

An aerial photograph of a row of three-story townhouses in San Francisco. The central townhouse is painted a vibrant orange and features a prominent external fire escape on its side. To its left is a light blue townhouse with white trim around the windows and a bay window. To the right is a grey townhouse with decorative gold-colored patterns above the windows. The street in front of the buildings is paved, and a dark-colored car is parked on the right. A large green tree is situated on the sidewalk to the right of the orange townhouse. The background shows more buildings and a hillside under a clear sky.

3721-23 25th Street

Noe Valley | San Francisco, CA

Investment Opportunity |
Offering Memorandum

Colliers



3721-23
25th Street





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3721-23
25th Street



Table of Contents

06

Offering Summary

09

Property Information

10

Financial Analysis

13

Property Photos

20

Amenities &
Transportation Map

24

Aerial of Property

Offering Summary

3721-23 25th Street is a 6-unit apartment building located in the Noe Valley District of San Francisco (cross streets Guerrero & Fair Oaks Streets). This attractive apartment building has been well-preserved and possesses many quality finishes. The building is comprised of six (6) one bed / one bath units and has an enclosed garage which has one (1) car parking space. The building also features a private backyard with ample sunlight and security features to ensure the safety of the tenants.

Noe Valley has always been a highly sought-after neighborhood given its proximity to a wide array of retail and dining options, in addition to warmer weather and a sense of established community among the residents who call Noe Valley home.

This is an ideal opportunity for an investor to purchase an easy to manage, well-maintained multi-family property with income upside potential in a family-friendly neighborhood of Noe Valley.







Property Information

Property Information

Address: 3721-23 25th Street, San Francisco CA, 94110

District: Noe Valley

Property Type: Apartment Building

APN: 6533-040

Building Square Feet: 5,145 square feet (*per tax records*)

Units: 6

Lot Size: 2,121 square feet (*per tax records*)

Constructed: 1915

Zoning: RH-3

Building Systems

Foundation: Brick, Some Evidence of Concrete

Structure: Wood-frame Building

Façade: Stucco

Roof Composition: Tar & Gravel

Electrical Service: Federal Pacific Electric - Separately Metered (*100 Amps*)

Gas Service: Separately Metered

Fire Protection System: Mirtone 10605 Fire Alarm System

Fire Escapes: North & South Side of Building

Heat Source: Gas Wall Heat System

Hot Water: Bradford White Water Heater (*119 Gallons*)

Plumbing: Mixture of Copper and Galvanized

Common Area Lights: Center Mount and Sconce (*Timer System*)

Door Entry System: Key & Lock with Siedle Intercom System

Front Entry: Hexagon Tile Landing

Mailboxes: Exterior

Common Areas: Carpeted, Hexagon Tiles (*In Lobby*)

Lobby/Common Area Lighting : Center Mount and Pendant Lighting

Apartment Access: Central Staircase & Covered Stairs off Kitchen

Skylight: No

Windows: Wood-Frame Windows

Garbage: Trash Chute in Tradesman Egress

Laundry: 1 Washer, 1 Dryer (*Coin Operated & Building Owned*)

Storage: Building Storage in Several Areas of the Basement (*4 Rooms Sprinklered & High Ceilings*)

Seismic Work: The Building is Not on the City's Soft-Story Ordinance List

UST: Removed and No Further Action Letter Issued

Building Information

Unit Mix: Six (6) One Bed, One Bath

Parking: One (1) Parking Space

Kitchens: Gas Stoves and Ovens

Granite Counters Over Maple Cabinets

Single Basin Stainless Steel Sinks

Freezer Over Refrigerator

Ample Natural Light

Linoleum Flooring

Dishwasher (*Not in Unit 4*)

Bathrooms: Hexagon Tile Flooring

Pedestal Sinks

Tub Shower Combinations

Window Ventilation

Bedrooms: Oak Hardwood Floors

Blinds/Curtains

Paned Wood-Frame Windows

Ample Natural Night

Generous Closet Spaces

Center Mount Lighting

Living Room Area: Oak Hardwood Floors

Paned Wood-Frame Windows

Tremendous Natural Light

Fireplaces

Center Mount Chandelier Lighting

Notes:

- Private Backyard
- Security Cameras (*1 on Each Floor*)

Financial Overview

Financial Summary		Annual Gross Income	Current	Proforma
Price	\$2,475,000	Gross Potential Income	\$201,531	\$225,339
Down Payment	\$1,113,750	Vacancy (5.0%)	\$10,077	\$11,267
Number of Units	6	AGI	\$191,455	\$214,072
Price/Unit	\$412,500	Expenses	\$66,544	\$67,496
Gross Square Feet	5,145	NOI	\$124,911	\$146,576
Price/Square Foot	\$481			
CAP Rate - Current	5.05%			
CAP Rate - Proforma	5.92%			
GRM - Current	12.28			
GRM - Pro Forma	10.98			
Year Built	1915			
Lot Size	2,121			

