

3260 Gough Street

Marina | San Francisco, CA

Offering Memorandum



Colliers

Accelerating success.

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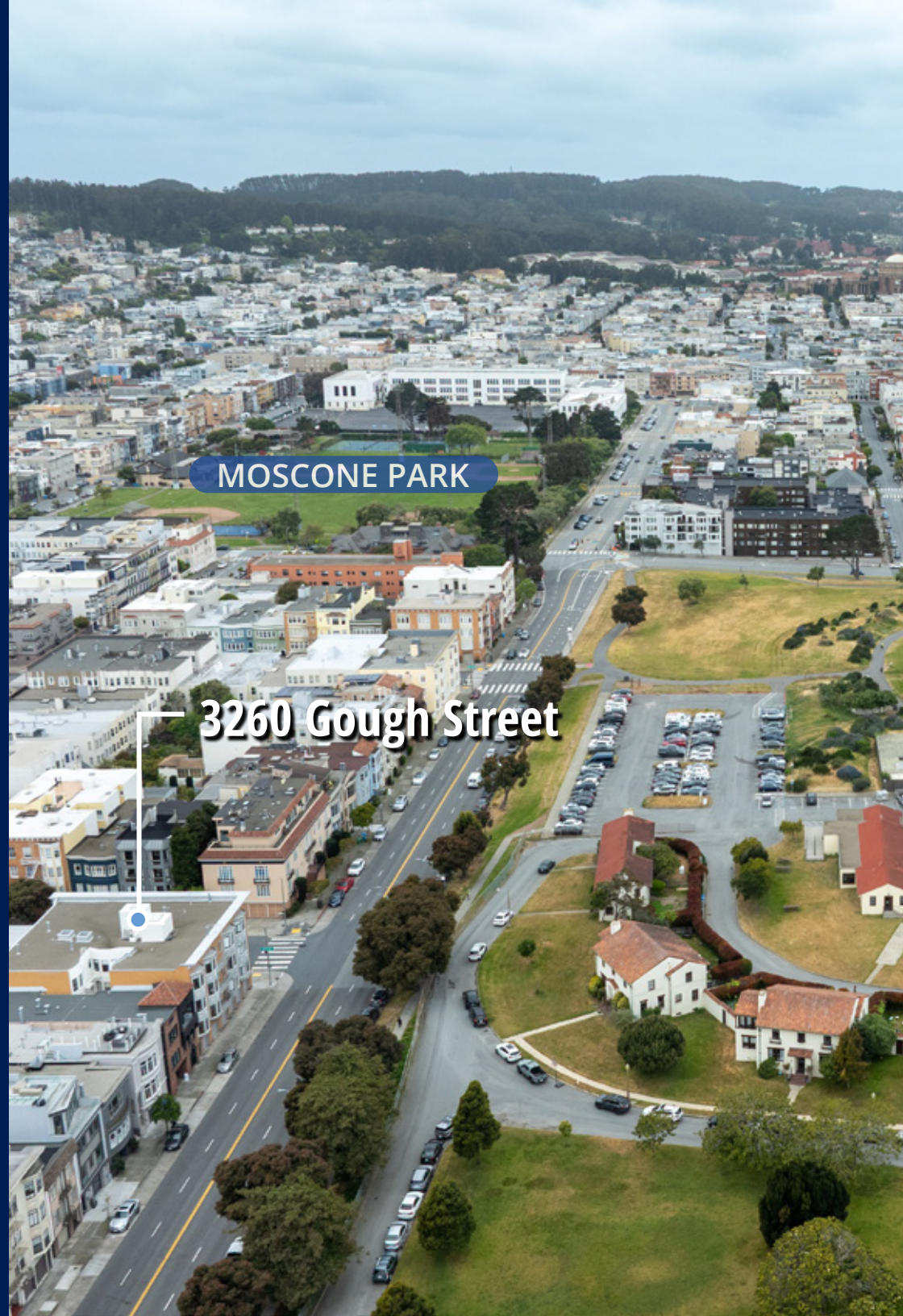




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Offering Summary

3260 Gough Street represents a rare opportunity to acquire a quintessential San Francisco multifamily asset in the heart of the Marina District—one of the city's most iconic and supply-constrained neighborhoods. Situated adjacent to Fort Mason and within easy walking distance to Moscone Park, Marina Green, Crissy Field, and a wide range of acclaimed restaurants, cafés, and boutique retailers, the property offers tenants a truly unparalleled lifestyle experience.

