

224-228 Valencia Street 108-112 Clinton Park

Mission Dolores | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Accelerating success.

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224-228 Valencia St
/ 108-112 Clinton Pk

An aerial photograph of a densely populated urban area, likely San Francisco, showing a mix of residential and commercial buildings. A prominent hill with a large building at the top is visible in the background. The foreground shows a street with cars and a modern building with a glass facade.

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Offering Summary

224-228 Valencia Street / 108-112 Clinton Park is a corner-lot, mixed-use building ideally situated at the intersection of San Francisco's Mission Dolores, Hayes Valley, Inner Mission, and SOMA districts. This irreplaceable location offers tenants a vibrant, transit-friendly urban lifestyle at the nexus of some of the city's most dynamic neighborhoods.

Built in 1908, the property consists of six (6) units, including three (3) spacious two-bedroom apartments, two (2) large four-bedroom flats, and one (1) ground-floor commercial space. Totalling approximately 6,970 square feet on a 2,340 square foot lot, the building features period details such as bay windows and high ceilings, while offering modern conveniences including granite countertops, gas stoves, and updated bathrooms. Units enjoy generous natural light and functional layouts, ideal for today's urban renters.

Recent capital improvements include a completed soft-story seismic retrofit and a fully compliant fire alarm system. Gas and electricity are separately metered, and in-unit laundry is available in select units. The corner exposure on both Valencia Street and Clinton Park provides exceptional visibility for the commercial space and prime walkability for residents.

Mission Dolores remains one of San Francisco's most enduringly popular neighborhoods, known for its historic charm, cultural diversity, and access to retail, dining, and green space. Just steps from Valencia Street's lively corridor and minutes to BART, Muni, and tech shuttle stops, the property offers seamless connections throughout the city and Peninsula.

For investors, 224-228 Valencia Street / 108-112 Clinton Park presents a rare opportunity to acquire a mixed-use asset with a strong unit mix, income upside, and a cornerstone presence in one of the city's most walkable and eclectic districts. With a 32% rental upside and a prime location, this is a strategic investment in both lifestyle and long-term value.

This is a rare chance to own a prominent mixed-use property where culture, commerce, and community intersect in the heart of San Francisco.

The Property

Property Information

Address:	224-228 Valencia Street / 108-112 Clinton Park, San Francisco, CA 94103
District:	Mission Dolores
Property Type:	Mixed-Use
APN:	3533-006
Building Square Feet:	6,970
Units:	6
Lot Size:	2,340
Constructed:	1908
Zoning:	NCT-3

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco
Roof Composition & Age:	Rolled Composite
Electrical Service:	Separately Metered (400 Amps)
Gas Service:	Separately Metered
Fire Protection System:	Honeywell 6700 Fire Protection System
Fire Escapes:	None
Windows:	Vinyl Frame Windows
Heat Source:	Mix of Gas Wall Heat & Electric Baseboard
Hot Water:	Individual Tanks (40 Gallon Tanks)
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	Lock & Key
Front Landing:	Concrete
Common Area Lighting:	Dome Lighting
Landing Areas:	Carpet over Hardwood
Mailboxes:	On Doors (Inside Gate)
Lobby:	No Lobby
Garbage:	In Basement
Apartment Access:	Central Staircase
Laundry:	2 Washers & 2 Dryers (In Units 224 & 226 Valencia)
Backyard:	None

Building Information

Unit Mix:	3 - 2 Bedroom / 1 Bath
	2 - 4 Bedroom / 1 Bath
	1 - Commercial
6 - Total Units	
Kitchens:	Tile Flooring
	Double Basin Aluminum Sinks
	Gas Stoves / Ovens
	Wood Cabinetry
	Granite Countertops
	Over / Under Refrigerators
	Dishwashers
	Ample Natural Light
	Pantry
Bathrooms:	Tub / Shower Combinations
	Tile Flooring
	Inlaid Mirrors
	Vanity & Podium Sinks
	Window & Fan Ventilation
	Tile Surrounds
Bedrooms:	Carpeted Flooring
	Generous Closets
	Chandelier & Dome Lighting
	Blinds / Curtains
	Vinyl Windows
Dining / Living	Carpeted Flooring
Room Area:	Abundant Natural Light
	Period Details
	Bay Windows

