

2395 26th Avenue

Central Parkside | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers

Dustin Dolby
Executive Vice President
+1 415 288 7869
dustin.dolby@colliers.com
License #01963487

Brad Lagomarsino
Vice Chair
+1 415 288 7847
brad.lago@colliers.com
License #01058500

Tour Schedule
Please Call Listing Agent

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



Table of Contents

- 04 Offering Summary
- 05 Property Profile
- 06 Financial Analysis
- 08 Property Photos
- 12 Amenities Map
- 14 Transportation Map

Offering Summary

2395 26th Avenue presents a compelling opportunity to acquire a well-maintained, mixed-use multifamily asset in San Francisco’s desirable Central Parkside neighborhood. Constructed in 1975, this 14,480 square foot property is situated on a 6,187 square foot lot and includes 13 total units—featuring 11 residential apartments, 2 commercial spaces, and 11 covered parking stalls.

The unit mix includes a variety of layouts, with spacious 2-bedroom/2-bath units, a 3-bedroom/2-bath unit, and street-facing commercial storefronts. Interior finishes feature carpet flooring, electric kitchen appliances, dishwashers, standalone showers, and excellent natural light. All residential units have been renovated since 2019. Additional property highlights include in-building laundry, a landscaped backyard, marble lobby accents, and recent roof upgrades completed in 2020.

With in-place rents below market and potential for operational improvements, the property offers meaningful income upside for investors. Each unit is separately metered for gas (*commercial units*) and electricity, helping to reduce owner expenses and streamline management.

Located in a walkable neighborhood with access to parks, shopping, dining, and major transit corridors—including San Francisco’s tech shuttle network—2395 26th Avenue is a well-positioned asset with strong long-term fundamentals.

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

Restaurants:

El Cafe
Banhwich
New Taraval Cafe
CHALOS
Kingdom of Dumpling
Elena's Mexican Restaurant
Little Original Joe's
Bursa
Spiazzo

Bars:

Karl's Beacon
The Dubliner
O'Briens Irish Pub
Shannon Arms Irish Pub
Grandma's Saloon
The Four Deuces
Underdogs Too
The Riptide
Lost and Found Cocktail Bar

To Do:

Stern Grove
McCoppin Square Park
Golden Gate Park
Ocean Beach
Carl Larsen Park
San Francisco Zoo
Grand View Park
Park Merced
Lands End Lookout

The Property

Property Information	
Address:	2395 26th Avenue, San Francisco CA 94116
District:	Central Parkside
Property Type:	Multifamily
APN:	2355-008A
Building Square Feet:	14,480
Units:	13
Lot Size (SqFt):	6,187
Constructed:	1975
Zoning:	NCD

Building Systems	
Foundation:	Concrete (<i>No Seismic Retrofit Required</i>)
Structure:	Wood Frame
Façade:	Stucco / Wood
Rear of Building:	Wood Siding
Roof Composition & Age:	Modified Bitumen (<i>Redone in 2020</i>)
Gas Service:	Separately Metered
Electric Service:	Separately Metered (<i>400 Amps</i>)
Fire Protection System:	Smoke & Carbon Detectors
Fire Escapes:	Front & Rear of Building
Windows:	Single Paned Aluminum Windows
Heat Source:	Electric Baseboard & Forced Air
Hot Water:	120 Gallon Water Heater
Plumbing:	Mixture of Copper and Galvanized
Door Entry System:	DKS Intercom System
Front Landing:	Terrazzo
Mailboxes:	In Lobby
Lobby:	Marble
Lobby Lighting:	Wall Sconces
Common Area Lights:	Modern Dome Lighting
Garbage:	In Tradesman
Apartment Access:	Central Staircase
Landing Areas:	Carpeted
Laundry:	2 Washers & 2 Dryers
Backyard:	Yes - Garden
Skylight:	Yes

Building Information	
Unit Mix:	1 - 1 Bed / 1 Bath
	2 - 2 Bed / 1 Bath
	7 - 2 Bed / 2 Bath
	1 - 3 Bed / 2 Bath
	2 - Commercial
	11 - Parking
	13 - Total Units
Kitchens:	Hardwood Flooring
	Single Basin Sinks
	Electric Stove / Ovens
	Dishwashers
	Fan Ventilation (<i>From Range Hood</i>)
	Over / Under Refrigerators
Bathrooms:	Standalone Shower
	Tile Flooring
	Vanity Sinks w/ Storage
	Window Ventilation
	Mirrored Vanity Cabinet
Bedrooms /	Carpeted Flooring
Living Rooms:	Tremendous Natural Light
	Center Mount Lighting
	Crown Molding

