

OFFERING  
MEMORANDUM

984 Harrison Street  
San Francisco, CA

A 3-UNIT INVESTMENT PROPERTY IN SOUTH OF MARKET (SOMA)



COLDWELL BANKER  
COMMERCIAL  
REALTY



# 984 Harrison Street

## San Francisco, CA

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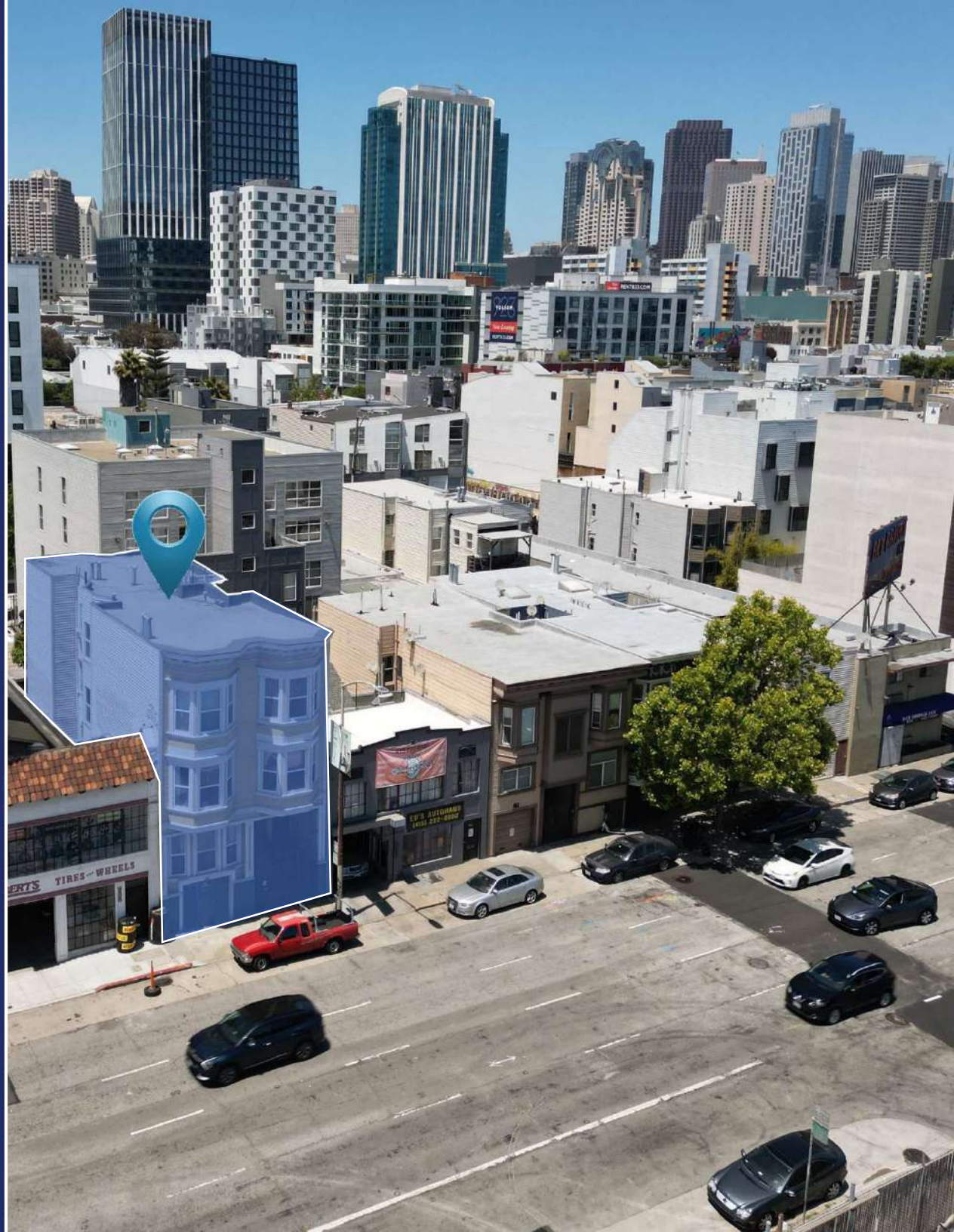
### LISTING AGENTS

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(510) 258-2719  
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# 984 Harrison Street

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## Property Description

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Coldwell Banker Commercial is pleased to present for sale 984 Harrison Street — a rare, value-add multifamily opportunity located in the heart of San Francisco's dynamic SOMA District.

This well-maintained asset combines immediate rental income with compelling development potential. Ideally positioned between 5th and 6th Streets, the property comprises three spacious residential units over a large ground-level garage with expansion feasibility.