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,361,250	Less Debt Service	\$96,889	\$96,889
Loan Type	Fully Amortized	Cash Flow	\$28,022	\$49,687
Interest Rate	5.90%	Cash on Cash Return	2.52%	4.46%
Program	5/30 Year Fixed	Expenses as % Of Gross	33%	30%
Loan to Value	55%	Expenses per Unit	\$11,091	\$11,249

Loan Quote: Estimated at 55% LTV at 5.90% 5/30 Year Fixed (Loan information is time sensitive & subject to change)

Expenses

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.17769% of Sales Price</i>	\$29,148	\$4,858	44%	\$29,148	\$4,858	43%
Special Assessment Tax	<i>From Owner's 2023-24 Tax Bill</i>	\$1,141	\$190	2%	\$1,141	\$190	2%
Insurance	<i>Commercial Coverage Indicator</i>	\$7,200	\$1,200	11%	\$7,200	\$1,200	11%
Property Management	<i>Estimated at 4% of Gross Income</i>	\$8,061	\$1,344	12%	\$9,014	\$1,502	13%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$4,500	\$750	7%	\$4,500	\$750	7%
Electricity and Gas	<i>Owner's Statement (2024)</i>	\$1,578	\$263	2%	\$1,578	\$263	2%
Garbage	<i>Owner's Statement (2024)</i>	\$3,404	\$567	5%	\$3,404	\$567	5%
Water	<i>Owner's Statement (2024)</i>	\$5,504	\$917	8%	\$5,504	\$917	8%
Hauling	<i>Owner's Statement (2024)</i>	\$250	\$42	0%	\$250	\$42	0%
Janitorial	<i>Owner's Statement (2024)</i>	\$1,600	\$267	2%	\$1,600	\$267	2%
Landscaping	<i>Owner's Statement (2024)</i>	\$600	\$100	1%	\$600	\$100	1%
Pest Control	<i>Owner's Statement (2024)</i>	\$1,108	\$185	2%	\$1,108	\$185	2%
Inspections	<i>Owner's Statement (2024)</i>	\$600	\$100	1%	\$600	\$100	1%
Permits & Fees	<i>Owner's Statement (2024)</i>	\$1,850	\$308	3%	\$1,850	\$308	3%
Total Operating Expenses		\$66,544	\$11,091	100%	\$67,496	\$11,249	100%
Expenses as % of Gross Income		33%			30%		
Expense per Unit		\$11,091			\$11,249		

Rent Roll

Unit No.	Unit Type	Rents	Market Rent	Move In Date	Notes
1	1 Bed, 1 Bath	\$2,595.00	\$3,050	6/9/2024	
2	1 Bed, 1 Bath	\$2,694.61	\$3,050	8/1/2021	
3	1 Bed, 1 Bath	\$2,537.42	\$3,050	4/30/2023	
4	1 Bed, 1 Bath	\$2,700.00	\$3,050	9/1/2023	
5	1 Bed, 1 Bath	\$2,995.00	\$3,050	11/23/2023	
6	1 Bed, 1 Bath	\$2,795.00	\$3,050	4/27/2024	
Monthly Income		\$16,317.03	\$18,300		
Rent Board Fee		\$14.75	\$15		
Bond-General		\$43.49	\$43		
Vacant Parking (1)		\$300.00	\$300		
Laundry		\$119.00	\$120		
Total Monthly Income		\$16,794.27	\$18,778.24		
Annual Income		\$201,531	\$225,339		Upside: 12%

