

# 2004-2012 McAllister Street

NOPA | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers

Accelerating success.



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# Offering Summary

2004-2012 McAllister Street is a 2,960 square foot multifamily property on a 2,500 square foot lot in North Panhandle (NOPA), known for being serene, upscale and in a prime location near urban amenities. The property is comprised of six (6) - 3 Room, 1 BD / 1 BA units, along with storage space in the basement and one (1) tandem parking with two (2) parking spaces. The units feature hardwood floors, bay windows (*in some units*) allowing in ample light, period finishes and are separately metered for gas & electricity.

NOPA offers a refined living experience in one of the city's most up-and-coming enclaves. For those seeking a blend of tranquility and urban sophistication, this neighborhood delivers with tree-lined streets, upscale boutiques, and Michelin-starred dining options, a vibrant mix of upscale boutiques, trendy cafes, fine dining options, and lively nightlife, all set against the charm of one of the city's most desirable neighborhoods. With easy access to downtown, NOPA promises not just a residence, but a suburban lifestyle where serenity meets the vibrant pulse of city living.

2004-2012 McAllister Street presents a unique opportunity for investors to own a piece of San Francisco's iconic real estate in the affluent NOPA neighborhood. With its prime location, classic architecture, and income potential, this property is poised to deliver long-term returns.

Below, please find a list of establishments to eat, drink and shop in the area:

## Restaurants:

Eats  
Burma Superstar  
Bella Trattoria  
Jane the Bakery  
Pasta Supply Co.  
Che Fico  
Lily  
Giorgio's  
NOPA

## Bars:

The Pig and the Whistle  
Fizzee's  
The Plough and the Stars  
Lost Marbles  
O'Keefe's Bar  
The Bitter End  
Richmond Republic Draught House  
Hearth Bar  
Foghorn Tap Room

## To Do:

McLaren Lodge  
The Panhandle  
Alamo Square Park  
The Painted Ladies  
Tunnel Tops  
Grateful Dead House  
Randall Museum  
Golden Gate Park  
Presidio

# The Property

## Property Information

Address:	2004-2012 McAllister St, San Francisco, CA 94118
District:	NOPA
Property Type:	Multifamily
APN:	1160-006
Building Square Feet:	2,960 SqFt
Units:	6
Lot Size:	2,500 SqFt
Constructed:	1904
Zoning:	RH-3

## Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Wood Exterior
Rear of Building:	Wood Siding
Roof Composition & Age:	Modified Bitumen
Electrical Service:	Individually Metered (50 Amps/Unit, 120/240 volts) Single Phase Circuit Breakers at Main Panel
Gas Service:	Individually Metered
Fire Protection System:	Carbon Monoxide Detectors
Windows:	Single Paned Wood Frame
Heat Source:	Gas and Personal Electric Heat
Hot Water:	Individual Water Heaters for All Units
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	Lock & Key
Entry:	Individual Unit Entrances
Mailboxes:	Rear of 2004-2006 McAllister
Garbage:	Fenced Area Between Buildings
Apartment Access:	Walk-Up & Stair Access
Laundry:	None
Common Area Lights:	Various Styles of Center Mounted Lighting
Storage:	In Basement of 2008-2012 McAllister

## Building Information

Unit Mix:	6 - 3 Room, 1 BD / 1 BA 2 - Parking Spaces ( <i>Tandem</i> )
<b>6 - Total Units</b>	
Kitchens:	Eat-In Kitchens Wood Cabinetry Various Countertop Materials Gas Stoves/Ovens Single Basin Aluminum Sinks Over/Under Refrigerators Ample Windows Linoleum Flooring
Bathrooms:	Tub / Shower Combinations Linoleum Flooring Cabinet Vanities and Sinks Window Ventilation
Bedrooms:	Hardwood and Carpet Flooring Center Mounted Lighting Closets Ample Windows
Dining / Living Room Area:	Hardwood and Carpet Flooring Single Paned Windows

## Notes

- Not on San Francisco Soft-Story List

# Financial Analysis

## 2004-2012 McAllister Street

Financial Summary	
Price	\$1,200,000
Down Payment	\$480,000
Number of Units	6
Price/Unit	\$200,000
Gross Square Feet	2,960 SqFt
Price/Square Foot	\$405
CAP Rate - Current	4.85%
CAP Rate - Proforma	11.48%
GRM - Current	11.64
GRM - Pro Forma	6.27
Year Built	1904
Lot Size	2,500 SqFt

