



584 Castro Street

Dolores Heights | San Francisco

Investment Opportunity | Offering Memorandum

Colliers



584
Castro Street

Payam Nejad
Senior Vice President
+1 415 288 7872
payam@colliers.com

Brad Lagomarsino
Vice Chair
+1 415 288 7847
brad.lago@colliers.com

Dustin Dolby
Executive Vice President
+1 415 288 7869
dustin.dolby@colliers.com

Showings by Appointment
Please Call Listing Agent

Multifamily Investment Services Group
www.thedlteam.com
101 Second Street | Suite 1100 | San Francisco, CA





Table of Contents

06

Offering Summary

09

Property Summary

10

Financial Overview

13

Property Photographs

16

Amenities Map

18

Transportation Map

Offering Summary

Colliers proudly presents 584 Castro Street, a Victorian 3-unit mixed-use property. Nestled in the neighborhood of Dolores Heights, this property enjoys the benefits of its prime location. Surrounded by the charm of the tree-lined streets and stunning views of the city, this property offers a unique opportunity to be part of one of San Francisco's most desirable communities. Residents and businesses alike will appreciate the vibrant atmosphere, cultural attractions, and recreational opportunities that surround Dolores Heights.

The building consists of one (1) formal - 3 BD / 2 BA + office, two (2) commercial units, a shared backyard, and two (2) storage spaces. The residential unit features hardwood floors, large windows allowing ample natural light, expansive views of the city, and in-unit washer and dryer. The commercial units feature carpeted flooring, ceiling lighting, and generous storage space.

584 Castro St presents a lucrative opportunity with a projected GRM of 11.17. Featuring two commercial spaces and one residential unit, this property offers diversified income potential in a prime Castro location within Dolores Heights. Its seamless integration of residential comfort and commercial convenience embodies the urban allure of this highly sought-after neighborhood.





The Property

Property Information

Address: 584 Castro Street, San Francisco, CA 94114
District: Dolores Heights
Property Type: Mixed-Use
APN: 2695-013A
Building Square Feet: 4,300 square feet
Units: 3
Lot Size: 3,062 square feet (per tax records)
Constructed: 1900
Zoning: NCD

Building Systems

Foundation: Concrete
Structure: Wood-Frame
Façade: Wood
Roof Composition: Composite Shingles
Windows: Single Paned Wood Frame
Electrical Service: Separately Metered
Gas Service: Separately Metered
Fire Protection System: Smoke Detectors
Heat Source: Rheem Furnace
Hot Water: Bradford White, Eco Defender Water Heater (40 Gallons)
Common Area Lights: Outdoor Flood Lights
Door Entry System: Key & Lock
Front Landing: Brick / Concrete
Mailboxes: Metal, Outside on Wall
Garbage: Tradesman Alley & Bins (located in front of building)
Apartment Access: Staircase from Street
Commercial Access: Concrete Staircase
Laundry: Stacked Laundry in Unit 584A
Storage: 2 Storage Units in Backyard
Skylight: Located in Unit 300 / 584C

Building Information

Unit Mix: 1 - Formal 3 BD, 2 BA + Office
2 - Commercial
3 - Total Units
Unit 584A: Hardwood & Tile Flooring
Wood Cabinetry
Single Basin Aluminum Sinks
Dishwasher
Gas Stoves/Ovens
Microwaves
Over-Under Refrigerators
Center Mounted Lighting
View of the City
Unit 584B: Carpeted Flooring
Track Lighting
Ceiling Fans
Large Windows
Unit 584C: Carpeted Flooring
Hanging ULINE Lighting
Large Closets / Storage Space
Direct Access to Backyard

Notes

- Sprinkler System in Sotheby's Office
- Backyard

Financial Analysis

Financial Summary		Annual Gross Income	
		Current	Proforma
Price	\$2,400,000	Gross Potential Income	\$214,921
Down Payment	\$1,152,000	Vacancy (5.0%)	\$10,746
Number of Units	3	AGI	\$204,175
Price/Unit	\$800,000	Expenses	\$60,621
Gross Square Feet	4,300	NOI	\$143,554
Price/Square Foot	\$558		\$144,525
CAP Rate - Current	5.98%		
CAP Rate - Proforma	6.02%		
GRM - Current	11.17		
GRM - Pro Forma	11.11		
Year Built	1900		
Lot Size	3,062		