Built in 1913, the 4,089 square foot, wood-framed building sits on a 1,952 square foot lot and showcases classic San Francisco architectural detailing along its façade. The desirable unit mix includes two generous 4-bedroom, 2-bath units and one expansive 4-bedroom, 2-bath unit — all featuring modern, flowing floor plans and private decks. Two of the three units have been fully renovated with stylish finishes, large bedrooms, and in-unit laundry potential, ensuring turnkey appeal for both owner-users and investors seeking strong rental upside.

The ground-level garage provides an excellent opportunity for value-add expansion. With plans feasible for a ±500 sq ft ADU (buyer to verify with city planning), this space offers a clear path to increase the unit count to four and unlock additional long-term value. In the interim, the area can generate potential storage income while development plans are in progress.

Strategically located in the vibrant SOMA neighborhood, 984 Harrison Street offers unbeatable access to downtown, Yerba Buena Gardens, Oracle Park, top tech campuses, acclaimed dining, nightlife, and convenient public transportation including Muni, BART, and major freeways (I-80 and 101).

This flexible, high-yield property is ideal for investors and owner-users alike, offering the rare combination of immediate income, generous unit sizes, recent renovation upgrades, and significant development upside — all in one of San Francisco's most thriving and desirable neighborhoods.

Don't miss this exceptional opportunity to add a prime SOMA asset to your portfolio!

# INVESTMENT OVERVIEW // 984 HARRISON STREET

<b>Property Address</b>	<b>984 Harrison Street</b>
Cross Street	6th Street
Neighborhood	South of Market
Year Built	1913
Number of Units	3 Units
Number of Stories	4 Stories
Building Square Footage	4089 Square Feet
Total Lot Square Footage	1952 Square Feet
Present Use Type	Multifamily
Zoning Type	RSD
Zoning District	9-F
APN	3753-028

<b>UNIT TYPE</b>	<b>AVG. SQUARE FOOTAGE</b>	<b># OF UNITS</b>	<b>AVG. MONTHLY RENT</b>
4 Bedroom / 2 Bath	1,300	2	\$5,095
4 Bedroom / 1 Bath	1,050	1	\$3,300

# FINANCIAL OVERVIEW // 984 HARRISON STREET

## Financial Summary

Price	\$1,850,000
Number of Units	3
Price Per Unit	\$616,667
Total SqFt	4,089
Price Per SqFt	\$452
CAP Rate - Current	6.84%
GRM - Current	10.56
CAP Rate - Proforma	9.76%
GRM - Proforma	8.07



Annual Gross Income	Current		Proforma
Gross Potential Income	229,200		229,200
Loss to Lease	(54,060)	18%	0
Gross Current Rent	175,140		229,676
Vacancy Factor -	0.0%	0	0%
Effective Rental Income	175,140		229,200
NNN & RUBS Reimbursements			0
Signage Income			
Effective Gross Income	175,140		229,200
Less Expenses	(48,672)		(48,672)
<b>Net Operating Income</b>	<b>\$126,468</b>		<b>\$180,528</b>



## RENT ROLL // 984 HARRISON STREET



Unit No.	Unit Type	Rents	Market Rent	Move-In Date	Sq Ft	Current PPSF	Market PPSF
984 (bottom)	4 Bedroom / 1 Bath	\$3,300	\$6,000		1050	\$3.14	\$5.71
984a (middle)	4 Bedroom / 2 Bath	\$4,195	\$6,000		1200	\$3.50	\$5.00
984 b (top)	4 Bedroom / 2 Bath	\$6,000	\$6,000	VACANT	1400	\$4.29	\$4.29
ADU	Studio						
<b>Monthly Income</b>		<b>\$13,495</b>	<b>\$18,000.00</b>				
*Parking	2	\$600	\$600				
Storage		\$500	\$500				
<b>Total Monthly Income</b>		<b>\$14,595</b>	<b>\$19,100.00</b>				
<b>Total Annual Income</b>		<b>\$175,140</b>	<b>\$229,200</b>				