Annual Gross Income	Current	Proforma
Gross Potential Income	\$103,126	\$191,400
Vacancy (5.0%)	\$5,156	\$9,570
AGI	\$97,970	\$181,830
Expenses	\$39,712	\$44,126
NOI	\$58,257	\$137,704
Expense per Gross Income	39%	23%
Expense per Unit	\$6,619	\$7,354

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17144% of Sales Price	\$14,057	\$2,343	35%	\$14,057	\$2,343	32%
Special Assessment Tax	From Owner's 2023-24 Tax Bill	\$211	\$35	1%	\$211	\$35	0%
Insurance	From Owner's 2024 Financials	\$5,061	\$843	13%	\$5,061	\$843	11%
Property Management	Estimated at 5% of Gross Income	\$5,156	\$859	13%	\$9,570	\$1,595	22%
Repairs & Maintenance	Estimated at \$750/unit	\$4,500	\$750	11%	\$4,500	\$750	10%
Water	From Owner's 2024 Financials	\$4,080	\$680	10%	\$4,080	\$680	9%
Recology	From Owner's 2024 Financials	\$4,847	\$808	12%	\$4,847	\$808	11%
Janitorial	From Owner's 2024 Financials	\$1,800	\$300	5%	\$1,800	\$300	4%
Total Operating Expenses		\$39,712	\$6,619	100%	\$44,126	\$7,354	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$720,000	Less Debt Service	\$45,360	\$45,360
Loan Type	Interest Only	Cash Flow	\$12,897	\$92,344
Interest Rate	6.30%	Cash on Cash Return	2.69%	19.24%
Program	5/30 Year Fixed	Expenses as % of Gross	39%	23%
Loan to Value	60%	Expenses per Unit	\$6,619	\$7,354

Loan Quote: Estimated at 60% Interest Only at 6.30% 5/30 Year Fixed.  
(Loan information is time sensitive and subject to change)

# Rent Roll

**2004-2012** McAllister Street

Unit No.	Unit Type	Rents	Market Rent	Move-In Date
2004	1 Bed, 1 Bath	\$779.37	\$2,600	12/1/1992
2006	1 Bed, 1 Bath	\$779.37	\$2,600	6/5/1995
2008	1 Bed, 1 Bath	\$1,773.00	\$2,600	6/1/2019
2008A	1 Bed, 1 Bath	\$1,421.95	\$2,600	10/28/2007
<b>2010</b>	<b>1 Bed, 1 Bath</b>	<b>\$2,600.00</b>	<b>\$2,600</b>	<b>Vacant</b>
2012	1 Bed, 1 Bath	\$1,240.13	\$2,600	3/15/2010
<b>Monthly Income</b>		<b>\$8,593.82</b>	<b>\$15,600</b>	
Tandem Parking (2)		\$0.00	\$350	
<b>Total Monthly Income</b>		<b>\$8,593.82</b>	<b>\$15,950</b>	
<b>Total Annual Income</b>		<b>\$103,126</b>	<b>\$191,400</b>	<b>Upside: 86%</b>

