

\*Cover image digitally altered for marketing purposes.

37-41 John Street,  
San Francisco, CA



**AJ & CO**  
ANDERSEN, JUNG & CO.

**OFFERING  
MEMORANDUM**

\*Original, Un-edited photograph of the property. The cover image has been digitally altered for marketing purposes.

37-41 John Street,  
San Francisco, CA



## CONFIDENTIALITY & DISCLAIMER

The information contained herein is proprietary and strictly confidential. It is intended to be reviewed only by the receiving party from Anderson, Jung & Co. ("AJCO") and should not be made available to any other person or entity without the written consent of AJCO. This marketing brochure has been prepared to provide a summary of unverified information to prospective purchasers and solely to establish a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. AJCO has not made any investigation and makes no warranty or representation to the accuracy of any information contained herein including but not limited to the size and square footage, income, expenses, projections, physical condition, and tenants plans or intentions to continue occupancy or vacate. The information has been obtained from sources believed to be reliable but AJCO has not, and will not, verify or investigate any of these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of any information provided. All prospective buyers must take appropriate measures to verify and investigate all of the information contained

CONFIDENTIALITY AGREEMENT

## NON-ENDORSEMENT NOTICE

AJ & CO. is not affiliated with, sponsored by, or endorsed by any tenant identified herein. The presence of any entity's logo or name is not intended to indicate or imply affiliation, sponsorship, or endorsement by such entity of AJ & CO., its affiliates or subsidiaries, or any agent, product, service, or listing. It is included solely for the purpose of providing information about these listings to prospective parties.

**All property showings are by appointment only.  
Please consult with the listing agent for more details.**



## PROPERTY OVERVIEW

---

37-41 John Street is a family-owned apartment building in San Francisco's Financial District/Barbary Coast neighborhood. Owned by the same family for nearly 50 years, the property reflects long-term stewardship and pride of ownership.

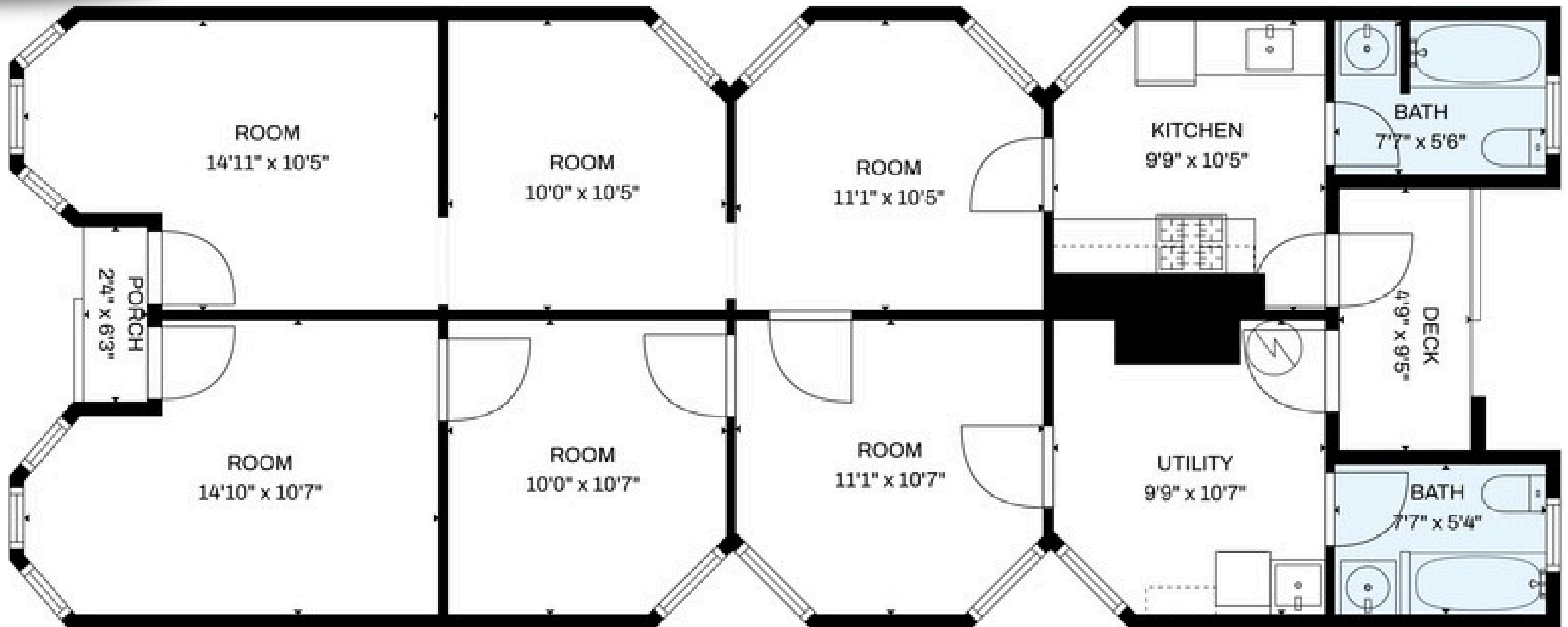
The property is currently configured as six residential units, while 3R records classify the building as seven units. Five units are occupied under written leases, providing stable in-place income.

