

82-86 Pond Street

Dolores Heights | San Francisco

Investment Opportunity | Offering Memorandum



Colliers



82-86 Pond
Street

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

Brad Lagomarsino
Vice Chair
+1 415 288 7847
brad.lago@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 82-86 Pond Street, a 5-unit mixed-use property. Nestled in Dolores Heights, this property enjoys the benefits of its prime location. Surrounded by the charm of the tree-lined streets, 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 the Dolores Heights.

The building consists of four (4) - 1 BD / 1 BA apartments and one (1) commercial unit. The residential units feature hardwood floors, large windows allowing ample natural light, expansive views of the city, and onsite washer and dryer. The commercial unit features carpeted flooring, ceiling lighting, and generous storage space.

82-86 Pond Street presents a lucrative opportunity with a projected 19% upside and a GRM of 9.94. Featuring one commercial space and four residential units, this property offers diversified income potential in a prime Dolores Heights location. Its seamless integration of residential comfort and commercial convenience embodies the urban allure of this highly sought-after neighborhood.





The Property

Property Information	
Address:	82-86 Pond Street, San Francisco, CA 94114
District:	Mission Dolores
Property Type:	Mixed-Use
APN:	3564-074
Building Square Feet:	4,122 SqFt
Units:	5
Lot Size:	2,286 SqFt
Constructed:	1906
Zoning:	RH-3
Building Systems	
Foundation:	Concrete
Structure:	Wood-Frame
Façade:	Textured
Roof Composition:	Rolled Composite
Windows:	Single Paned Wood Frame
Electrical Service:	Separately Metered (<i>Circuit Breakers</i>)
Gas Service:	Separately Metered
Fire Protection System:	Smoke & Carbon Detectors
Heat Source:	Gas Wall Heat & Gas Fireplace Heat
Hot Water:	Bradford White Water Heaters (<i>40 & 75 Gallon Tanks</i>)
Plumbing:	Mix of Copper & Galvanized
Common Area Lights:	Recessed Lighting and Chandelier
Door Entry System:	Key & Lock / Keypad
Front Landing:	Concrete
Mailboxes:	Inside Entry Gate
Garbage:	Tradesman Alley
Apartment Access:	Gated Entry, Walk-Up
Commercial Access:	Street Access
Laundry:	2 Washers & 2 Dryers
Storage:	None
Skylight:	Located in Unit 3872
Seismic Work:	The Building is Not on the City's Soft-Story Ordinance List

Building Information	
Unit Mix:	4 - 1 BD / 1 BA
	1 - Commercial
5 - Total Units	
Kitchens:	Gas Stoves/Ovens
	Wood Cabinetry
	Granite Countertops
	Single Basin Aluminum Sinks
	Over-Under Refrigerators
	Recessed Lighting
	Built-In Microwaves
	Dishwashers
Bathrooms:	Tile Flooring
	Recessed Lighting
	Tile Surrounds
	Built in Cabinetry w/ Sink
	Tub/Shower Combination
	Window & Fan Ventilation
Bedrooms:	Hardwood Flooring
	Blinds
	Center Mounted Lighting
	Generous Closet Space

Notes
- Gas Fireplaces (<i>In All Units</i>)

Financial Analysis

Financial Summary		Annual Gross Income		Current	Proforma
Price	\$1,850,000	Gross Potential Income		\$186,044	\$220,734
Down Payment	\$740,000	Vacancy (5.0%)		\$9,302	\$11,037
Number of Units	5	AGI		\$176,742	\$209,697
Price/Unit	\$370,000	Expenses		\$53,702	\$55,436
Gross Square Feet	4,122	NOI		\$123,040	\$154,261
Price/Square Foot	\$449				
CAP Rate - Current	6.65%				
CAP Rate - Proforma	8.34%				
GRM - Current	9.94				
GRM - Pro Forma	8.38				
Year Built	1906				
Lot Size	2,286				

Financing		Cash Flow		Current	Proforma
Loan Amount	\$1,110,000	Less Debt Service		\$79,860	\$79,860
Loan Type	Fully Amortized	Cash Flow		\$43,180	\$74,401
Interest Rate	6.00%	Cash on Cash Return		5.84%	10.05%
Program	5/30 Year Fixed-Rate	Expenses as % of Gross		29%	25%
Loan to Value	60%	Expenses per Unit		\$10,740	\$11,087

Loan Quote: Estimated 60% LTV at 6.00% Fully Amortized
5/30 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	1.17769% of Sales Price	\$21,787	\$4,357	41%	\$21,787	\$4,357	39%
Special Assessment Tax	From Owner's 2023-24 Tax Bill	\$2,245	\$449	4%	\$2,245	\$449	4%
Insurance	From Owner's 2023 Financials	\$5,931	\$1,186	11%	\$5,931	\$1,186	11%
Property Management	Estimated at 5% of Gross Income	\$9,302	\$1,860	17%	\$11,037	\$2,207	20%
Repairs & Maintenance	Estimated at \$750/unit	\$3,750	\$750	7%	\$3,750	\$750	7%
Pest Control / Contract	From Owner's 2023 Financials	\$399	\$80	1%	\$399	\$80	1%
Electricity and Gas	From Owner's 2023 Financials	\$3,253	\$651	6%	\$3,253	\$651	6%
Permits and Fees	From Owner's 2023 Financials	\$276	\$55	1%	\$276	\$55	0%
Legal Fee	From Owner's 2023 Financials	\$6,758	\$1,352	13%	\$6,758	\$1,352	12%
Total Operating Expenses		\$53,702	\$10,740	100%	\$55,436	\$11,087	100%