Notes

- Building **is compliant** with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- San Francisco Soft-Story Work - **Completed**

Financial Analysis

224-228 Valencia St / **108-112** Clinton Pk

Financial Summary	
Price	\$2,350,000
Down Payment	\$940,000
Number of Units	6
Price/Unit	\$391,667
Gross Square Feet	6,970
Price/Square Foot	\$337
CAP Rate - Current	5.85%
CAP Rate - Proforma	8.55%
GRM - Current	10.81
GRM - Pro Forma	8.16
Year Built	1908
Lot Size	2,340

Annual Gross Income	Current	Proforma
Gross Potential Income	\$217,385	\$287,820
Vacancy (5.0%)	\$10,869	\$14,391
AGI	\$206,516	\$273,429
Expenses	\$69,069	\$72,590
NOI	\$137,447	\$200,839
Expense per Gross Income	32%	25%
Expense per Unit	\$11,511	\$12,098

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17144% of Sales Price	\$27,529	\$4,588	40%	\$27,529	\$4,588	38%
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$413	\$69	1%	\$413	\$69	1%
Insurance	Commercial Coverage Indicator	\$6,755	\$1,126	10%	\$6,755	\$1,126	9%
Property Management	Estimated at 5% of Gross Income	\$10,869	\$1,812	16%	\$14,391	\$2,399	20%
Repairs & Maintenance	Estimated at \$750/unit	\$4,500	\$750	7%	\$4,500	\$750	6%
PG&E	From Owner's 2024 Financials	\$227	\$38	0%	\$227	\$38	0%
Water	From Owner's 2024 Financials	\$8,583	\$1,430	12%	\$8,583	\$1,430	12%
Recology	From Owner's 2024 Financials	\$8,394	\$1,399	12%	\$8,394	\$1,399	12%
Janitorial	From Owner's 2024 Financials	\$1,800	\$300	3%	\$1,800	\$300	2%
Total Operating Expenses		\$69,069	\$11,511	100%	\$72,590	\$12,098	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,410,000	Less Debt Service	\$104,730	\$104,730
Loan Type	Fully Amortized	Cash Flow	\$32,717	\$96,109
Interest Rate	6.30%	Cash on Cash Return	3.48%	10.22%
Program	5/30 Year Fixed	Expenses as % of Gross	32%	25%
Loan to Value	60%	Expenses per Unit	\$11,511	\$12,098

(Loan information is time sensitive and subject to change)

Rent Roll

224-228 Valencia St / 108-112 Clinton Pk

Unit No.	Unit Type	Rents	Market Rent	Move In Date	SqFt
108 Clinton Park	2 Bed, 1 Bath	\$2,100.00	\$2,795	9/5/2023	
110 Clinton Park	2 Bed, 1 Bath	\$2,362.60	\$2,795	12/15/2020	568
112 Clinton Park	2 Bed, 1 Bath	\$2,200.00	\$2,795	12/1/2024	568
224 Valencia	4 Bed, 1 Bath	\$4,200.00	\$5,800	8/15/2024	1,417
226 Valencia	4 Bed, 1 Bath	\$3,866.80	\$5,800	2/1/2021	1,333
228 Valencia	Commercial	\$3,386.00	\$4,000	9/1/2021	1,126
Total Monthly Income		\$18,115.40	\$23,985.00		
Total Annual Income		\$217,385	\$287,820		Upside: 32%