## Units

1 Bed, 1 Bath - 6

Parking (Tandem) - 2

**6 - Total Units**

## Notes

Market rents estimated using Rentometer.com

Current rents based on 4/1/2025 allowable rent increases



# Property Photos





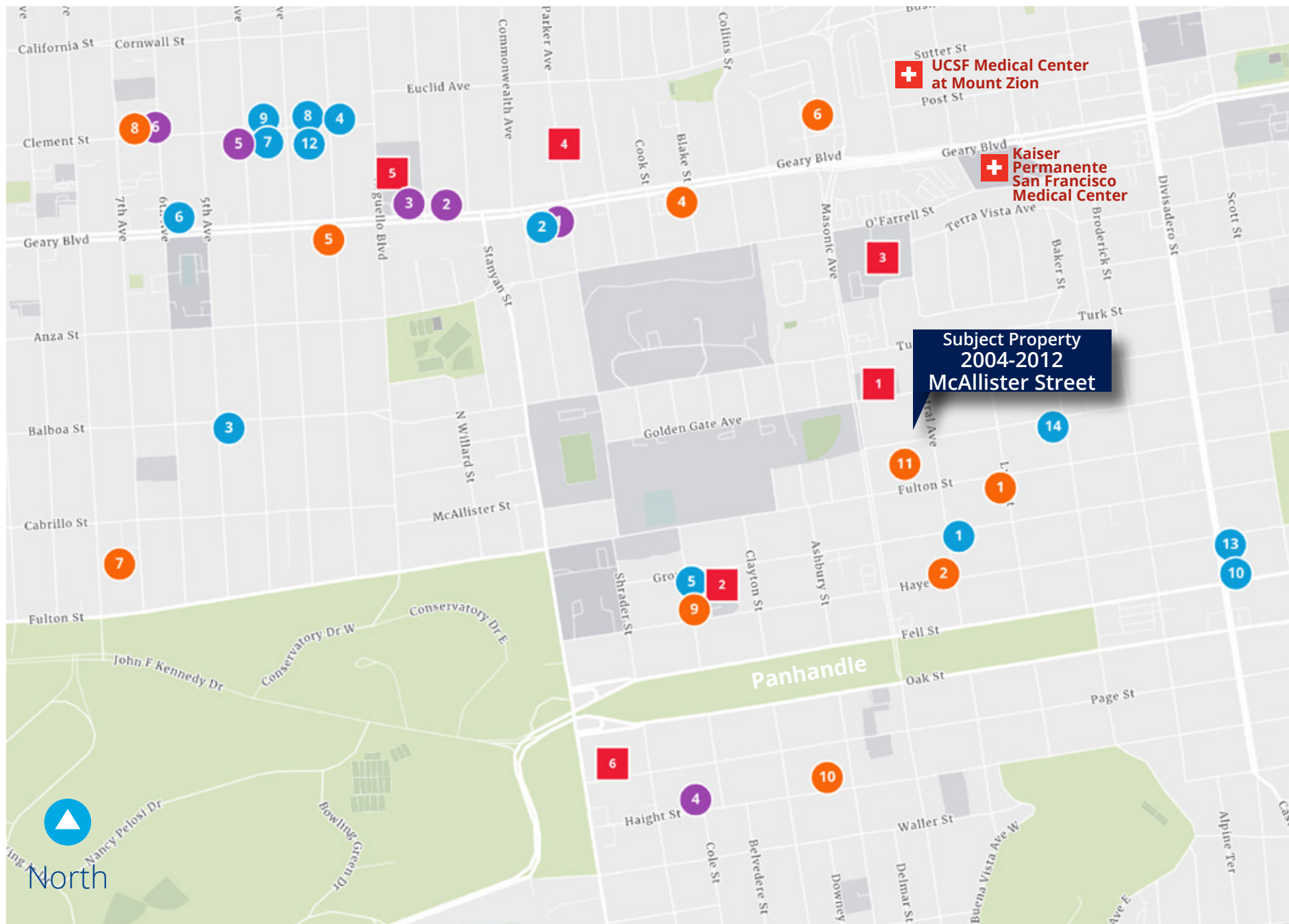


Property Photos











# Amenities Map





 Schools
  Restaurants & Bars
  Grocery/Convenience Stores
  Banks & ATM's
  Hospitals

