

OFFFERING
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

LISTING AGENTS

Nick Bonn

Commercial Sales Associate
Coldwell Banker Commercial
(415) 716-4579
License CA 01952724

Thomas Galicia

Sales Associate
Coldwell Banker Realty
(510) 258-2719
License CA 019896556



COLDWELL BANKER
COMMERCIAL
REALTY



984 Harrison Street

Property Description

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

Property Address	984 Harrison Street
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

UNIT TYPE	AVG. SQUARE FOOTAGE	# OF UNITS	AVG. MONTHLY RENT
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)
Net Operating Income	\$126,468	\$180,528

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						
Monthly Income		\$13,495	\$18,000.00				
*Parking	2	\$600	\$600				
Storage		\$500	\$500				
Total Monthly Income		\$14,595	\$19,100.00				
Total Annual Income		\$175,140	\$229,200				

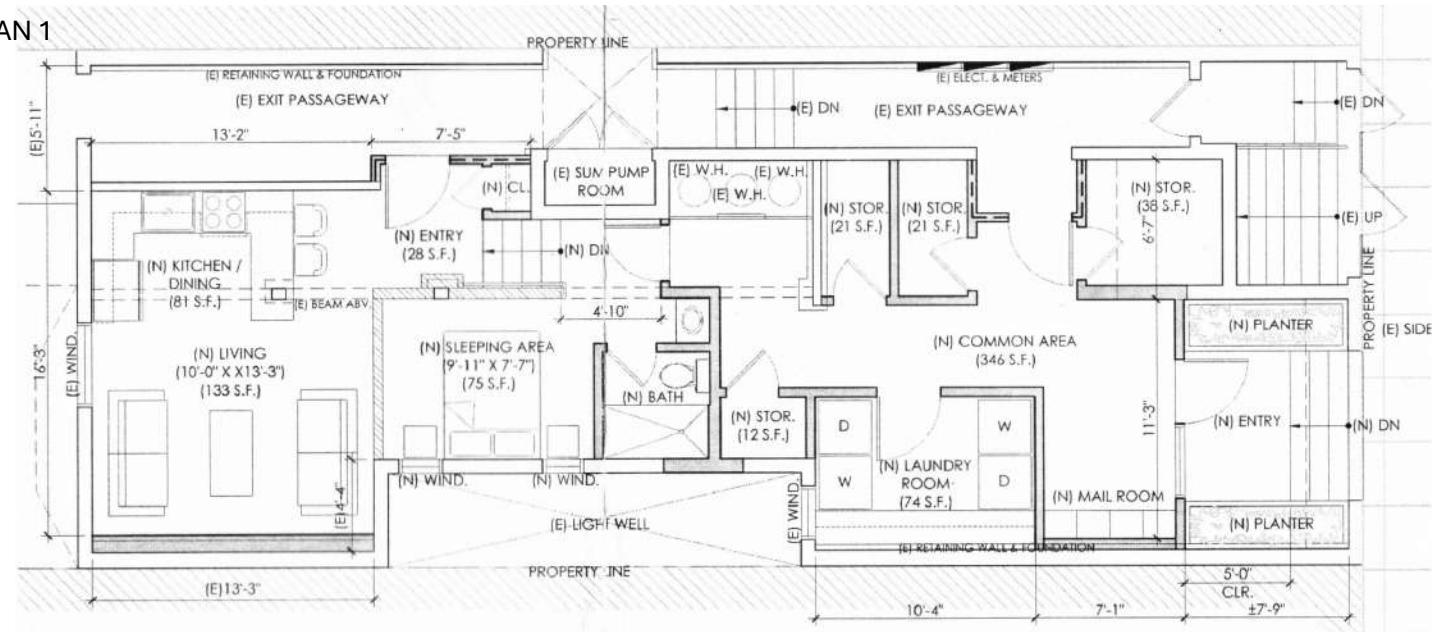
EXPENSES // 984 HARRISON STREET



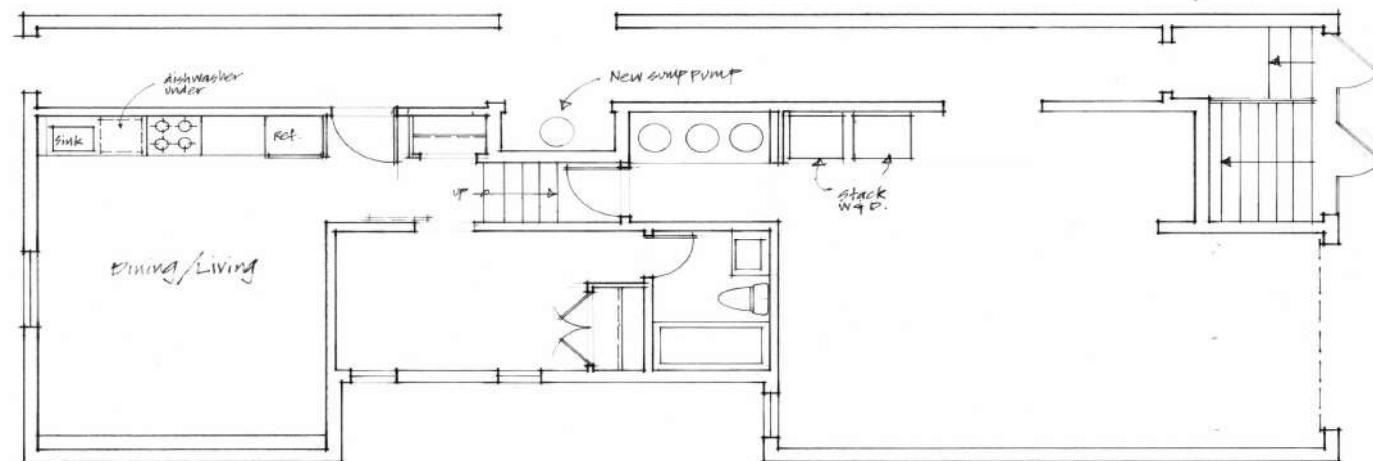
Annual Operating Expenses		Current	Exp/Unit	% / Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17143563% of Sales Price	\$21,672	\$7,224	45%	\$21,672	\$7,224	45%
Insurance	Comercial Coverage Indication	\$7,500	\$2,500	15%	\$7,500	\$2,500	15%
PG&E	From Owners 2024 Financials	\$1,000	\$333	2%	\$1,000	\$333	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%
Total Operation Expenses		\$48,672	\$16,224	100%	\$48,672	\$16,224	100%
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