Financing		Cash Flow	
		Current	Proforma
Loan Amount	\$1,125,000	Less Debt Service	\$100,185
Loan Type	Fully Amortized	Cash Flow	\$43,368
Interest Rate	6.65%	Cash on Cash Return	3.76%
Program	5/25 Year Fixed-Rate	Expenses as % of Gross	28%
Loan to Value	50%	Expenses per Unit	\$20,207
			\$20,225

Slatt Capital Loan Quote: Estimated 50% LTV at 6.65%
Fully Amortized 5/25 year fixed-rate (Loan information is time sensitive & subject to change)

Financial Analysis

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.1797% of Sales Price	\$28,313	\$9,438	47%	\$28,313	\$9,438	47%
Special Assessment Tax	From Owner's 2022-23 Tax Bill	\$2,464	\$821	4%	\$2,464	\$821	4%
Insurance	From Owner's 2022-23 Financials	\$6,374	\$2,125	11%	\$6,374	\$2,125	11%
Property Management	Estimated at 5% of Gross Income	\$10,746	\$3,582	18%	\$10,800	\$3,600	18%
Repairs & Maintenance	Estimated at \$750/unit	\$2,250	\$750	4%	\$2,250	\$750	4%
Water	From Owner's 2022-23 Financials	\$982	\$327	2%	\$982	\$327	2%
Sewer/Storm	From Owner's 2022-23 Financials	\$1,243	\$414	2%	\$1,243	\$414	2%
Landscaping	From Owner's 2022-23 Financials	\$6,574	\$2,191	11%	\$6,574	\$2,191	11%
Day Porter	From Owner's 2022-23 Financials	\$770	\$257	1%	\$770	\$257	1%
Hauling/Dumping	From Owner's 2022-23 Financials	\$450	\$150	1%	\$450	\$150	1%
Life Safety	From Owner's 2022-23 Financials	\$456	\$152	1%	\$456	\$152	1%
Total Operating Expenses		\$60,621	\$20,207	100%	\$60,675	\$20,225	100%

Gross Potential Income	\$214,921	\$216,000
Vacancy (5.0%)	\$10,746	\$10,800
AGI	\$204,175	\$205,200
Expenses	\$60,621	\$60,675
NOI	\$143,554	\$144,525
Expenses as % of Gross Income	28%	28%
Expense per Unit	\$20,207	\$20,225

Rent Roll

Unit	Unit Type	Rent	Market Rent	Move in Date	SqFt
100 / 584A	P.O. Plus	\$5,657.05	\$5,700	11/1/2016	1,100
200 / 584B	Sotheby's	\$6,753.05	\$6,800	6/1/2019	1,600
300 / 584C	Formal 3 Bed, 2 Bath + Office	\$5,500.00	\$5,500	Vacant	1,600
Total Monthly Income		\$17,910.10	\$18,000.00		
Annual Income		\$214,921	\$216,000		Upside 1%