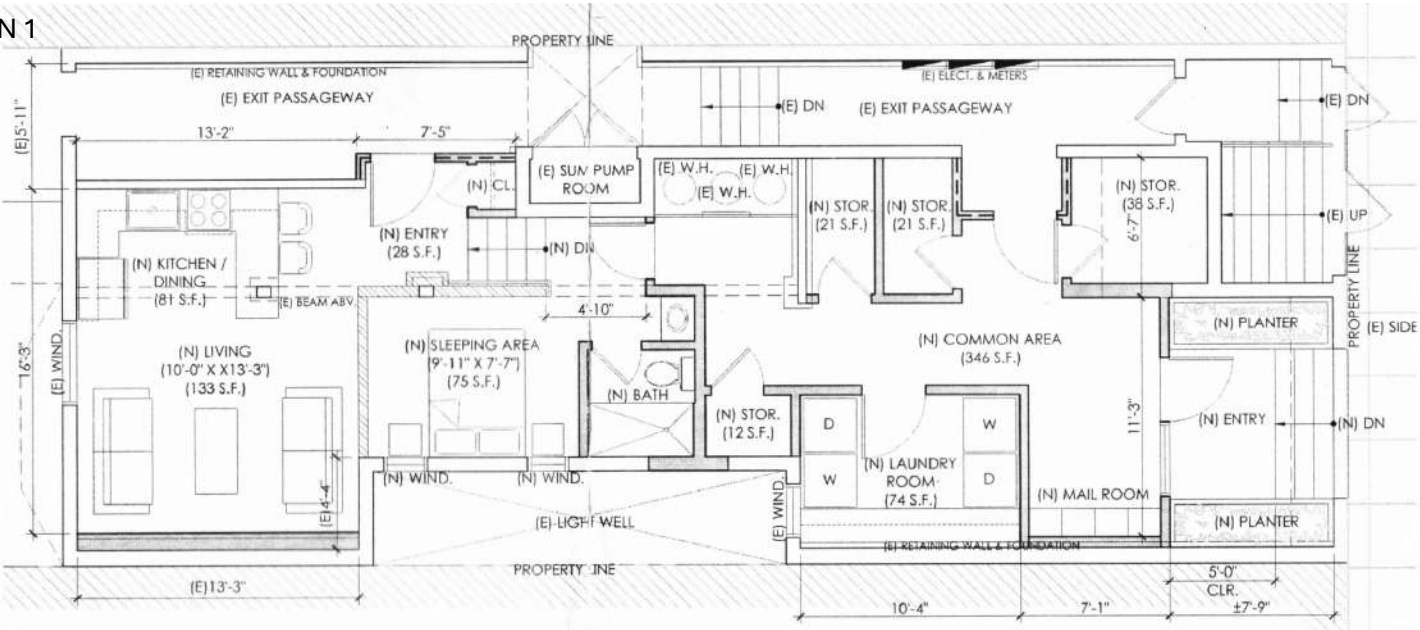
## EXPENSES // 984 HARRISON STREET



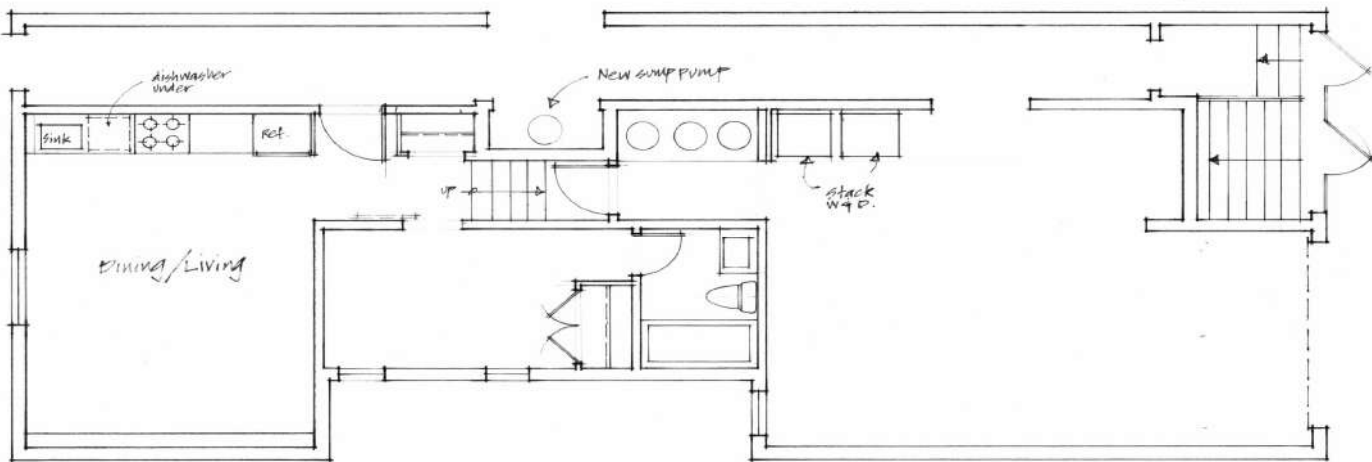
Annual Operating Expenses		Current	Exp/Unit	% / Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17143563% of Sales Price	\$21,672	\$7,224	45%	\$21,672	\$7,224	45%
Insurance	Comercial Coverage Indicator	\$7,500	\$2,500	15%	\$7,500	\$2,500	15%
PG&E	From Owners 2024 Financials	\$1,000	\$333	2%	\$1,000	\$333	2%
Water	From Owners 2024 Financials	\$10,000	\$3,333	21%	\$10,000	\$3,333	21%
Trash Removal	From Owners 2024 Financials	\$2,500	\$833	5%	\$2,500	\$833	5%
Repairs & Maintenance	Estimated at \$2000 per unit	\$6,000	\$2,000	12%	\$6,000	\$2,000	12%
<b>Total Operation Expenses</b>		<b>\$48,672</b>	<b>\$16,224</b>	<b>100%</b>	<b>\$48,672</b>	<b>\$16,224</b>	<b>100%</b>
Expenses as % of EGI		30.1%			21.2%		
Effective Gross Income		\$175,140			\$229,200		
Net Operatintg Income		\$126,468			\$180,528		