Notes
- Building is NOT on the San Francisco Soft-Story List

Financial Analysis

2395 26th Avenue

Financial Summary	
Price	\$5,500,000
Down Payment	\$2,145,000
Number of Units	13
Price/Unit	\$423,077
Gross Square Feet	14,480
Price/Square Foot	\$380
CAP Rate - Current	6.09%
CAP Rate - Proforma	7.67%
GRM - Current	10.52
GRM - Pro Forma	8.88
Year Built	1975
Lot Size (SqFt)	6,187

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17144% of Sales Price	\$64,429	\$4,956	40%	\$64,429	\$4,956	39%
Special Assessment Tax	From Owner's 2023-24 Tax Bill	\$966	\$74	1%	\$966	\$74	1%
Insurance	From Owner's 2024 Financials	\$24,056	\$1,850	15%	\$24,056	\$1,850	14%
Property Management	Estimated at 5% of Gross Income	\$26,132	\$2,010	16%	\$30,960	\$2,382	19%
Repairs & Maintenance	Estimated at \$750/unit	\$9,750	\$750	6%	\$9,750	\$750	6%
Garbage	From Owner's 2024 Financials	\$9,772	\$752	6%	\$9,772	\$752	6%
PG&E	From Owner's 2024 Financials	\$6,455	\$497	4%	\$6,455	\$497	4%
Water	From Owner's 2024 Financials	\$14,129	\$1,087	9%	\$14,129	\$1,087	8%
Cleaning	From Owner's 2024 Financials	\$5,859	\$451	4%	\$5,859	\$451	4%
Total Operating Expenses		\$161,548	\$12,427	100%	\$166,375	\$12,798	100%

Financing		Cash Flow After Debt Service		Current	Proforma
Loan Amount	\$3,355,000	Less Debt Service		\$200,629	\$200,629
Loan Type	Interest Only	Cash Flow		\$134,337	\$221,236
Interest Rate	5.98%	Cash on Cash Return		6.26%	10.31%
Program	5/30 Interest Only	Expenses as % of Gross		31%	27%
Loan to Value	61%	Expenses per Unit		\$12,427	\$12,798

Chase Loan Quote: Estimated at 61% LTV at 5.98% 5/30 Interest Only
(Loan information is time sensitive and subject to change)

Annual Gross Income		Current	Proforma
Gross Potential Income		\$522,647	\$619,200
Vacancy (5.0%)		\$26,132	\$30,960
AGI		\$496,514	\$588,240
Expenses		\$161,548	\$166,375
NOI		\$334,966	\$421,865
Expense per Gross Income		31%	27%
Expense per Unit		\$12,427	\$12,798

Rent Roll

2395 26th Avenue

Unit No.	Unit Type	Rents	Banked Rents	Market Rent	Move-In Date	SqFt
1	2 Bed, 2 Bath	\$3,300.00		\$3,900	6/21/2024	802
2	2 Bed, 2 Bath	\$3,300.00		\$3,900	4/12/2024	974
3	2 Bed, 2 Bath	\$3,298.75	\$56.08	\$3,900	4/23/2022	945
4	2 Bed, 2 Bath	\$3,900.00		\$3,900	Vacant	934
5	2 Bed, 1 Bath	\$3,193.00	\$54.28	\$3,500	5/1/2020	898
6	1 Bed, 1 Bath	\$1,125.00	\$19.13	\$2,400	9/1/2019	645
7	2 Bed, 2 Bath	\$3,400.00	\$282.20	\$3,900	6/13/2020	804
8	2 Bed, 2 Bath	\$3,450.00		\$3,900	4/11/2025	974
9	2 Bed, 2 Bath	\$3,375.90	\$57.39	\$3,900	4/8/2021	945
10	2 Bed, 1 Bath	\$3,200.00		\$3,500	4/27/2024	898
11	3 Bed, 2 Bath	\$4,753.00	\$251.91	\$4,900	8/22/2021	1,593
1614	Commercial	\$2,782.25		\$3,000	1/1/2015	1,483
1600	Commercial	\$3,605.00		\$3,700	2/1/2022	1,112
Monthly Income		\$42,682.90		\$48,300		
Parking (10)		\$0.00		\$3,000		
Non-Tenant Parking (1)		\$150.00		\$300		
Banked Rents		\$720.98		\$0		
Monthly Income		\$43,553.88		\$51,600.00		
Total Annual Income		\$522,647		\$619,200		
				Upside: 18%		

Units

- 1 Bed, 1 Bath - 1
- 2 Bed, 1 Bath - 2
- 2 Bed, 2 Bath - 7
- 3 Bed, 2 Bath - 1
- Commercial - 2
- Parking - 11
- 13 - Total Units