Units

3 Bed, 2 Bath, + Office - 1
 Commercial - 2
Total Units - 3

Notes

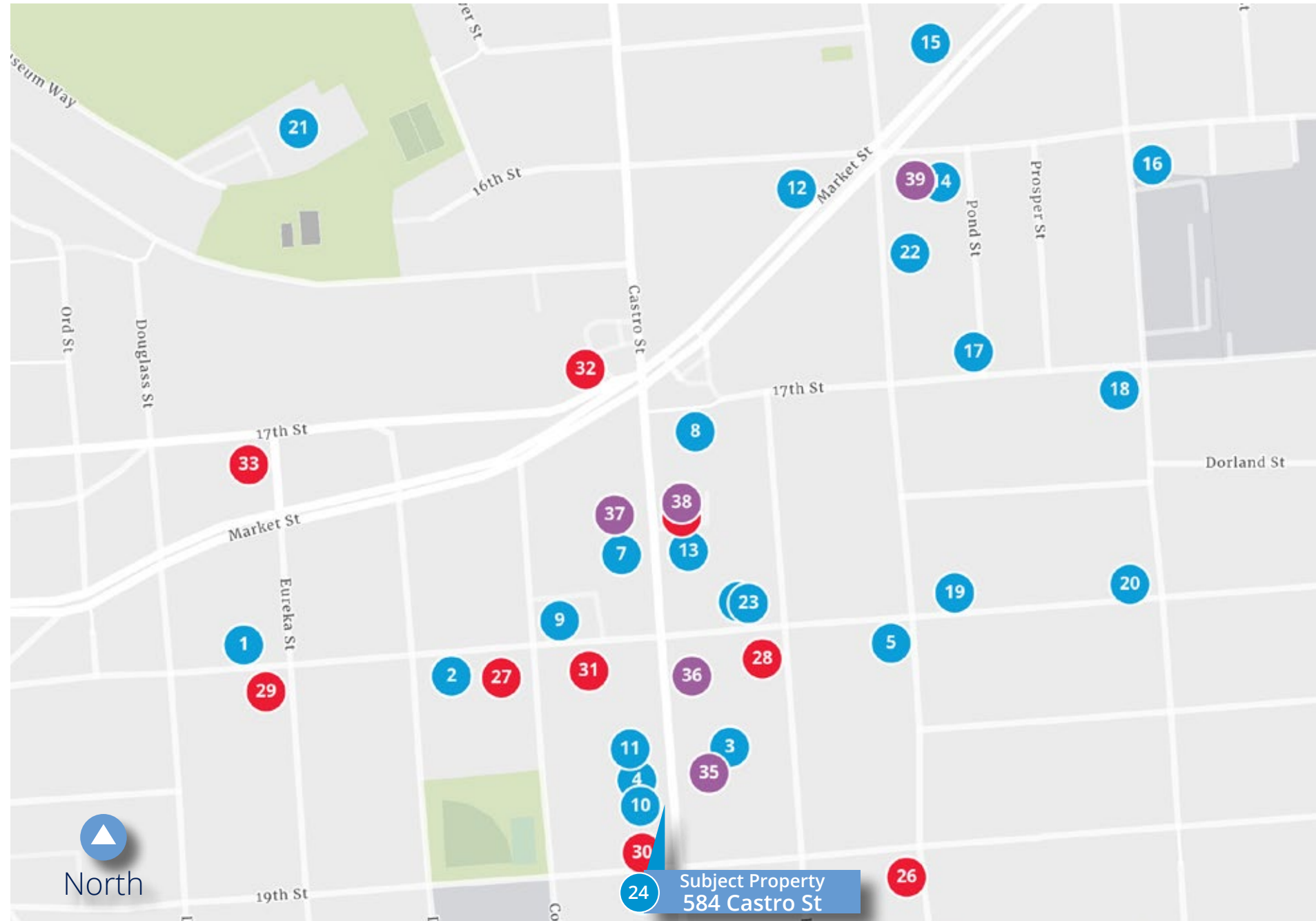
Market Rents estimated using Rentometer.com
 P.O. Plus rent increases on 1/1/25 to \$5,826.76 and on 1/1/26 to \$6,001.56. Lease expires on 12/31/26.
 Sotheby's lease expires June 30, 2025, 1 year option to renew is available at \$6,955.64