# ADU OPPORTUNITY // 984 HARRISON STREET

PROPOSED FLOORPLAN 1



PROPOSED FLOORPLAN 2





## PROPERTY PHOTOS // 984 HARRISON STREET



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# DEMOGRAPHICS // 984 HARRISON STREET

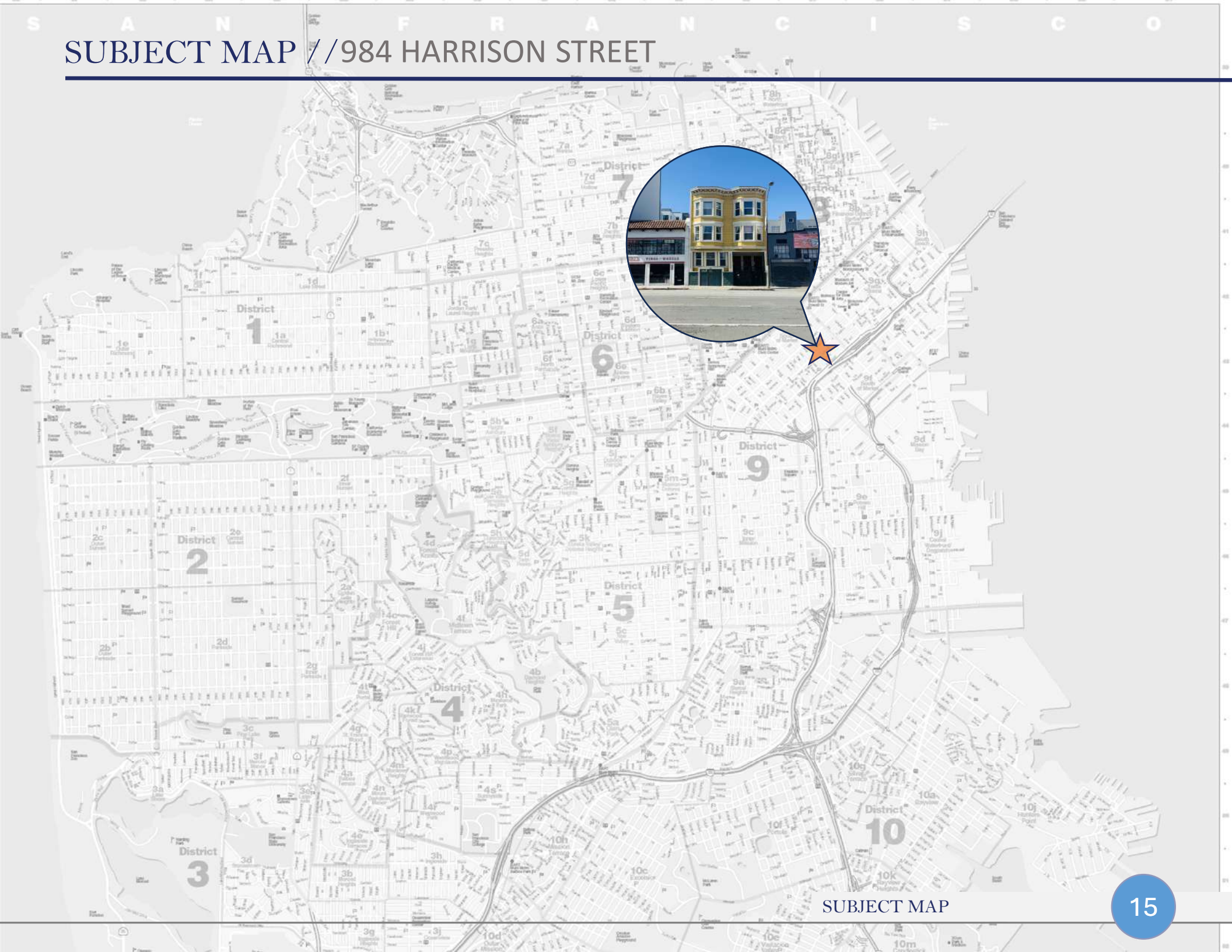


POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	8,568	24,818	105,813
Average Age	43	43	41
Average Age (Male)	43	43	41
Average Age (Female)	43	43	41
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4,085	11,967	53,544