Units

1 Bed, 1 Bath - 6

Parking - 1

Notes

Market rents projected using Rentometer.com

Parking projected at \$300 per space/month

Laundry projected at \$20 per tenant/month

Other income from Owner's 2024 Financials

Property Photos







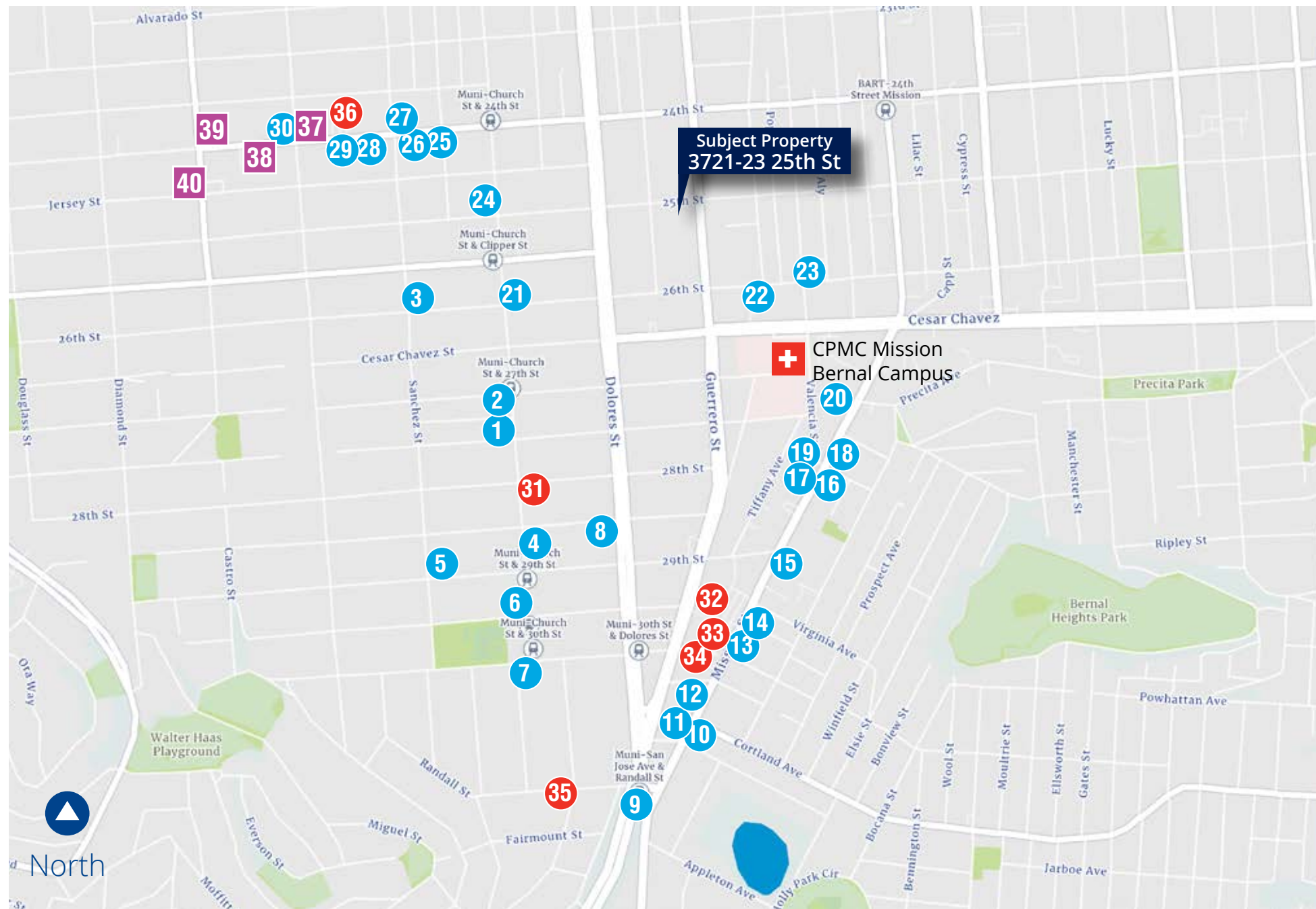








Amenities Map

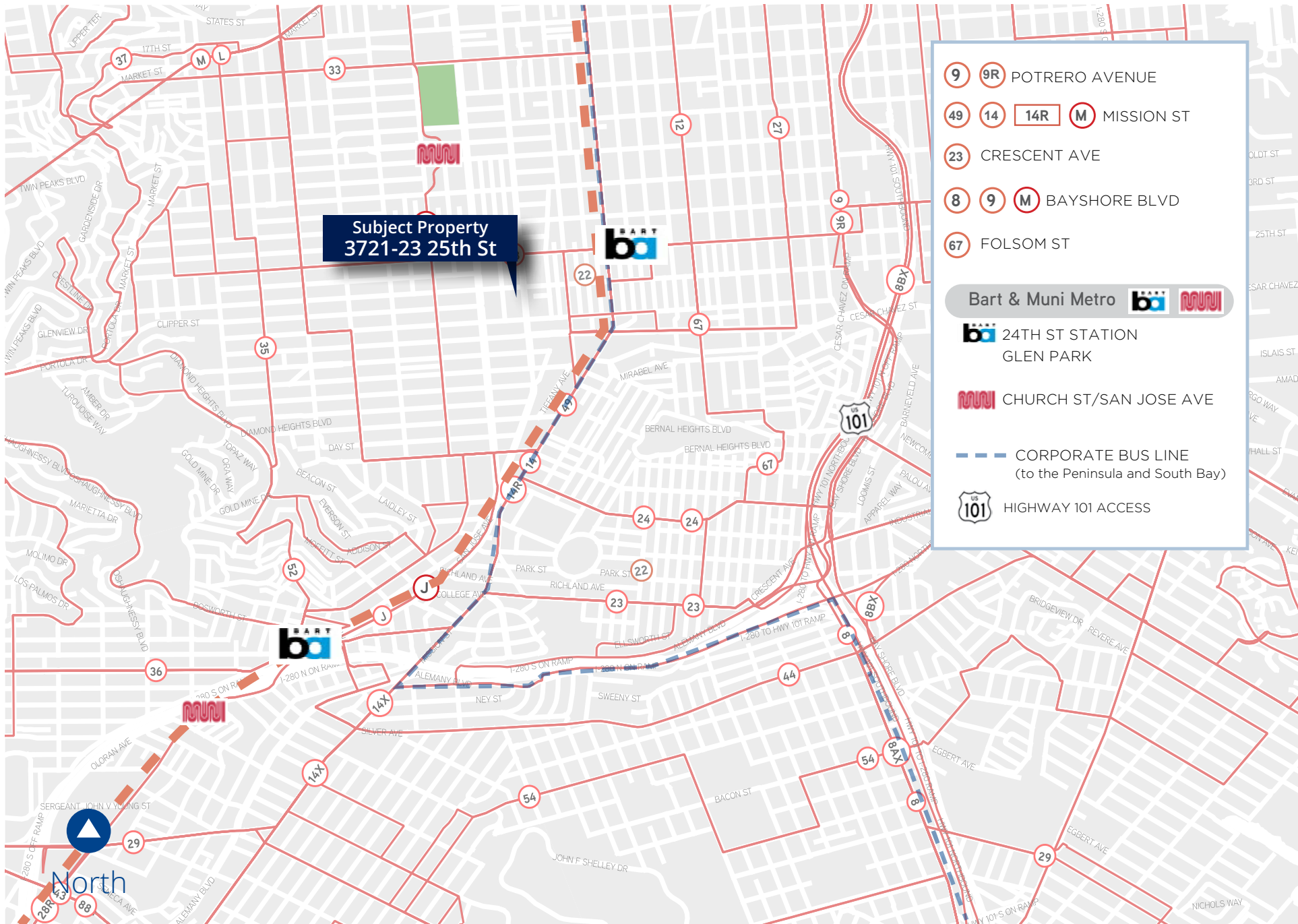


● Restaurants & Bars
 ● Grocery/Convenience Stores
 ■ Banks & ATM's

Neighborhood Amenities

1 Uma Casa	11 Cuisine of Nepal	21 Chloe's Cafe	31 Sun Valley Grocery
2 Eric's Restaurant	12 Universal Bakery of Mission	22 Wild Pepper	32 Safeway
3 Noe Cafe	13 Oye Managua	23 Al's Place	33 Walgreens
4 Twin Peaks Pizza & Pasta	14 Chisai Sushi Club	24 Inle Burmese Cuisine	34 7-Eleven
5 Alice's	15 Coco's Ramen	25 Hi-Way Burger & Fry	35 Chenery Market
6 Toast Eatery	16 Knockout	26 Hay Stack	36 Whole Food's Market
7 La Ciccia	17 Bac Lieu	27 La Boulangerie	37 Chase Bank
8 The Bar on Dolores	18 Cellar Maker House of Pizza	28 Bacco	38 Wells Fargo Bank
9 Julie's Hot Dogs	19 Burger King	29 Noe Bagel	39 Bank of America
10 Tilak	20 El Rio	30 Novy Restaurant	40 First Republic Bank

Public Transportation



With Immediate Access to **One of the Nation's Best Public Transit Systems**

The area around 3721-23 25th Street offers an extensive transportation network which ensures superior regional access throughout San Francisco and the surrounding Bay Area. Atlantic Cities' "Access Across America, Transit 2021" ranked San Francisco second only to New York for public transit efficiency, based on how many jobs a resident can access within a 10 to 30 minute commute during the morning rush hours of 7am to 9am. The subject property is within walking distance of a variety of public transit systems, on Church Street, Mission Street, 24th Street and San Jose Avenue, in addition to a variety of San Francisco's caravan of 'Tech Shuttles' moving busloads of Google, Genentech, Facebook, and Apple employees from their homes in San Francisco to their job centers in Silicon Valley via Divisadero Street and Van Ness Avenue.





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1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 3721-23 25th Street or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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