Recent capital improvements include a soft-story seismic retrofit completed in 2022 and exterior repainting in 2024.

Located near the Embarcadero, major employment centers, public transportation, dining, and entertainment, the property offers investors a well-maintained asset in one of San Francisco's most central locations.

*The location provides strong access to public transportation, employment centers, and neighborhood amenities.*

# Floor Plan



**TOTAL: 1002 sq. ft**  
4<sup>th</sup> Floor: 1002 sq. ft  
Excluded Areas: DECK: 45 sq. ft, PORCH: 15 sq. ft, Walls: 94 sq. ft

Floor plan is for illustrative purposes only.  
All dimensions are approximate and subject to verification. No  
warranty is made as to accuracy or current condition.

FLOOR PLAN CREATED BY CUBICASA APP.  
MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

# Neighborhood Map

2 Miles radius

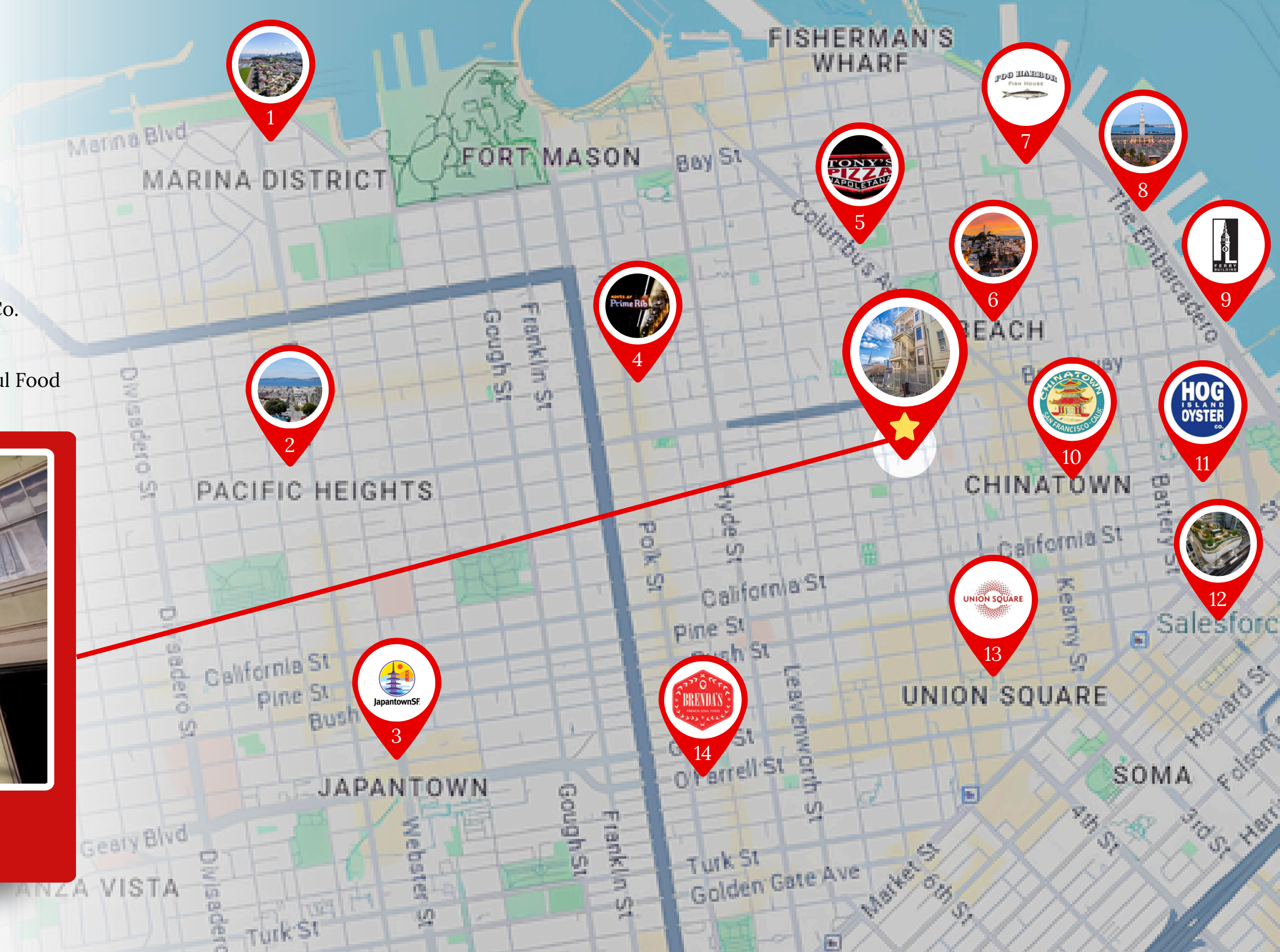
## Attractions & Restaurants Nearby

- |                            |                               |
|----------------------------|-------------------------------|
| 1. Marina Green Overlook   | 8. Ferry Building             |
| 2. Hyde Street View        | 9. Ferry Plaza Area           |
| 3. Japantown               | 10. SF Chinatown              |
| 4. House of Prime Rib      | 11. Hog Island Oyster Co.     |
| 5. Tony's Pizza Napoletana | 12. Salesforce Park           |
| 6. Coit Tower              | 13. Union Square              |
| 7. Fog Harbor Fish House   | 14. Brenda's French Soul Food |