Constructed in 1925, the 15,060 square foot building is set on a 6,255 square foot lot and includes 18 units: a mix of nine one-bedroom, six two-bedroom, and three studio apartments. Units feature classic San Francisco charm, including bay windows, picture molding, large closets, and hardwood flooring. Many units enjoy expansive views of the San Francisco Bay, Golden Gate Bridge, Ghirardelli Square, Palace of Fine Arts & Fort Mason and several have been tastefully updated with modern kitchens and baths. The property is serviced by an elevator and includes 11 on-site parking spaces—a highly sought-after amenity in this dense, high-demand submarket.

3260 Gough offers investors a high-quality, pride-of-ownership asset with significant rental upside—current rents trail market by approximately 25%. This is a rare chance to acquire a generational asset in one of San Francisco's most desirable rental markets, with strong long-term fundamentals and appeal to both local and out-of-town renters.

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

Restaurants:

Balboa Cafe
Little Original Joe's
Radhaus
Zushi Puzzle
Izzy's Steakhouse
Gary Danko
Buena Vista
Morella
Isa Restaurant

Bars:

Horseshoe Tavern
Balboa Cafe
Marina Lounge
Celeste Wine Bar
Trinity
Harper & Rye
Monaghan's
Mauna Loa
Bus Stop
Left Door

To Do:

Fort Mason
Ocean Beach
Presidio
Palace of Fine Arts
Marina Green
Ghiradelli Square
Moscone Park
Crissy Field

The Property

Property Information

Address:	3260 Gough Street, San Francisco CA 94123
District:	Marina
Property Type:	Multifamily
APN:	0473-014B
Building Square Feet:	15,060 SqFt
Units:	18
Lot Size:	6,255 SqFt
Constructed:	1925
Zoning:	RM-1

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Brick
Rear of Building:	Wood Siding
Roof Composition & Age:	Modified Bitumen
Elevator:	Yes
Gas Service:	Separately Metered
Electric Service:	Separately Metered (200 Amps)
Fire Protection System:	Upgraded
Sprinklers:	In Garage & Storage Areas
Fire Escapes:	North & East Sides of Building
Windows:	Various (Metal & Vinyl) Frames
Heat Source:	Steam Heat
Hot Water:	119 Gallon Tank
Plumbing:	Mixture of Copper and Galvanized
Door Entry System:	LINEAR Entry System
Front Landing:	Marble Tile
Mailboxes:	In Lobby
Lobby:	Carpeted & Period Details
Lobby Lighting:	Decorative Sconces
Garbage:	Located in Courtyard
Apartment Access:	Carpeted Staircase & Elevator
Landing Areas:	Carpeted
Skylight:	Yes
Laundry:	Yes - Used Only by Owner

Building Information

Unit Mix:	1 Bed, 1 Bath - 9
	2 Bed, 1 Bath - 6
	Studio - 3
	Parking - 11
	Storage - 1
	18 - Total Units
Kitchens:	Engineered Vinyl / Tile Flooring
	Single Basin Stainless Steel Sinks
	Gas Stoves / Ovens
	Tile Countertops
	White Shaker Cabinetry
	Over/Under Refrigerators
	Overhead Fan
Bathrooms:	Tub / Shower Combinations
	Tile Flooring
	Mirror with Storage
	Window Ventilation
Bedrooms /	Hardwood
Living Rooms:	Large Closets
	Center Mount Lighting
	Crown Molding
	Bay Windows w/ Golden Gate Bridge Views

Notes

- Building **is compliant** with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- Building **is compliant** with Exterior Deck Inspections (SB 721)
- San Francisco Soft-Story Work - **Completed**

Financial Analysis

3260 Gough Street

Financial Summary	
Price	\$9,800,000
Down Payment	\$3,920,000
Number of Units	18
Price/Unit	\$544,444
Gross Square Feet	15,060
Price/Square Foot	\$651
CAP Rate - Current	5.03%
CAP Rate - Proforma	6.83%
GRM - Current	12.74
GRM - Pro Forma	10.20
Year Built	1925
Lot Size	6,255

Annual Gross Income	Current	Proforma
Gross Potential Income	\$768,998	\$960,840
Vacancy (3.0%)	\$23,070	\$28,825
AGI	\$745,928	\$932,015
Expenses	\$253,309	\$262,901
NOI	\$492,619	\$669,114
Expense per Gross Income	33%	27%
Expense per Unit	\$14,073	\$14,606