PROPERTY PHOTOS // 984 HARRISON STREET



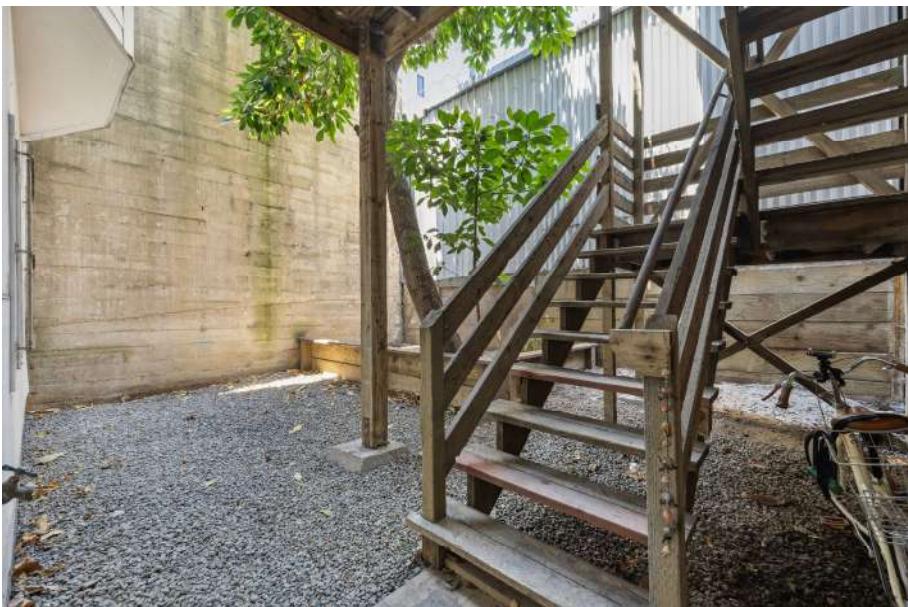
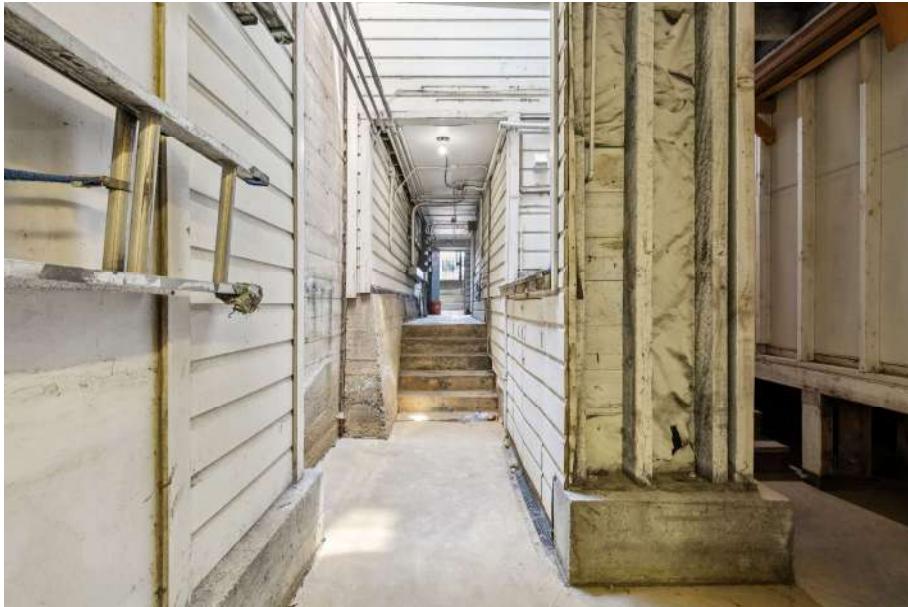
PROPERTY PHOTOS // 984 HARRISON STREET