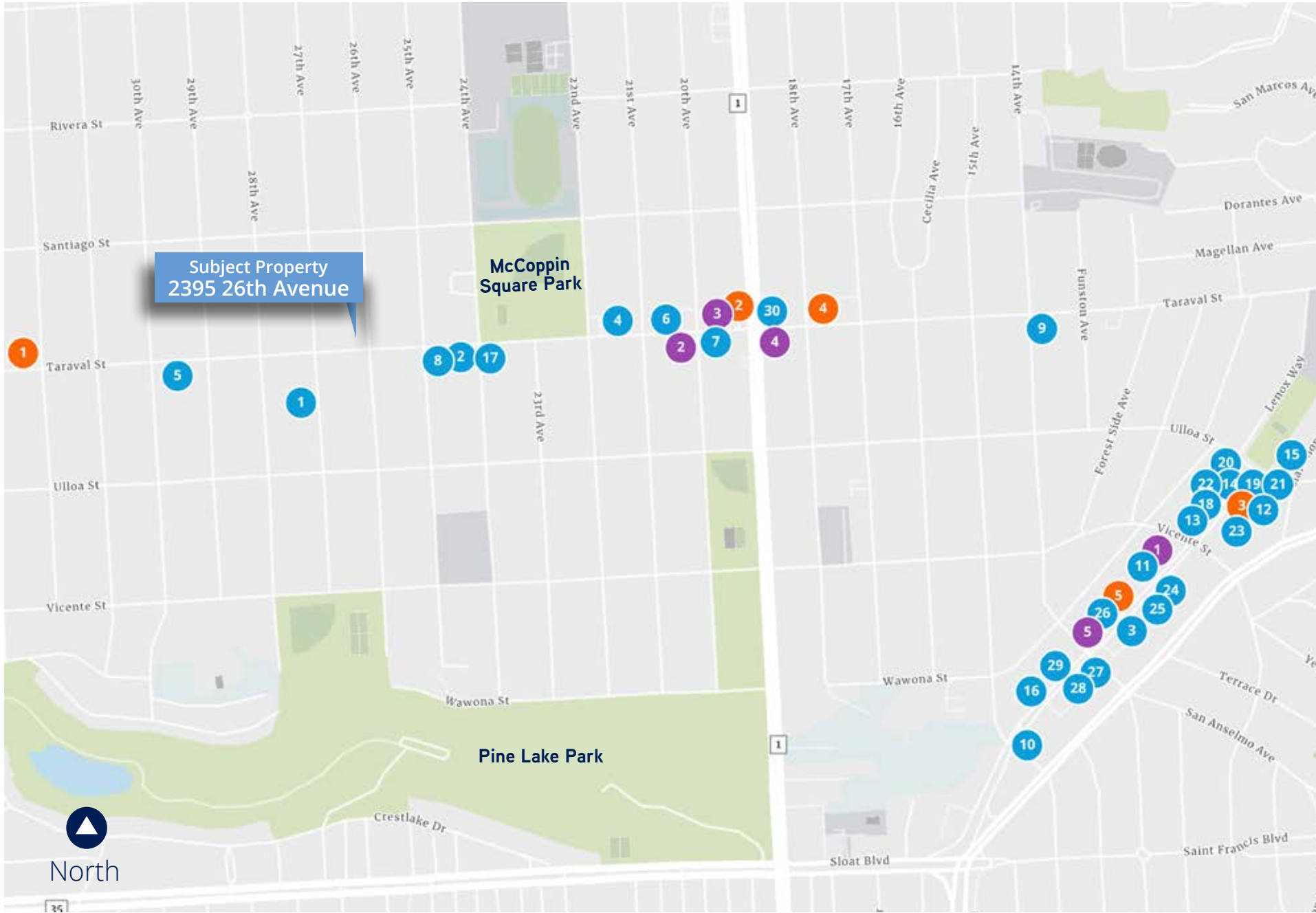
Notes

- Market rents estimated using Rentometer.com
- Parking projected at \$300 per space/month
- Banked rents do not include 2025-2026 allowable increases