Unit 100 / 584A





Amenities Map

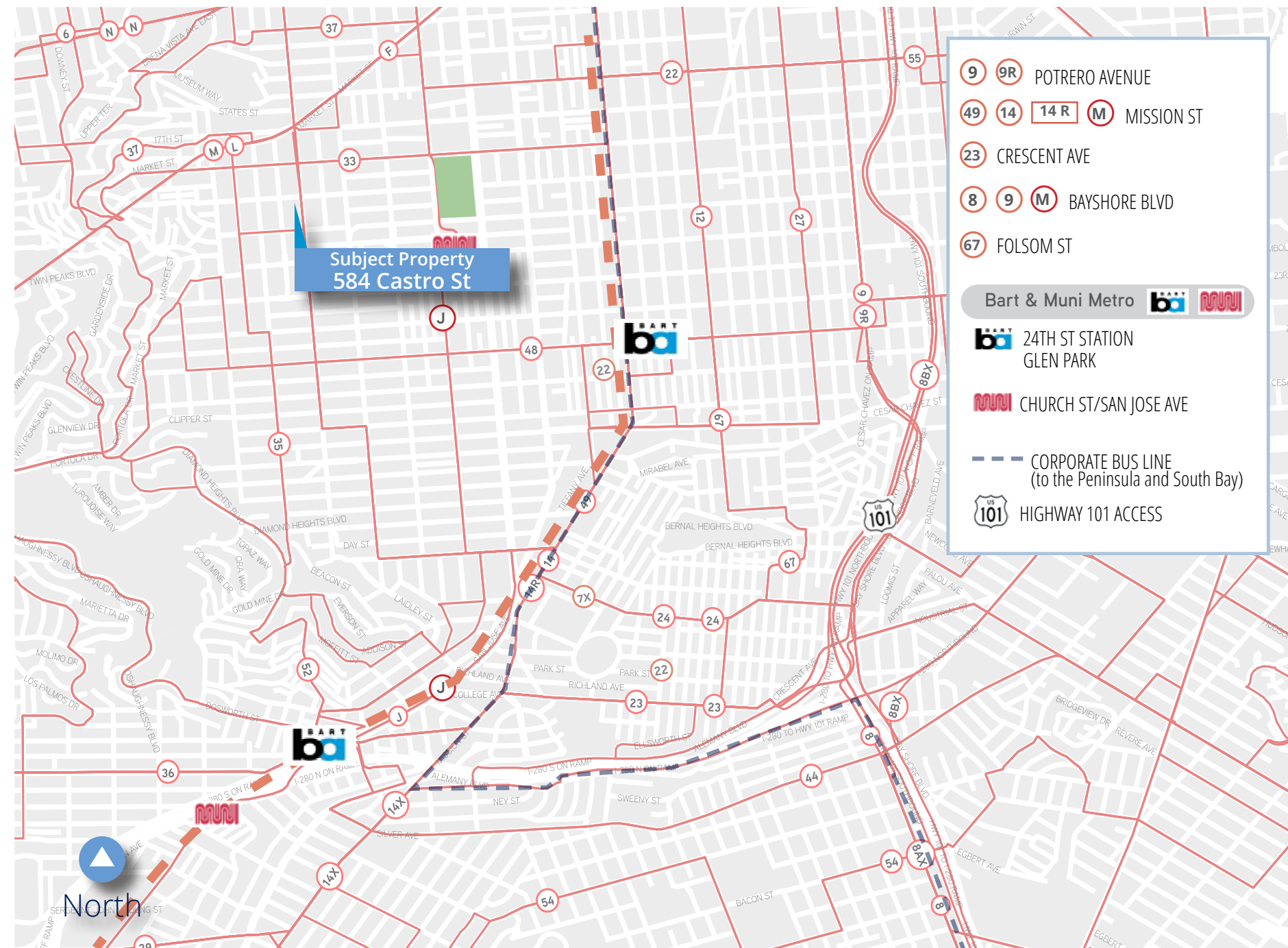


- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- + Clinics

Neighborhood Amenities

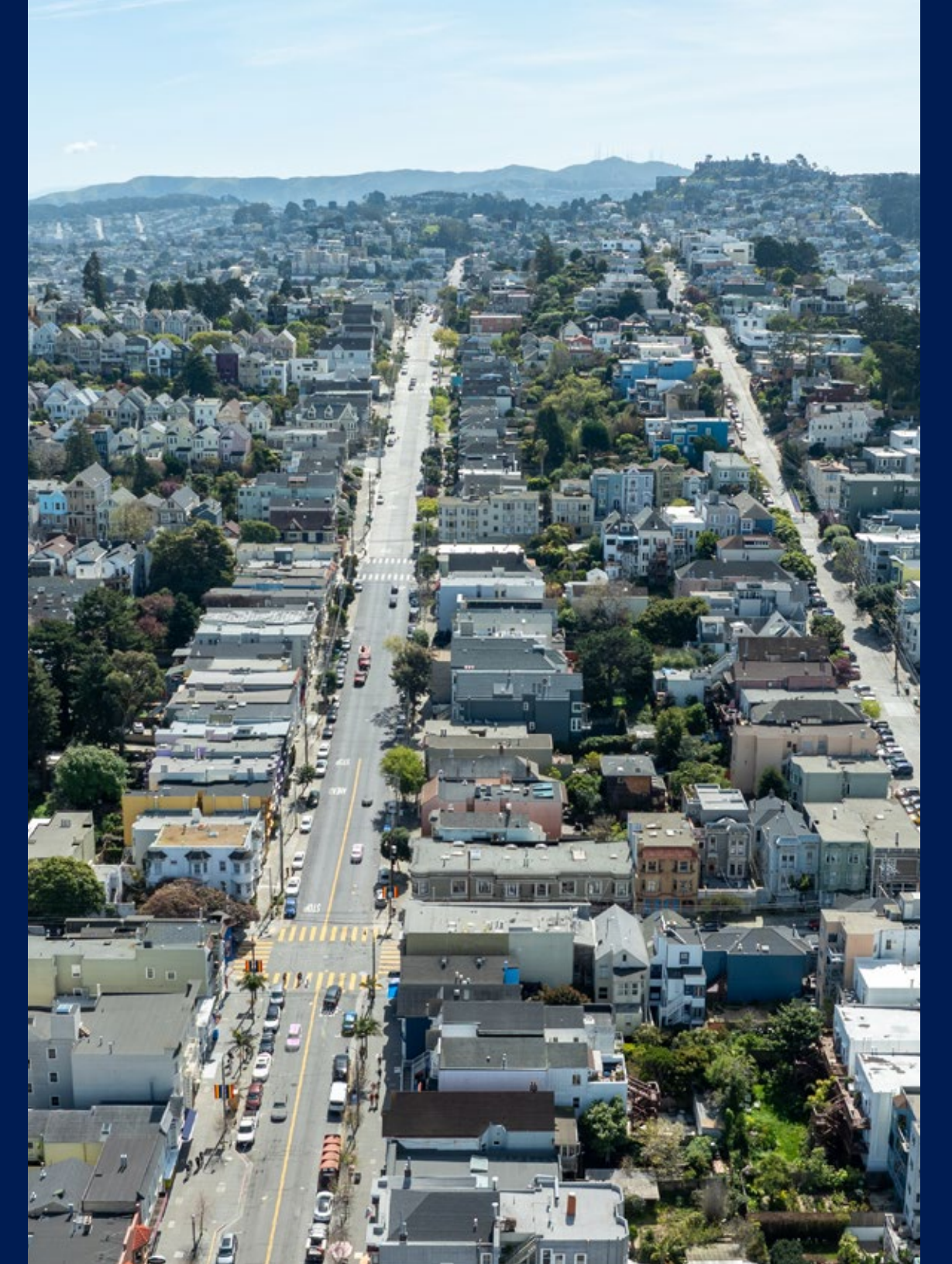
- | | | |
|--|---|---|
| 1 Mama Ji's | 14 Starbelly | 27 Mollie Stones |
| 2 Takara Sushi | 15 Canela | 28 SF Grocery Outlet |
| 3 Anchor Oyster Bar | 16 Kitchen Story | 29 The Rainbow |
| 4 Fable | 17 Frances | 30 Buffalo Whole Food & Grain Co |
| 5 Italian Past Kitchen | 18 Saucy Asian | 31 Walgreens Pharmacy |
| 6 Poesia | 19 Last Call Bar | 32 KS's Grog & Grocery |
| 7 Café Mystique | 20 Le Marais | 33 Eureka Market |
| 8 Café de Casa | 21 Café Josephine | 34 CVS Pharmacy |
| 9 Pasta Panino | 22 Dumpling House | 35 Wells Fargo |
| 10 Heroic Italian | 23 Lark | 36 Bank of America |
| 11 Dumpling Kitchen | 24 Spike's Coffees & Teas | 37 Citibank |
| 12 Super Duper Burger | 25 Reliance Market | 38 US Bank Branch |
| 13 Tanglad | 26 Noe Hill Market | 39 Bank of the West |

Public Transportation



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

The area around 584 Castro 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 2020" 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 18th Street & on Castro Street, 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.





Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 584 Castro Street, San Francisco, CA 94114. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 584 Castro Street from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness or this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 584 Castro Street you agree:

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 584 Castro Street or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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.

Payam Nejad

Senior Vice President
+1 415 288 7872
payam@colliers.com

Brad Lagomarsino

Vice Chair
+1 415 288 7847
brad.lago@colliers.com

Dustin Dolby

Executive Vice President
+1 415 288 7869
dustin.dolby@colliers.com

www.thedlteam.com

Multifamily Investment Services Group

101 Second Street | Suite 1100 | San Francisco, CA



This document has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2022. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

584 Castro Street

Dolores Heights | San Francisco, CA

Investment Opportunity | Offering Memorandum