Gross Potential Income	\$186,044	\$220,734
Vacancy (5.0%)	\$9,302	\$11,037
AGI	\$176,742	\$209,697
Expenses	\$53,702	\$55,436
NOI	\$123,040	\$154,261

Expenses as % of Gross Income	29%	25%
Expense per Unit	\$10,740	\$11,087

Rent Roll

Unit	Unit Type	Rent	Market Rent	Move in Date
82	1 Bed, 1 Bath	\$2,186.35	\$2,995	10/1/1998
84	1 Bed, 1 Bath	\$2,995.00	\$2,995	7/20/2024
86	1 Bed, 1 Bath	\$1,559.90	\$2,995	6/1/2020
3870	Commercial	\$6,365.00	\$6,365	12/1/2019
3872	1 Bed, 1 Bath	\$2,347.92	\$2,995	1/1/2004
Monthly Income		\$15,454.17	\$18,345	
RE Tax Reimbursement		\$3.33	\$3	
Rent Board Fee		\$2.46	\$2	
Bond-General (Tax)		\$43.71	\$44	
Total Monthly Income		\$15,503.67	\$18,394.50	
Annual Income		\$186,044	\$220,734	Upside: 19%

Units	Notes
1 Bed, 1 Bath - 4	Market rents estimated using Rentometer.com
Commercial - 1	Other Income from Owner's 2023 Financials
Total Units - 5	