## Neighborhood Amenities

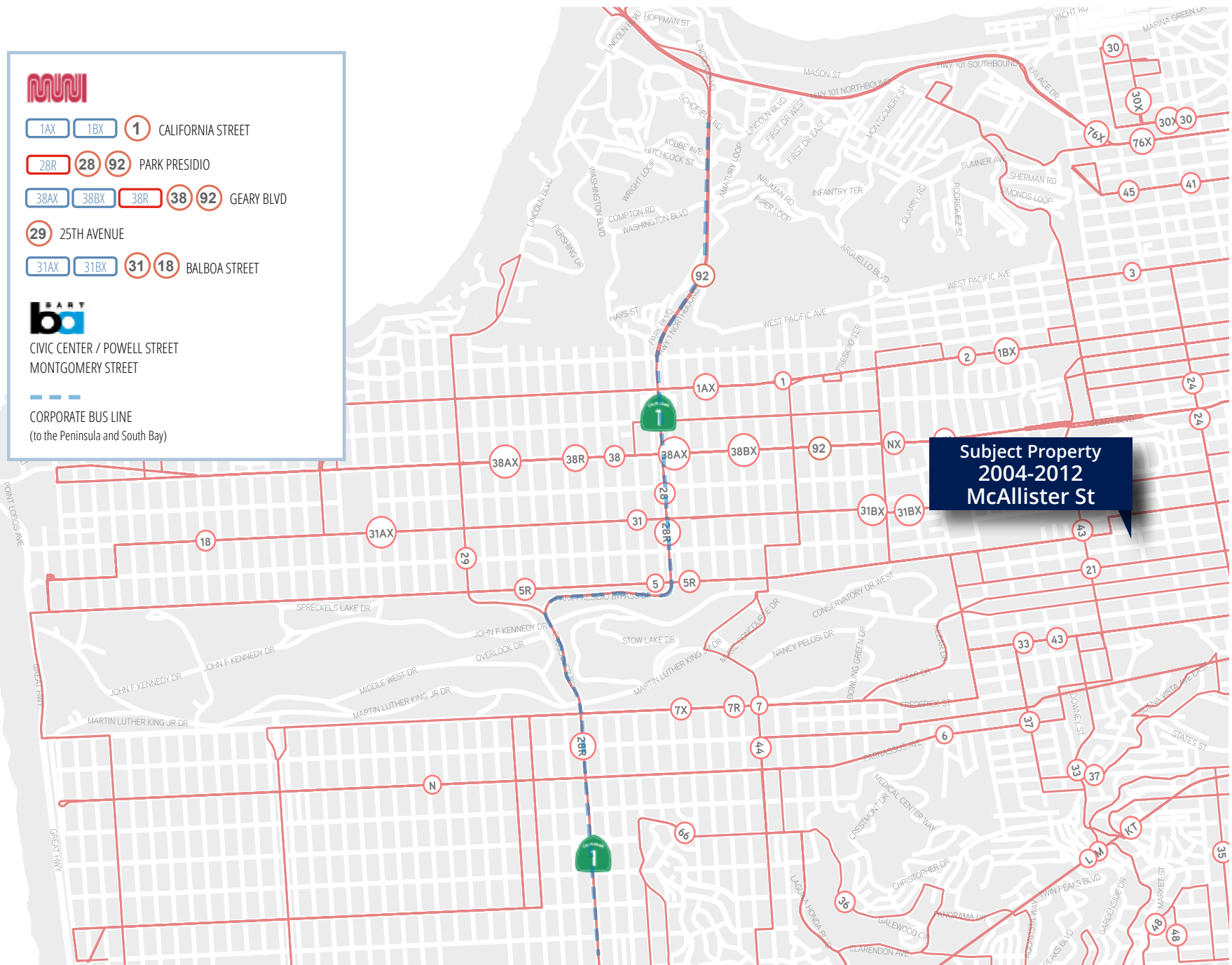
-  1 San Francisco Day School
-  2 New Traditions Elementary School
-  3 Raoul Wallenberg High School
-  4 One Fifty Parker Ave School
-  5 Roosevelt Middle School
-  6 San Francisco High School of the Arts

-  1 Bistro Central Parc Restaurant
-  2 Mel's Drive-In
-  3 Tastebuds
-  4 Eats
-  5 Manitas Cafe
-  6 LH Restaurant
-  7 Lily
-  8 Chapeau
-  9 Pasta Supply Co.
-  10 Horsefeather
-  11 Noodle in a Haystack
-  12 B Star
-  19 NOPA
-  20 Early to Rise

-  1 NOPA Corner Market
-  2 Home Service Market
-  3 Bi-Rite Market
-  4 Sunny Market
-  5 Star Dusk Market
-  6 Trader Joe's
-  7 Safeway
-  8 Food 24 Hour Convenience
-  9 Cindy's Market
-  10 Gus's
-  11 Lucky Supermarket

-  1 Chase Bank
-  2 US Bank Branch
-  3 Wells Fargo ATM
-  4 Wells Fargo Bank
-  5 Chase Bank
-  6 East West Bank

# Public Transportation





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

The area around 2004-2012 McAllister 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 2022" 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 California Street, Park Presidio & Geary Blvd, 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 Park Presidio Boulevard.







2004-2012  
McAllister Street



# Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2004-2012 McAllister Street, San Francisco, CA 94118. 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 2004-2012 McAllister 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 of 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 2004-2012 McAllister 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 2004-2012 McAllister 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.

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