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17144% of Sales Price	\$114,801	\$6,378	45%	\$114,801	\$6,378	44%
Special Assessment Tax	From Owner's 2023-24 Tax Bill	\$1,722	\$96	1%	\$1,722	\$96	1%
Insurance	CalRob Zurich Quote	\$20,372	\$1,132	8%	\$20,372	\$1,132	8%
Property Management	Estimated at 5% of Gross Income	\$38,450	\$2,136	15%	\$48,042	\$2,669	18%
Repairs & Maintenance	Estimated at \$1000/unit	\$18,000	\$1,000	7%	\$18,000	\$1,000	7%
PG&E	From Owner's 2024 Financials	\$25,291	\$1,405	10%	\$25,291	\$1,405	10%
Water	From Owner's 2024 Financials	\$8,323	\$462	3%	\$8,323	\$462	3%
Recology	From Owner's 2024 Financials	\$10,438	\$580	4%	\$10,438	\$580	4%
Pest Control	From Owner's 2024 Financials	\$1,109	\$62	0%	\$1,109	\$62	0%
Telephone	From Owner's 2024 Financials	\$2,953	\$164	1%	\$2,953	\$164	1%
Janitorial	Estimated at \$150/month	\$1,800	\$100	1%	\$1,800	\$100	1%
Elevator	From Owner's 2024 Financials	\$6,346	\$353	3%	\$6,346	\$353	2%
Fire & Life Safety	From Owner's 2024 Financials	\$3,704	\$206	1%	\$3,704	\$206	1%
Total Operating Expenses		\$253,309	\$14,073	100%	\$262,901	\$14,606	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$5,880,000	Less Debt Service	\$349,860	\$349,860
Loan Type	Fully Amortized	Cash Flow	\$142,759	\$319,254
Interest Rate	5.95%	Cash on Cash Return	3.64%	8.14%
Program	5/30 Year Fixed	Expenses as % of Gross	33%	27%
Loan to Value	60%	Expenses per Unit	\$14,073	\$14,606

Loan Quote: Estimated at 60% LTV at 5.95% 5/30 Year Fixed

(Loan information is time sensitive and subject to change)

Rent Roll

3260 Gough Street

Unit No.	Unit Type	Rents	Market Rent	Move In Date	Notes
101	2 Bed, 1 Bath	\$5,000.00	\$5,000	Vacant	GG Bridge Views
102	1 Bed, 1 Bath	\$3,400.00	\$4,300	3/1/2024	GG Bridge Views
103	1 Bed, 1 Bath	\$4,300.00	\$4,300	Vacant	GG Bridge Views
104	2 Bed, 1 Bath	\$4,000.00	\$5,000	8/15/2024	GG Bridge Views
105	1 Bed, 1 Bath	\$3,400.00	\$4,000	7/20/2024	
106	Studio	\$1,900.00	\$2,700	3/5/2022	
201	2 Bed, 1 Bath	\$3,800.00	\$5,000	7/1/2023	GG Bridge Views
202	1 Bed, 1 Bath	\$3,400.00	\$4,300	4/23/2023	GG Bridge Views
203	1 Bed, 1 Bath	\$2,800.57	\$4,300	2/1/2010	GG Bridge Views
204*	2 Bed, 1 Bath	\$3,000.00	\$5,000		GG Bridge Views
205	1 Bed, 1 Bath	\$4,000.00	\$4,000	Vacant	
206	Studio	\$2,700.00	\$2,700	Vacant	
301	2 Bed, 1 Bath	\$4,000.00	\$5,000	10/4/2024	GG Bridge Views
302	1 Bed, 1 Bath	\$4,300.00	\$4,300	Vacant	GG Bridge Views
303	1 Bed, 1 Bath	\$932.57	\$4,300	4/1/1982	GG Bridge Views
304	2 Bed, 1 Bath	\$3,800.00	\$5,000	9/22/2021	GG Bridge Views
305	1 Bed, 1 Bath	\$4,000.00	\$4,000	Vacant	
306	Studio	\$2,700.00	\$2,700	Vacant	
Monthly Income		\$61,433.14	\$75,900		
Parking (11)		\$1,780.00	\$3,300		
Vacant Parking (1)		\$300.00	\$300		
Storage (1)		\$300.00	\$300		
Laundry		\$270.00	\$270		
Total Monthly Income		\$64,083.14	\$80,070.00		
Total Annual Income		\$768,998	\$960,840	Upside: 25%	