Property Photos



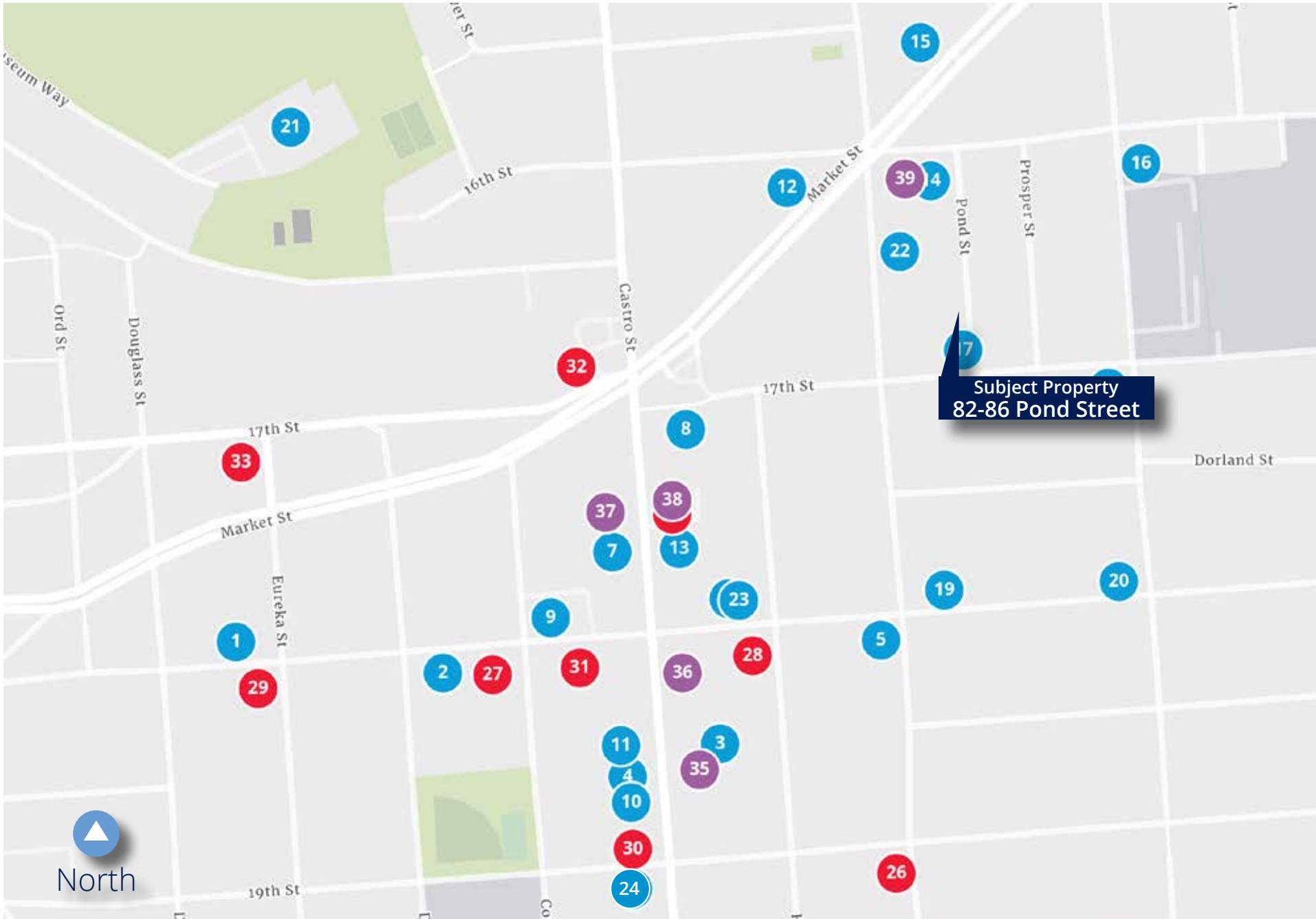
Property Photos



Property Photos



Amenities Map

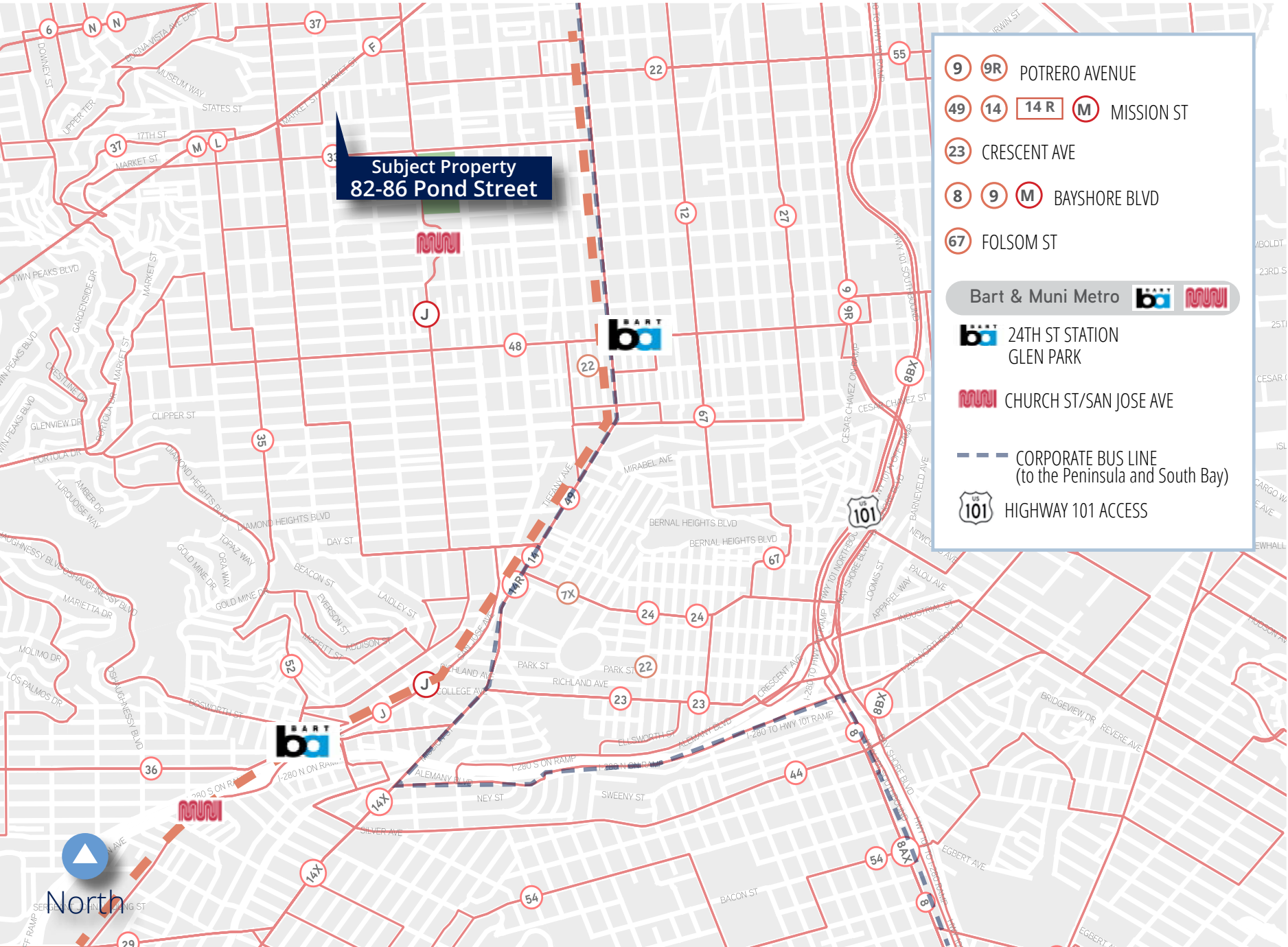


● Restaurants & Bars ● Convenience & Grocery Stores ■ Banks & ATM's + Clinics

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 82-86 Pond 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 82-86 Pond 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 82-86 Pond 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 82-86 Pond 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 82-86 Pond 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.

Dustin Dolby

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

Brad Lagomarsino

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

82-86 Pond Street

Dolores Heights | San Francisco, CA

Investment Opportunity | Offering Memorandum

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.