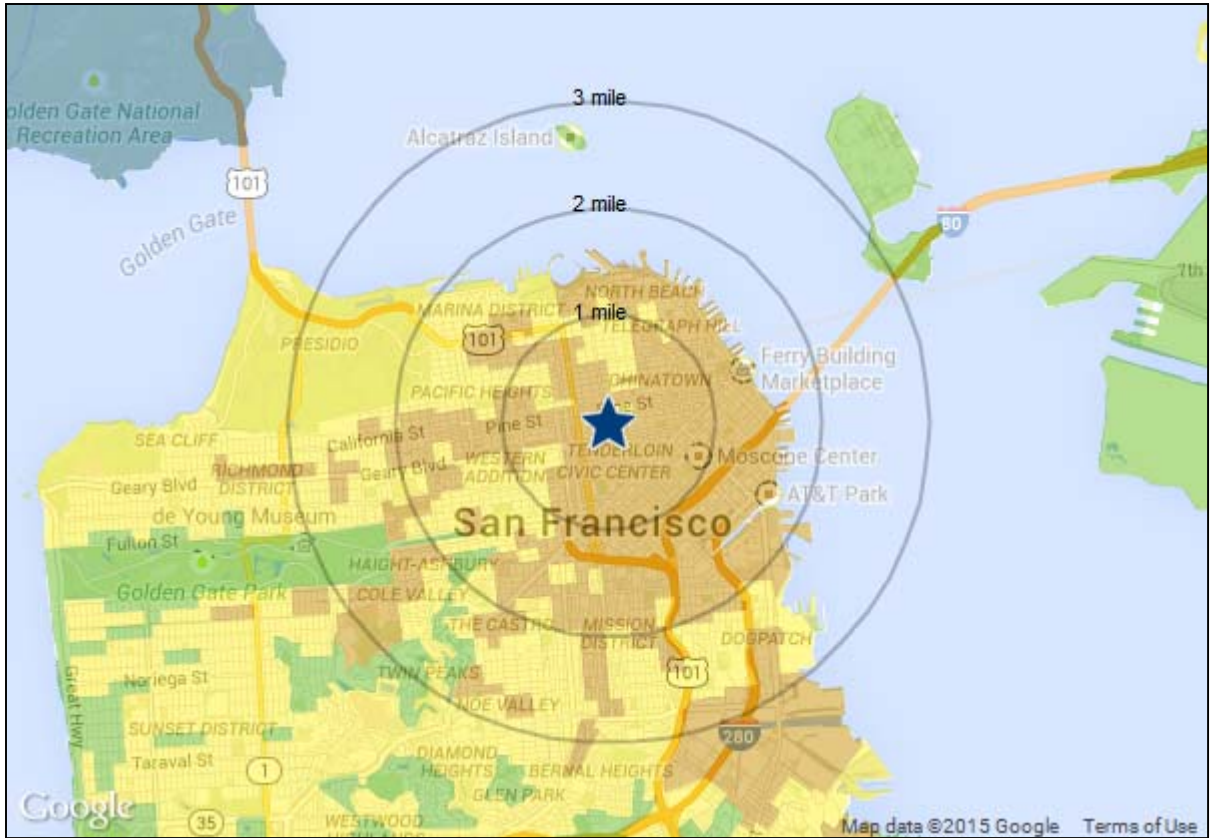
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Average Household Income

Theme	Low	High
Low	less than	\$29,500
Below Average	\$29,500	\$48,500
Average	\$48,500	\$80,000
Above Average	\$80,000	\$132,500
High	\$132,500	or more

Average income of all the people 15 years and older occupying a single housing unit.

EMPLOYMENT DENSITY



Demographic data © 2012 by Experian.

Employment Density

Theme	Low	High
Low	less than 9	9
Below Average	9	96
Average	96	1025
Above Average	1025	10875
High	10875	or more

The number of people employed in a given area per square mile.