Units

1 Bed, 1 Bath - 9

2 Bed, 1 Bath - 6

Studio - 3

Parking - 11

Storage - 1

18 - Total Units

Notes

Market rents estimated using Rentometer.com

Parking projected at \$300 per space/month

Laundry projected at \$15 per unit/month

Storage estimated at \$300/month

*Owner occupied unit

**Laundry currently only used by owner

Property Photos



Property Photos





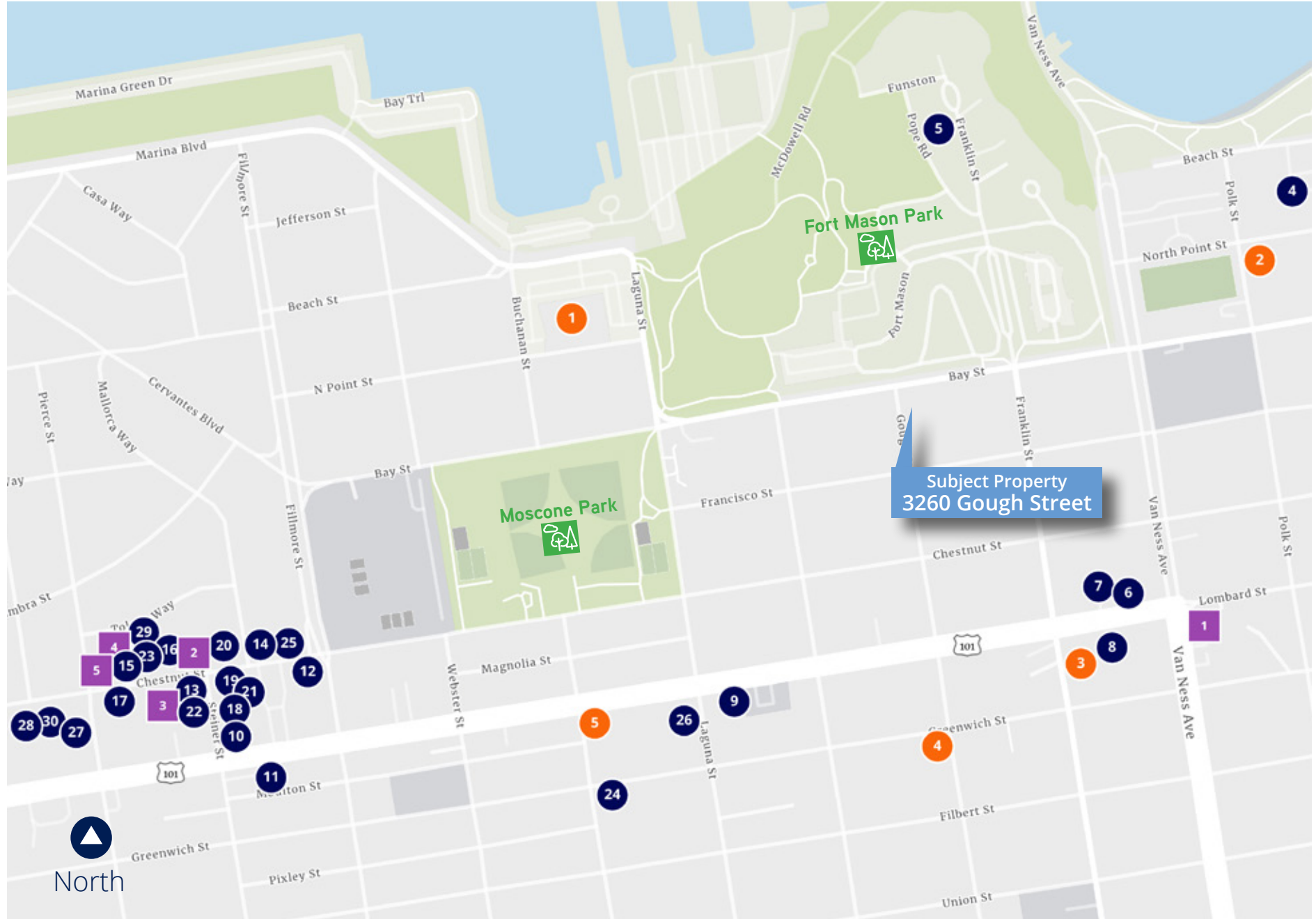
Property Photos


Property Photos





Amenities Map

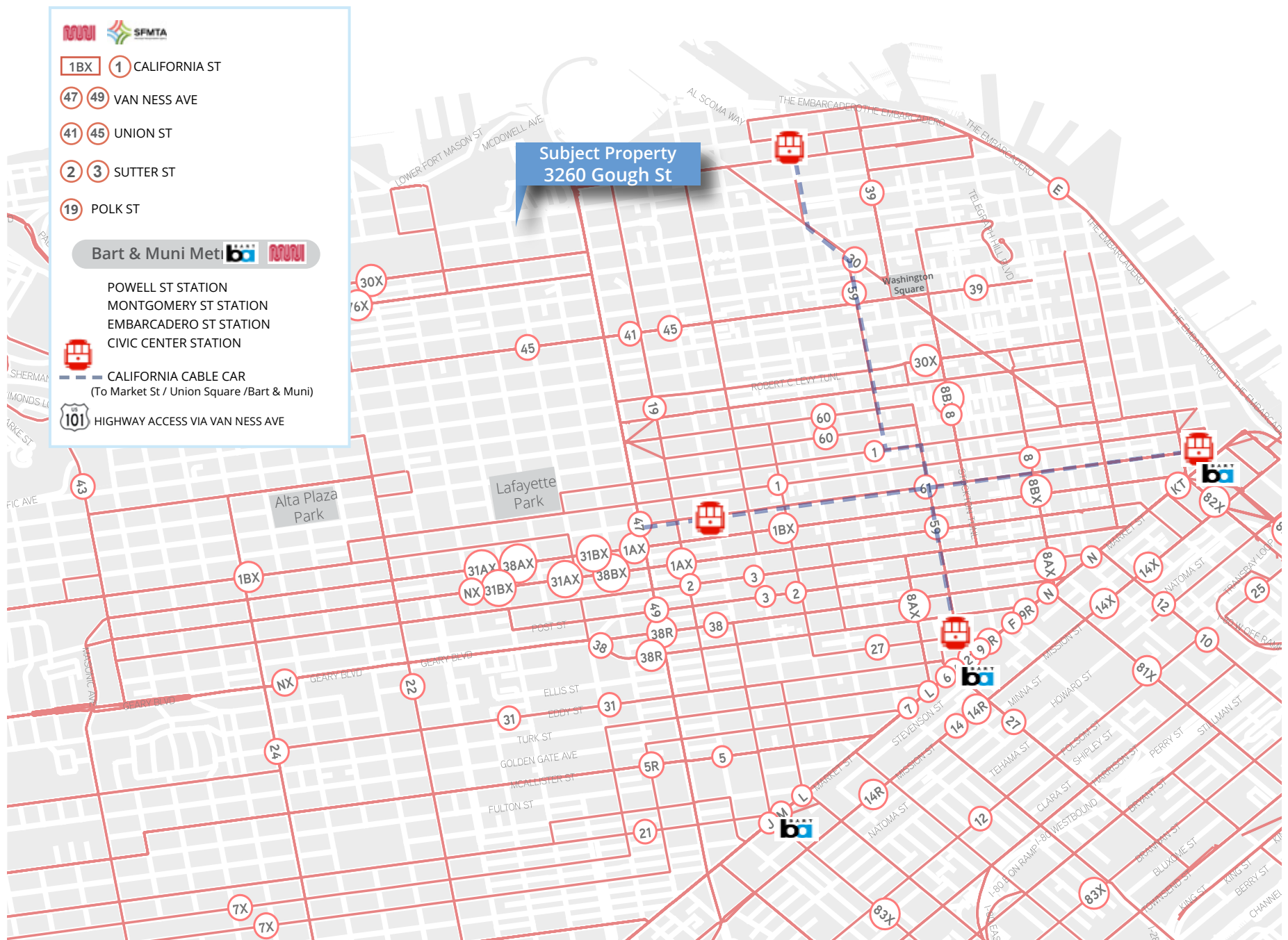


-  Restaurants & Bars
-  Convenience & Grocery Stores
-  Banks & ATM's
-  Hospitals