Amenities Map

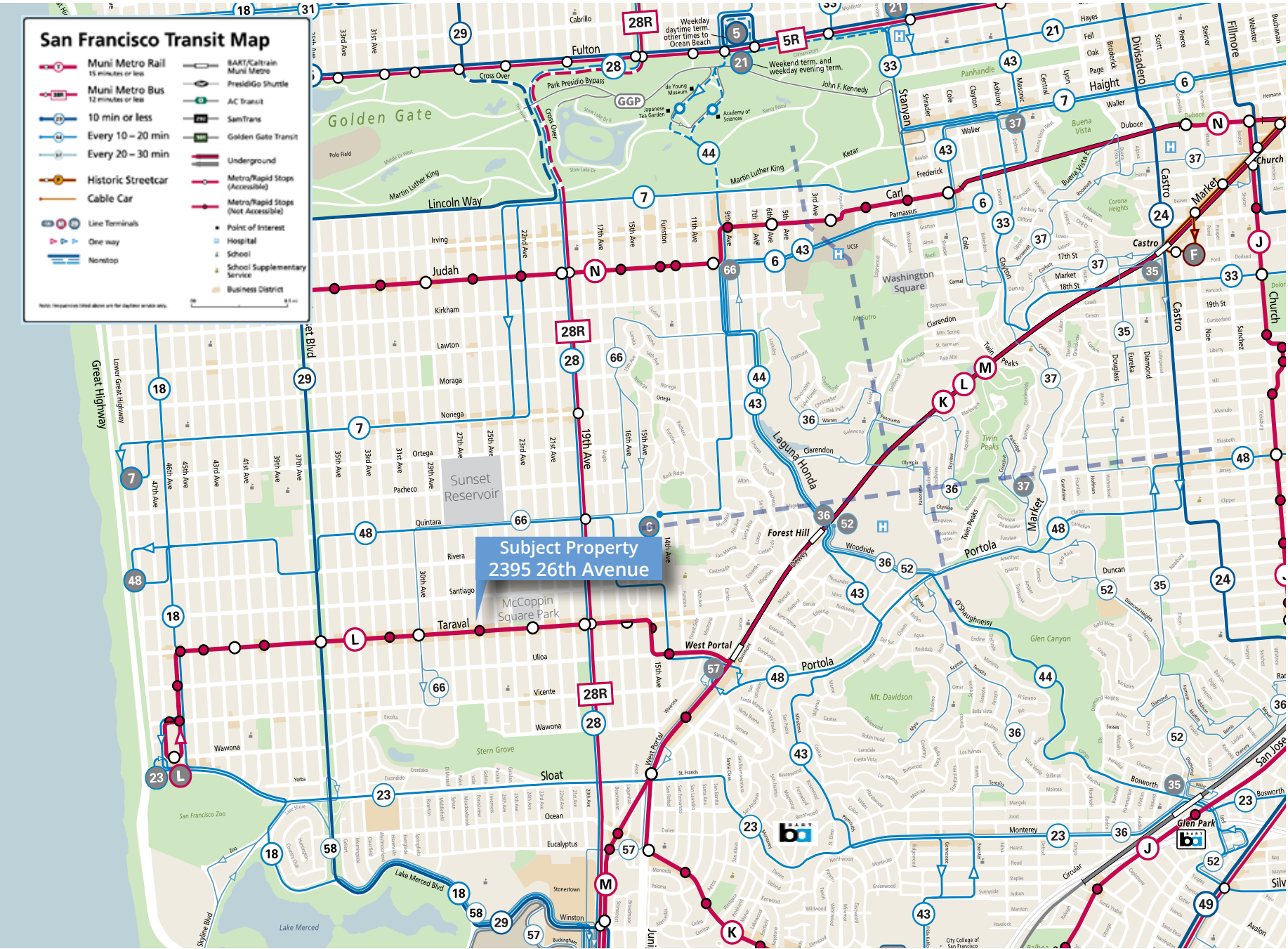


Restaurants & Bars Convenience & Grocery Stores Banks & ATM's

Neighborhood Amenities

1 Kingdom of Dumpling	11 Trattoria da Vittorio	21 Squat & Gobble Cafe	31 7-Eleven
2 Lost and Found	12 Spiazzo	22 McCarthy's Irish Bar	32 Shell - Snack Shop
3 Elena's	13 Calibur Inc.	23 Roti Indian Bistro	33 Eezy Freezy
4 Tennessee Grill	14 Noe Valley Bakery	24 George's Donuts & Merriment	34 Safeway
5 Dumpling Kitchen	15 Kaho Tiew	25 Sherwood Cocktails & Lounge	35 West Portal Produce Market
6 Smile House Cafe	16 Sushi Suki	26 Binu Bonu	36 Citi Bank
7 House of Pancakes	17 Karl's Beacon	27 Lion West Portal	37 Bank of America
8 Golden Boy Pizza	18 Bursa	28 Ballast Coffee	38 Chase Bank
9 Apres Vous	19 Unwine'd SF	29 The Dubliner	39 Citi Bank
10 Little Original Joe's	20 Proposition Chicken	30 Mr. Szechuan	40 Bank of America

Public Transportation



Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2395 26th Avenue, San Francisco, CA 94116. 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 2395 26th Avenue 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 2395 26th Avenue 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 2395 26th Avenue 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

License #01963487

Brad Lagomarsino

Vice Chair

+1 415 288 7847

brad.lago@colliers.com

License #01058500

2395 26th Avenue

Central Parkside | San Francisco, CA

Investment Opportunity | Offering Memorandum

Multifamily Investment Services Group

www.thedlteam.com

101 Second Street | Suite 1100 | San Francisco, CA



Disclaimer

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.