### SUBJECT PROPERTY

37-41 John Street, San Francisco, CA



# INVESTMENT OVERVIEW

# \$ 1,850,000

LIST PRICE

37-41 JOHN STREET, SAN FRANCISCO , CA.

<b>Property type:</b>	7 Unit Residential
<b>Unit Mix:</b>	1 Bd/1 Ba
<b>Price / sqft:</b>	\$473 / sqft
<b>Price per Door:</b>	\$264,286
<b>Year built:</b>	1909
<b>Square Feet:</b>	3,914 sqft
<b>Property subtype:</b>	Multi Family
<b>Source:</b>	Tax Assessor
<b>APN Parcel#</b>	0180-027



# Income Statement 12 Months

	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	Oct 2025	Nov 2025	Dec 2025	Jan 2026	Feb 2026	Mar 2026	Apr 2026	Total
Rent Income	\$9,942.40	\$10,770.13	\$10,770.13	\$10,770.13	\$10,770.13	\$11,120.13	\$10,770.13	\$10,770.13	\$10,770.13	\$10,770.13	\$11,000.13	\$10,830.06	\$129,053.76
Management Fee	\$596.54	\$646.21	\$646.21	\$646.21	\$646.21	\$646.21	\$646.21	\$646.21	\$646.21	\$646.21	\$660.01	\$649.80	\$7,722.24
Rent Board Fee	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$302.38	\$0	\$0	\$0	\$302.38
Utilities	\$215.72	\$0	\$372.23	\$373.40	\$756.18	\$122.97	\$419.21	\$1,053.29	\$630.25	\$954.01	\$733.55	\$548.45	\$6,179.26
Fire Protection Service	\$0	\$0	\$152.93	\$0	\$0	\$0	\$0	\$0	\$700.0	\$174.85	\$0	\$0	\$1,027.78
Maintenance Repairs	\$14,251.40	\$12,030	\$10,380	\$10,800	\$0	\$150	\$250	\$495	\$150	\$365.88	\$150	\$170.88	\$49,193.16
NET OPERATING INCOME	-\$5,121.26	-\$1,906.08	-\$781.24	-\$1,049.48	\$9,367.74	\$10,200.95	\$9,454.71	\$8,575.63	\$8,341.29	\$8,629.18	\$9,456.57	\$9,460.93	\$64,628.94

Maintenance Repairs row for May–August have a \$40,800 payment for renovation costs.