# of Persons per HH	2.1	2.1	2
Average HH Income	\$196,062	\$172,889	\$164,806
Average House Value	\$1,369,437	\$1,264,601	\$1,162,198

Demographics data derived from AlphaMap



# SUBJECT MAP // 984 HARRISON STREET





# PROPERTY AERIAL // 984 HARRISON STREET





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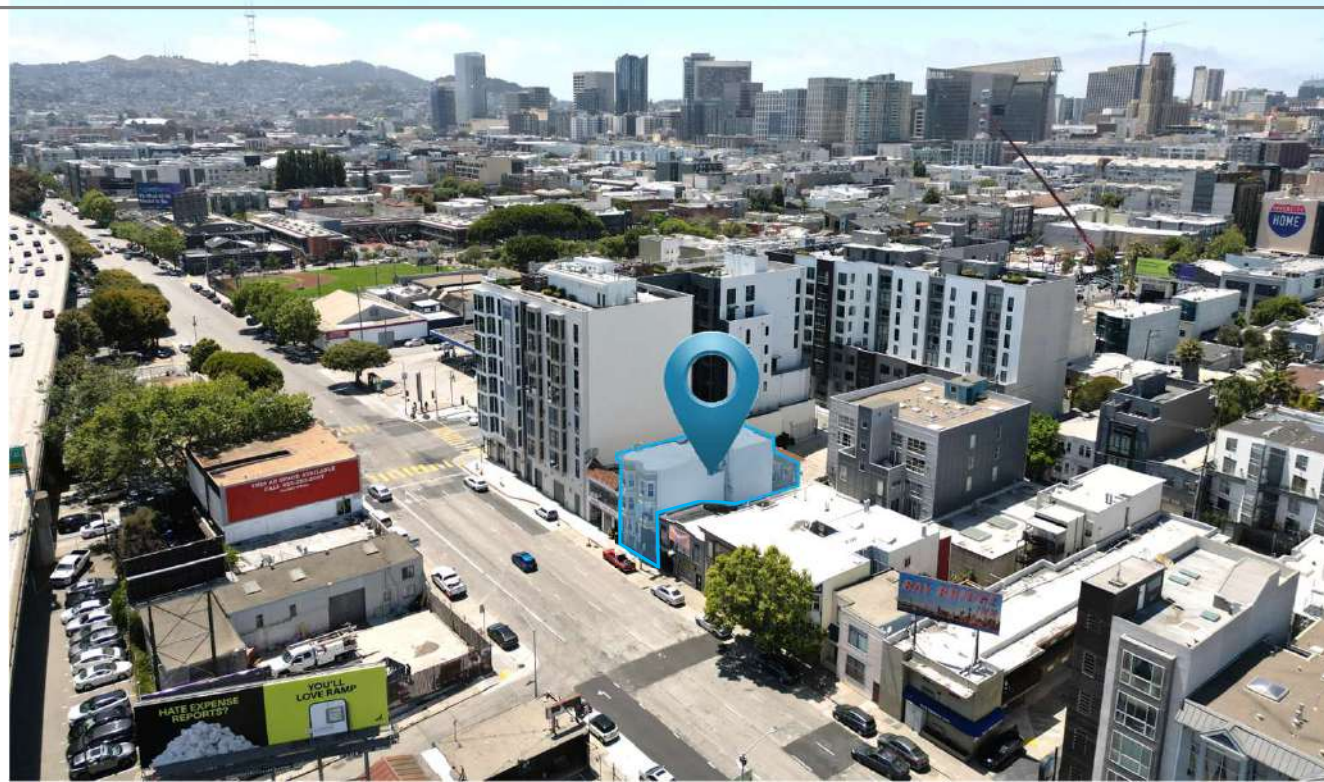
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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.