CARAVELLI GROUP

FOR SALE

85 Henry Street

12 UNITS IN DUBOCE TRIANGLE

EXCLUSIVELY LISTED BY

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THE NUMBERS

LISTING metrics

OFFERING PRICE

$4,295,000

$357,917
PRICE PER UNIT

$559
PRICE PER SQUARE FOOT

CAP RATE

CURRENT	MARKET
5.62%	10.46%

GRM

CURRENT	MARKET
11.80	7.29

GROSS POTENTIAL INCOME

CURRENT	MARKET
$363,897	$589,455

TOTAL UNITS

12

TOTAL SQUARE FEET

7,680

Per CoreLogic

YEAR BUILT · STORIES

1900 · 3

WHY THIS ASSET

investment **HIGHLIGHTS**

- **Prime Duboce Triangle location** — walkable, tenant-desired, always in demand
- **Turnkey 12-Unit Building** — majority renovated; in-unit laundry, hot water heaters, and gas/wall heaters
- **New roof installed in 2024** — major capex item handled
- **Significant in-place cashflow** — banked increases plus 62% rental upside
- **Studio and one-bedroom mix** — easy to rent, keeping vacancy low
- **Individually metered PG&E** — tenant utilities kept efficient
- **Three covered parking spaces** — added income in a parking-scarce area
- **400-amp electrical service** — supports future in-unit upgrades
- **ADU potential** — path to added income and value
- **Seismic retrofit compliant** — no near-term structural work

Why Buy?

A well-kept building in a great neighborhood, already renovated with room to raise rents significantly over time. Steady income today with clear upside ahead.

THE OPPORTUNITY

property OVERVIEW

85 Henry Street is a 12-unit building in Duboce Triangle, one of the best rental pockets in San Francisco. This property has great curb appeal with a detailed and ornamental facade that gives it the character tenants desire when living in San Francisco.

Inside, the units stand out. High ceilings and big windows mean bright, airy apartments, the kind of space renters compete for. Units like these stay in demand and earn top-of-market rents when they turn.

A future owner could also have the potential to build a detached ADU, which would significantly add both income and value to the property.

The building is in good shape and easy to run. A new roof went on in 2024, it has been seismically retrofit, and units are heated by gas furnaces or electric wall heaters. Most units also have their own water heater, either in-unit tanks or tankless, which keeps shared costs down and gives the building a very efficient expense ratio.

Most of the in-place rents sit well below what these units would command today. As units turn over, rents move to market, rewarding a patient owner with steady income now and significant long term upside.

This is an incredibly rare opportunity to own a property with majority renovated units, in one of the best locations of San Francisco, with significant room to grow.

THE BUILDING

property DETAILS

PROPERTY SNAPSHOT

Address	85 Henry Street
Neighborhood	Duboce Triangle
Year Built	1900
Unit Count	12
Unit Mix	5 Studios · 6 One-Bed · 1 Two-Bed
Building Square Feet	7,680 per CoreLogic
Lot Dimensions	40' × 115'
Lot Square Feet	4,600
Stories	3
Zoning	RH3
Parcel Number	3541-034
Parking	3 Covered

BUILDING SYSTEMS

Construction	Wood
Seismic Retrofit	Completed 2016
Sounder Horns	Required
Electrical Service	400 Amp
Heating System	Furnace / Wall Heater
Water Service	Master Metered
PG&E	Individually Metered
Hot Water	Tankless & Tank
Windows	Single & Dual Pane
Exterior Siding	Wood
Laundry	In-Unit
Roof	Replaced 2024

INCOME

rent ROLL

UNIT	TYPE	MOVE-IN	LAST INC.	CURRENT RENT	RUBS	PASS-THRU	MARKET RENT	NOTES
1	1/1	08/10/18	—	$2,395.00	—	—	$3,595	Renovated w/ WD
2	1/1	11/09/24	—	$2,495.00	$70	—	$3,595	Renovated w/ WD
3	Studio	Vacant	—	$3,595.00	—	—	$3,595	Conversion Potential
4	Studio	08/23/10	09/01/25	$1,464.20	—	$41.56	$3,595	—
5	1/1	05/26/25	07/01/26	$3,042.92	$150	—	$4,500	Renovated w/ WD
6	Studio	10/13/04	03/01/26	$1,471.49	—	$41.56	$3,595	—
7	Studio	02/01/80	05/01/09	$678.17	—	$41.56	$3,595	Banked Rents
8	1/1	Vacant	—	$4,295.00	—	—	$4,295	Renovated
9	1/1	05/15/24	03/01/26	$2,788.50	$90	—	$4,295	Renovated w/ WD
10	2/1	01/22/22	03/01/26	$2,830.50	$50	—	$4,995	Renovated w/ WD
11	1/1	12/11/20	07/01/26	$2,550.17	—	—	$4,295	Renovated w/ WD
12	Studio	07/07/93	09/01/25	$1,142.53	—	$41.56	$3,595	—
Monthly Total				$28,748.48	$360	$166.24	$47,545	
Annual Total				$344,982	$4,320	$1,994.88	$570,540	

PARKING INCOME · 3 COVERED SPACES

SPACE	NOTES	CURRENT RENT	MARKET RENT
Space 1	Vacant	$350	$350
Space 2	Outside Tenant	$350	$350
Space 3	Vacant	$350	$350
Monthly Parking Total		$1,050	$1,050
Annual Parking Total		$12,600	$12,600

OPERATING PERFORMANCE

financial SUMMARY

ANNUALIZED OPERATING DATA

	CURRENT	MARKET
Gross Potential Residential Rent	$344,982	$570,540
Gross Potential Parking Rent	$12,600	$12,600
RUBS & Pass-Thru Income	$6,315	$6,315
Total Gross Income	**$363,897**	**$589,455**
Less Vacancy (3.0%)	($10,917)	($17,684)
Adjusted Gross Income	**$352,980**	**$571,771**
Less Operating Expenses (31.6% / 21.4%)	($111,433)	($122,373)
Net Operating Income	**$241,546**	**$449,398**

OPERATING EXPENSES

	CURRENT	MARKET
Est. New Property Tax	$50,788	$50,788
PG&E	$2,023	$2,023
Water	$10,420	$10,420
Trash	$7,595	$7,595
Insurance	$8,500	$8,500
Repairs & Maintenance	$9,000	$9,000
Property Management (5%)	$17,649	$28,589
License Fee	$1,277	$1,277
Fire Alarm	$1,181	$1,181
Cleaning	$3,000	$3,000
Total Operating Expenses	**$111,433**	**$122,373**

FINANCING SCENARIO

LOAN AMOUNT
$2,577,000

DOWN PAYMENT
$1,718,000

LOAN-TO-VALUE
60.0%

INTEREST RATE
6.00%

AMORTIZATION
30 Years

DSCR
1.30x

NET CASH FLOW AFTER DEBT SERVICE
Cash-on-Cash: 3.27%
$56,141

Financing terms are illustrative. Actual terms subject to lender underwriting and market conditions at the time of acquisition.

INSIDE THE UNITS

example **INTERIORS**

NOTICE TO RECIPIENT

confidentiality **AGREEMENT**

85 HENRY STREET · SAN FRANCISCO, CA 94114

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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.

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.

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THE CARAVELLI GROUP

let's talk about **85 HENRY.**

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