DEMOGRAPHIC REPORT

	1 Mile	3 Miles	5 Miles
2000 Population	135,244	392,838	654,895
2010 Population	140,524	412,739	676,261
2014 Population	147,966	434,533	707,808
2019 Population	151,777	448,229	725,020
2000 Households	75,307	197,214	291,276
2010 Households	78,735	210,026	305,114
2014 Households	83,723	223,376	322,907
2019 Households	86,345	231,612	332,558
2014 Average Household Size	1.68	1.87	2.12
2014 Daytime Population	223,467	450,510	519,089
2000 Owner Occupied Housing Units	10.86%	19.49%	30.27%
2000 Renter Occupied Housing Units	82.06%	74.81%	64.60%
2000 Vacant	7.08%	5.70%	5.12%
2014 Owner Occupied Housing Units	11.85%	22.54%	31.72%
2014 Renter Occupied Housing Units	88.15%	77.46%	68.28%
2014 Vacant	7.19%	5.27%	4.47%
2019 Owner Occupied Housing Units	11.97%	22.87%	31.75%
2019 Renter Occupied Housing Units	88.03%	77.13%	68.25%
2019 Vacant	7.39%	5.29%	4.50%
\$ 0 - \$14,999	25.0%	15.4%	13.3%
\$ 15,000 - \$24,999	12.3%	8.8%	8.2%
\$ 25,000 - \$34,999	8.1%	6.5%	6.5%
\$ 35,000 - \$49,999	9.3%	8.9%	9.1%
\$ 50,000 - \$74,999	12.3%	12.9%	13.4%
\$ 75,000 - \$99,999	8.8%	10.7%	11.4%
\$100,000 - \$124,999	7.3%	9.8%	10.2%
\$125,000 - \$149,999	4.0%	6.1%	6.5%
\$150,000 - \$199,999	5.0%	8.2%	8.7%
\$200,000 - \$249,999	2.9%	5.0%	5.0%
\$250,000 +	5.1%	8.0%	7.7%
2014 Median Household Income	\$42,393	\$69,747	\$74,031
2014 Per Capita Income	\$46,967	\$58,616	\$52,575
2014 Average Household Income	\$81,578	\$112,619	\$114,053

Demographic data © 2012 by Experian.

SUMMARY REPORT

Geography: 5 miles

Population

In 2014, the population in your selected geography is 707,808. The population has changed by 8.07% since 2000. It is estimated that the population in your area will be 725,019 five years from now, which represents a change of 2.43% from the current year. The current population is 51.24% male and 48.75% female. The median age of the population in your area is 38.5, compare this to the Entire US average which is 37.3. The population density in your area is 9,003.26 people per square mile.

Households

There are currently 322,906 households in your selected geography. The number of households has changed by 10.85% since 2000. It is estimated that the number of households in your area will be 332,557 five years from now, which represents a change of 2.98% from the current year. The average household size in your area is 2.11 persons.

Income

In 2014, the median household income for your selected geography is \$74,030, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 33.09% since 2000. It is estimated that the median household income in your area will be \$90,398 five years from now, which represents a change of 22.10% from the current year.

The current year per capita income in your area is \$52,574, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$114,052, compare this to the Entire US average which is \$74,533.

Race & Ethnicity

The current year racial makeup of your selected area is as follows: 52.11% White, 5.65% Black, 0.36% Native American and 30.08% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander.

People of Hispanic origin are counted independently of race. People of Hispanic origin make up 15.21% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

Housing

In 2000, there were 92,945 owner occupied housing units in your area and there were 198,330 renter occupied housing units in your area. The median rent at the time was \$879.

Employment

In 2014, there are 519,089 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 75.45% of employees are employed in white-collar occupations in this geography, and 24.42% are employed in blue-collar occupations. In 2014, unemployment in this area is 5.71%. In 2000, the average time traveled to work was 31.1 minutes.

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