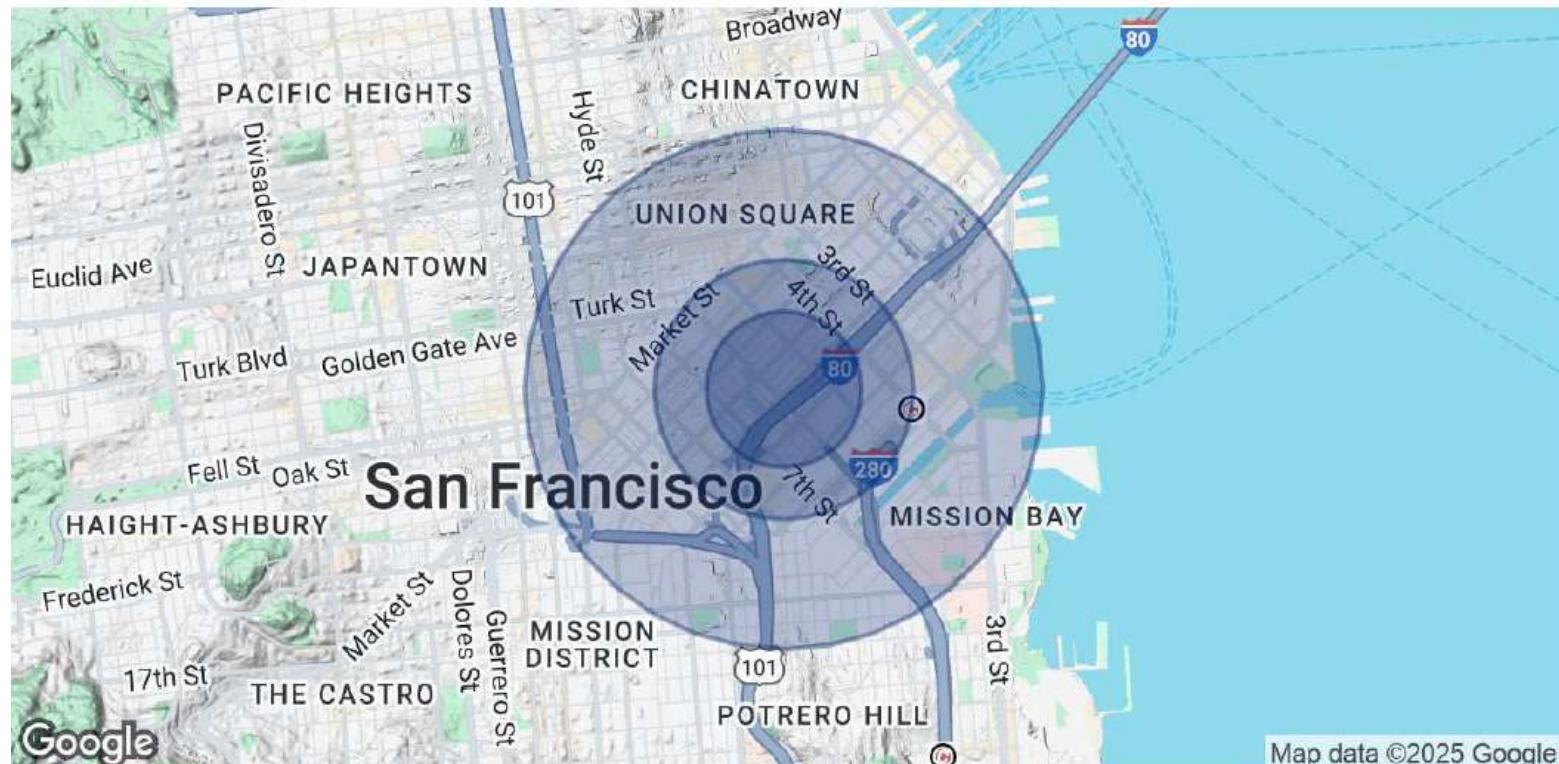
PROPERTY PHOTOS // 984 HARRISON STREET



PROPERTY PHOTOS // 984 HARRISON STREET



DEMOGRAPHICS // 984 HARRISON STREET



POPULATION

Total Population

0.3 MILES

8,568

0.5 MILES

24,818

1 MILE

105,813

Average Age

43

43

41

Average Age (Male)

43

43

41

Average Age (Female)