Units

2 Bed, 1 Bath - 3
4 Bed, 1 Bath - 2
Commerical - 1
6 - Total Units

Notes

Market rents estimated using Rentometer.com

Commercial Unit





Property Photos



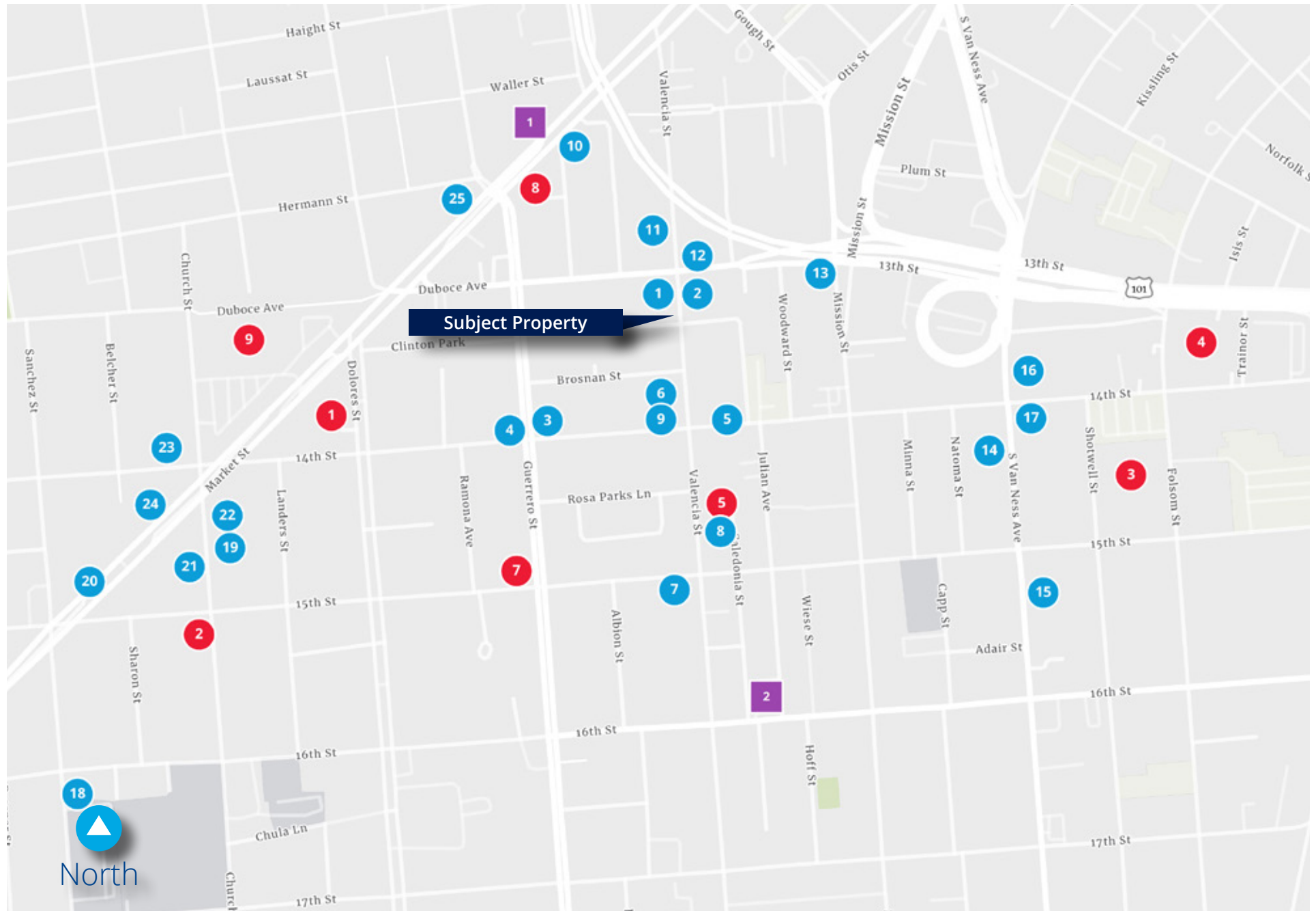
Property Photos



Property Photos



Amenities Map

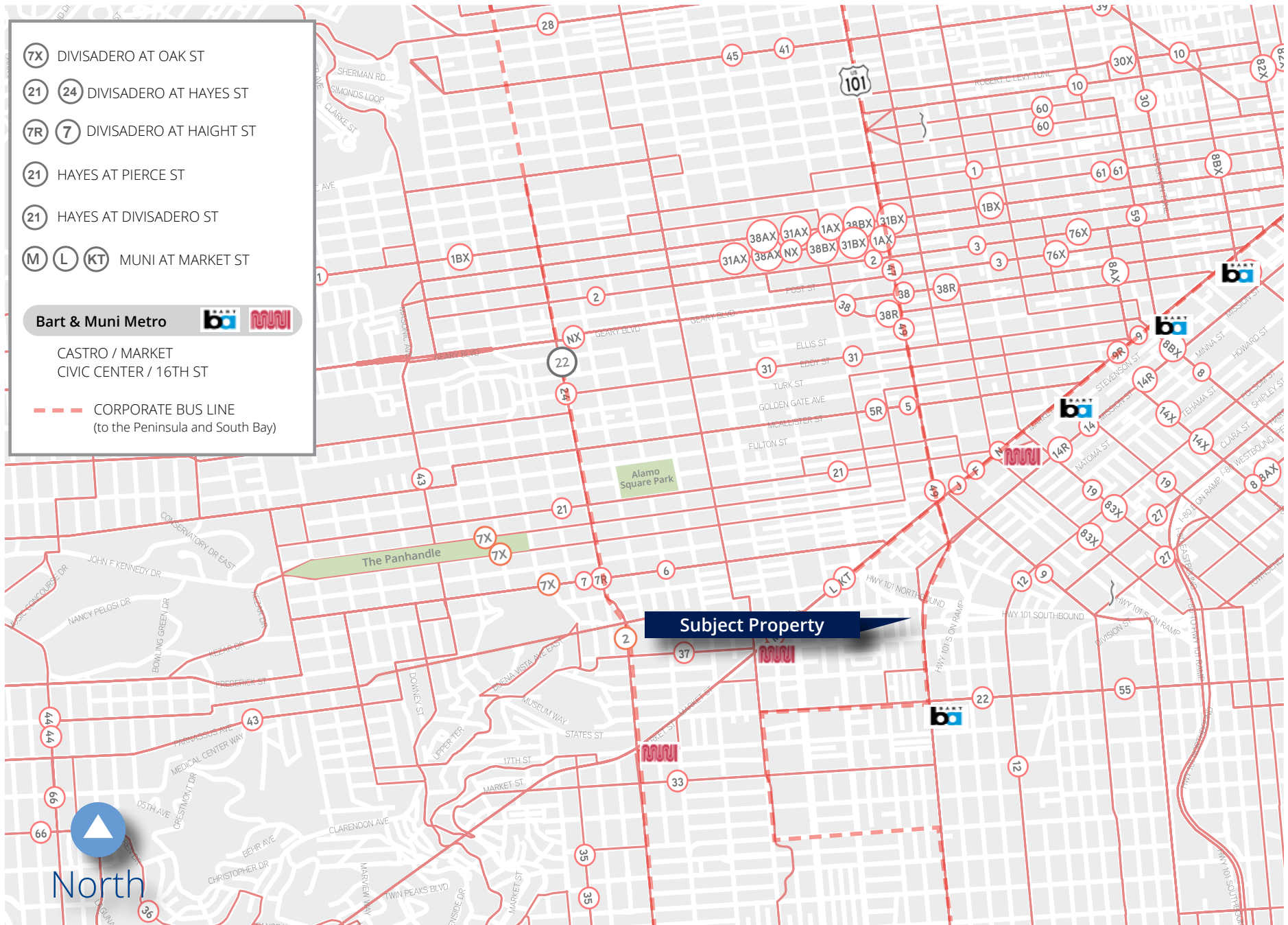


- Restaurants & Bars
 ● Convenience & Grocery Stores
 ■ Banks & ATM's
 + Clinics

Neighborhood Amenities

1	Sushi Shio	13	The Crafty Fox Ale House	1	Kantine
2	Burma Love	14	Los Yaquis	2	Whole Foods Market
3	Bar Part Time	15	Flying Pig Bistro Pub	3	Church Street Grocerteria
4	Mezze and Mooore	16	Bar Brucato	4	Food Co.
5	Shizen	17	Dona Mago	5	Rainbow Grocery
6	Dancing Yak Resturant & Bar	18	Kitchen Story	6	E & M Market
7	Little Star Pizza	19	New Red Jade	7	Spot Lite Market
8	Four Barrel Coffee	20	Wooden Spoon	8	S & M Liquor Market
9	Carlin's Cafe	21	Thorough Bread & Pastry	9	Golden State Food & Liquor
10	Sushi Zone	22	The Rustic	10	Safeway
11	Menya Kanemaru Golden Ramen	23	Last Rites	1	Bank of America ATM
12	Zeitgeist	24	Blackbird	2	Mission National Bank

Public Transportation



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

The area around 224-228 Valencia Street / 108-112 Clinton Park 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.





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108-112 Clinton Pk

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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.

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If you wish not to pursue negotiations leading to the acquisition of 224-228 Valencia Street / 108-112 Clinton Park 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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