Current Monthly Income

Unit Address	Base Rent	Move In
37 John Street	\$2,500.00	4/15/25
37A John Street	\$2,129.40	5/27/24
37B John Street	\$2,395.00	5/12/25
39 John Street	\$1,937.87	1/7/23
39A John Street	\$1,867.79	1/1/23
41 John Street 41A John Street	-	Vacant

Monthly Income	
Total Monthly Rent	\$10,878.39
Other Income	\$48.33
Total Income	\$10,875.39
Annual Income	\$129,053.76
Operating Expense	\$33,624.82
GRM	14.33
CAP*	5.16%

Pro-forma Income

Unit Address	Base Rent	Status
37 John Street	\$2,750.00	Occupied
37A John Street	\$2,750.00	Pro Forma
37B John Street	\$2,750.00	Occupied
39 John Street	\$2,750.00	Occupied
39A John Street	\$2,750.00	Occupied
41 John Street	\$3,500.00	Pro Forma
41A John Street	\$3,000.00	Pro Forma

Monthly Income	
Total Monthly Rent	\$20,250.00
Other Income	\$48.33
Total Income	\$20,298.33
Projected Annual Income	\$243,579.96
Operating Expense	\$31,310
Projected GRM	7.59
Projected CAP	10.93%

Projected Monthly Income

Unit Address	Base Rent	Status
37 John Street	\$2,540.00	Occupied
37A John Street	\$2,375.00	Projected
37B John Street	\$2,433.00	Occupied
39 John Street	\$1,969.00	Occupied
39A John Street	\$1,898.00	Occupied
41 John Street 41A John Street	\$3,900.00	Projected

Projected Monthly Income	
Total Monthly Rent	\$15,900
Other Income	\$48.33
Total Income	\$15,948.33
Projected Annual Income	\$191,379.96
Operating Expense	\$39,438
Projected GRM	9.66
Projected CAP	8.21%

- 41 & 41A John Street are currently combined as one 3BD/2BA unit.
- Pro-forma income reflects stabilized market rents assuming the 4th floor is restored to two separate units.
- Projected income reflects the current configuration with the 4th floor remaining as a single combined unit.
- Projected rents are based on achievable market rates under existing layout and occupancy.
- Please note Operating Expense was adjusted from \$64,424.82 to \$23,624.82 due to a one-time non-recurring renovation expense of \$40,800. An estimated \$10,000 annual insurance expense has been included in the projected and pro forma operating expense calculations.

# Demographics

Income Per Household	Estimate
Total	12,954
Median Income (Dollars)	83,025
Mean Income (Dollars)	156,055
Percent Allocated	Estimate
Household Income in the past 12 Months	30.90%
Family Income in the past 12 Months	(X)
Non Family Income in the past 12 Months	(X)

Income Per Family	Estimate
Total	5,456
Median Income (Dollars)	94,792
Mean Income (Dollars)	175,440
Percent Allocated	Estimate
Household Income in the past 12 Months	(X)
Family Income in the past 12 Months	36.20%
Non Family Income in the past 12 Months	(X)

# Demographics

Population	Estimate
Total population	24,753
Male	12,210
Female	12,543
Race	
Total Population	24,753
White	44.00%
Black or African American	4.70%

Race	
Asian	51.80%
American Indian and Alaska Native	1.70%
Native Hawaiian and Other Pacific Islander Alone	0.50%
Some Other Race Alone	8.70%

## SAN FRANCISCO, CALIFORNIA .

100 days into Mayor Daniel Lurie's first term, San Francisco is cleaner, safer, and more hopeful. Crime is at a 23-year low, tents are disappearing, and businesses are reinvesting in the city. In first 100 days of the Lurie administration, crime in San Francisco has fallen to its lowest level in 23 years — with car break-ins down 41%, property crime down 35%, and violent crime down 15% compared to last year. Homeless tents are at their lowest point since tracking began, dropping 92% in the Mission and 67% in SoMa. Meanwhile, Muni ridership is up to 75% of pre-pandemic levels, and hotel occupancy is rising.

Mayor Lurie took office amid a \$1 billion budget deficit, a fentanyl overdose crisis, a sluggish downtown recovery, and rising public frustration. The latest available polling shows that, for the first time in over five years, more San Franciscans think the city is heading the right track direction than on the wrong track. City Hall doesn't have to be slow, bloated, or ineffective. Crime is down, tourism is up, tents are disappearing, and businesses are returning.

It's not magic — it's focus, urgency, and the political will to make things better. There's still a long way to go, but if the next 100 days look like the first 100, San Francisco has a real shot at becoming the city we all know it can be.

# CONTACT



Rony Budiutama

[ronny@ronnybudiutama.com](mailto:ronny@ronnybudiutama.com)

Call | Text: 415.559.6989

DRE# 02068159



Haley Zhao

[Haley@thezhgroup.com](mailto:Haley@thezhgroup.com)

Call | Text: 415.830.1423

DRE# 02151950