43

43

41

HOUSEHOLDS & INCOME

0.3 MILES

4,085

0.5 MILES

11,967

1 MILE

53,544

Total Households

2.1

2.1

2

of Persons per HH

\$196,062

\$172,889

\$164,806

Average HH Income

\$1,369,437

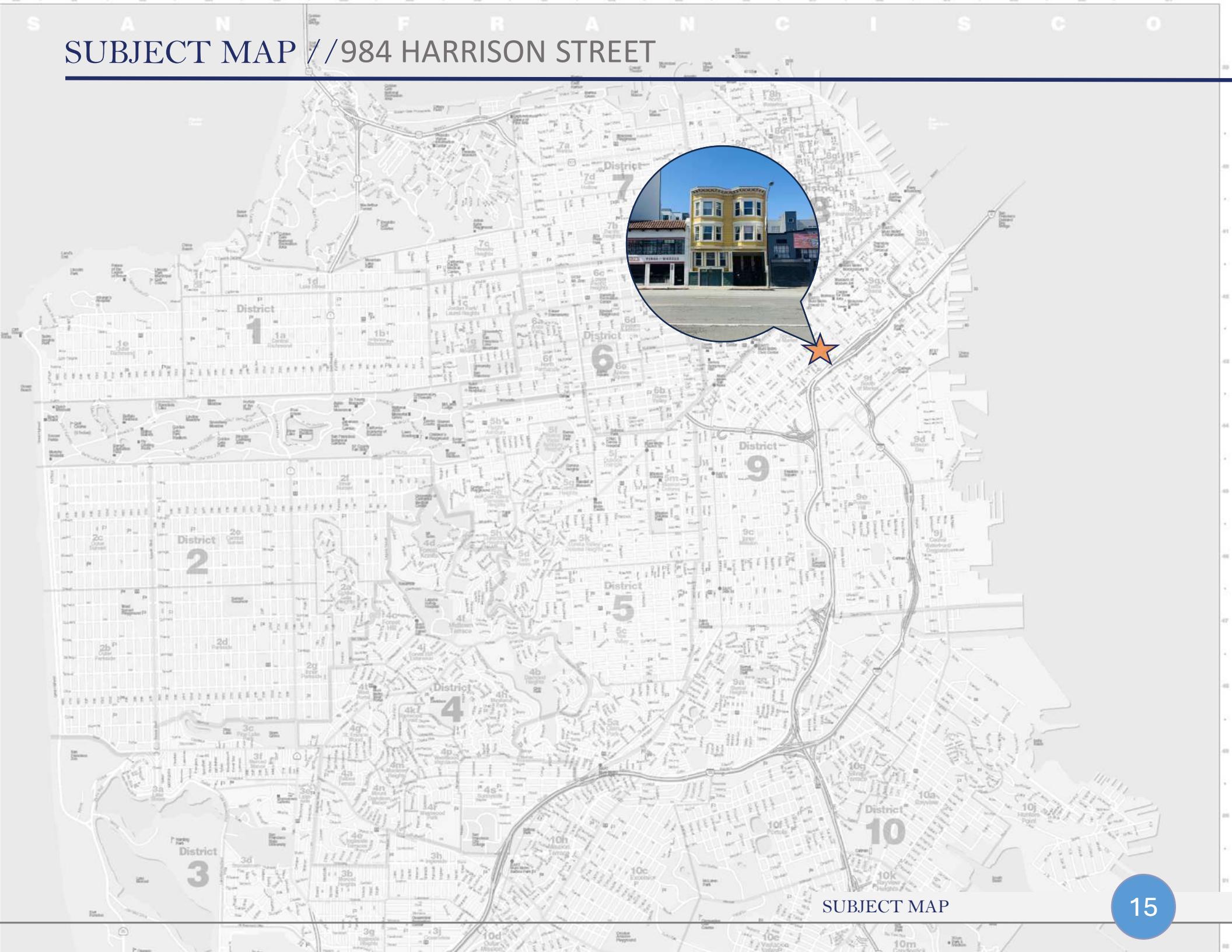
\$1,264,601

\$1,162,198

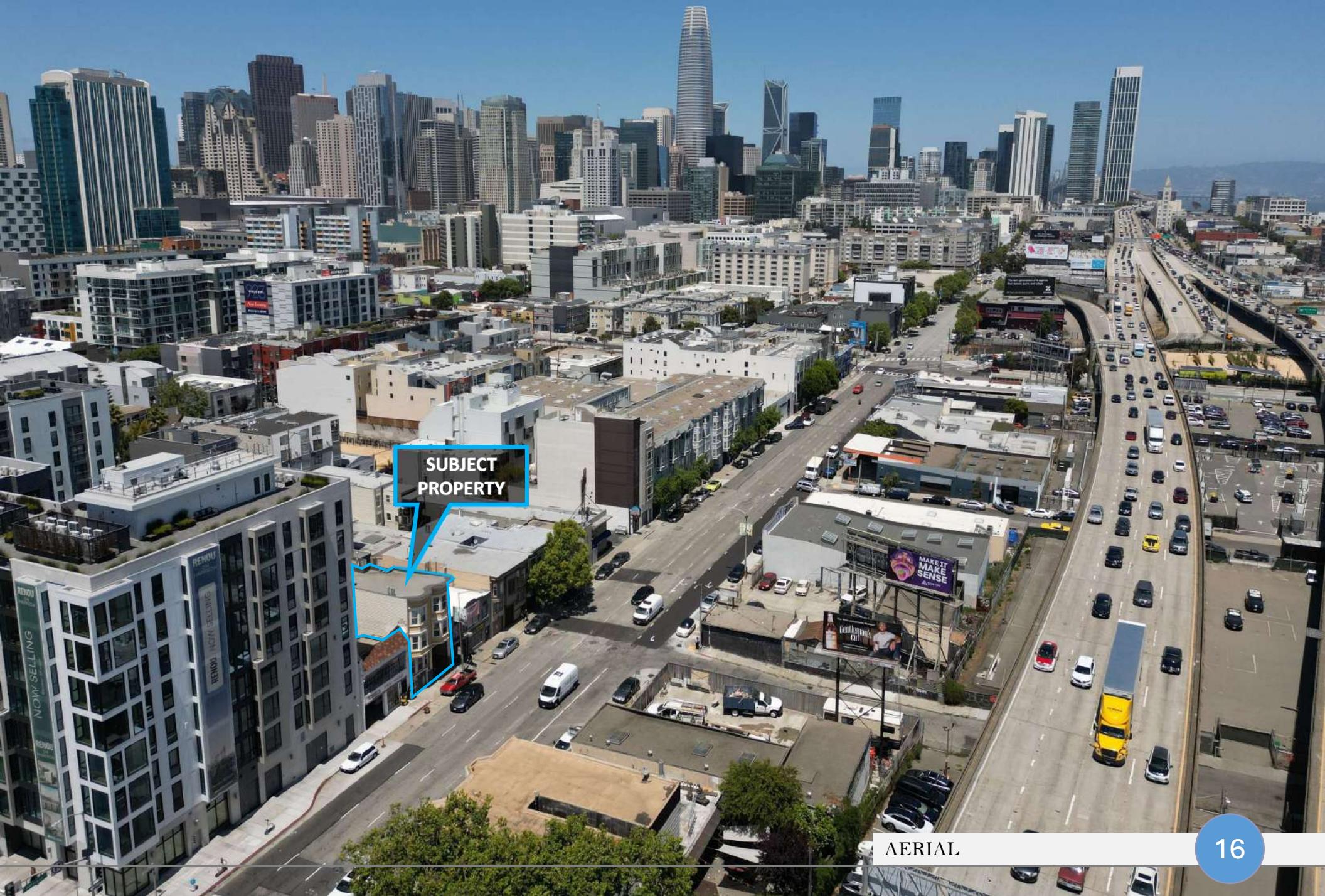
Demographics data derived from AlphaMap

S A N F R A N C I S C O

SUBJECT MAP // 984 HARRISON STREET



PROPERTY AERIAL // 984 HARRISON STREET



AERIAL

984 Harrison Street

San Francisco, CA

LISTING AGENTS

Nick Bonn

Commercial Sales Associate
Coldwell Banker Commercial
(415) 716-4579
License CA 01952724

Thomas Galicia

Sales Associate
Coldwell Banker Realty
(510) 258-2719
License CA 019896556



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.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

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.