Neighborhood Amenities

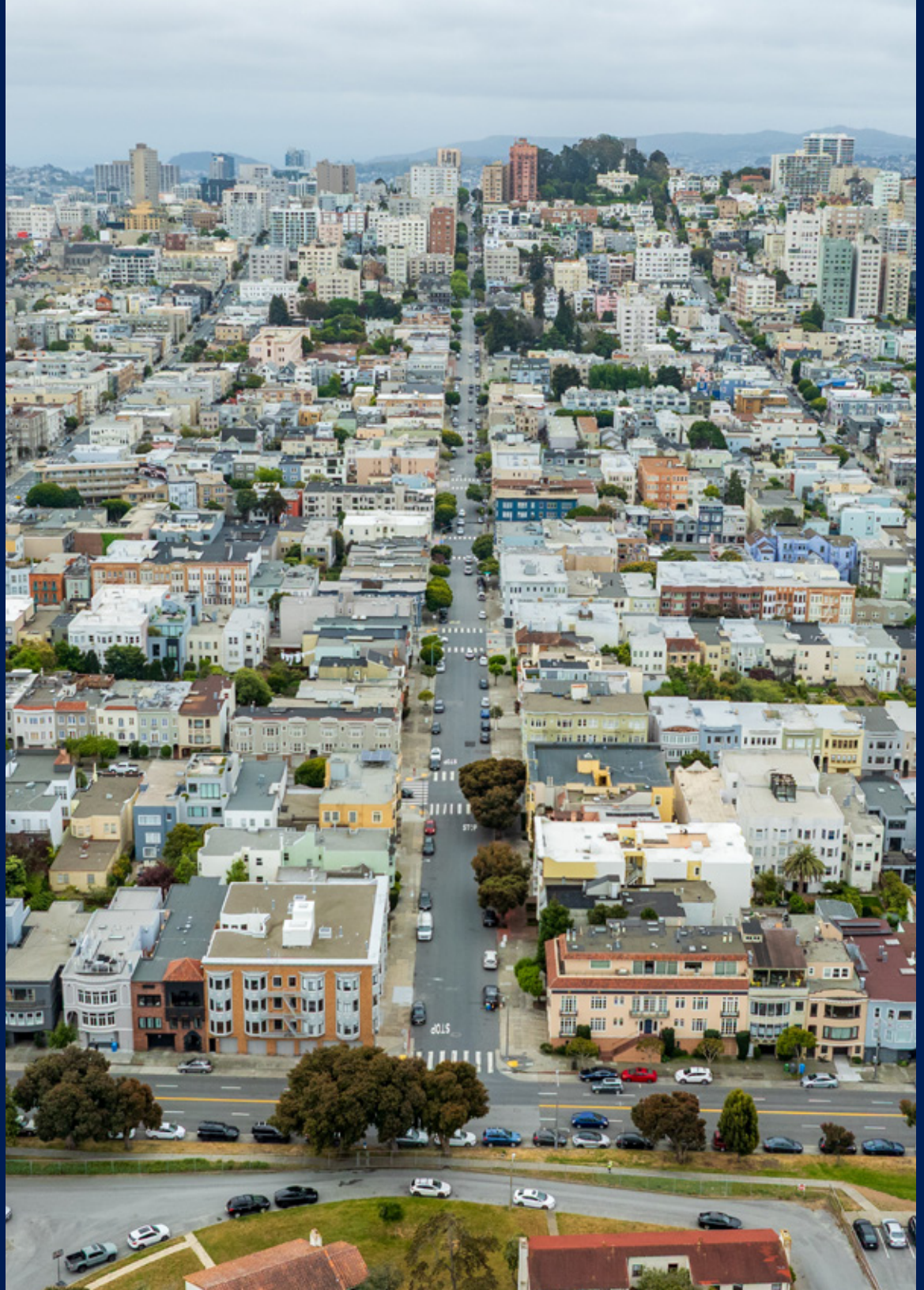
1 Radhaus	11 Mel's Drive-In	21 Bluestone Lane	31 Safeway
2 The Interval at Long Now	12 United Dumplings	22 Ace Wasabi	32 North Point Market
3 Equator Coffee	13 World Wraps	23 Over the Moon Creamery	33 Franklin Market & Liquor
4 Square Pie Guys	14 Sweetgreen	24 The Brazen Head	34 Fort Mason Market & Deli
5 Greens	15 Blackwood	25 Horseshoe Tavern	35 Albertino's
6 Kui Shin Bo	16 Starbucks	26 Komeya No Bento	36 Chase Bank
7 Bobo's Steak House	17 Delarosa	27 Monaghan's	37 Wells Fargo Bank
8 Torraku Ramen	18 Blue Barn	28 Campus	38 BMO - ATM
9 Ly's Vietnamese Cuisine	19 Popi's Oysterette	29 Marina Lounge	39 Chase Bank
10 Hinodeya Ramen	20 Peet's Coffee	30 The Topsy Pig	40 Citibank - ATM

Public Transportation



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

The area around 3260 Gough 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 2021" 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 Van Ness Avenue (*the new Van Ness Rapid Transit Project*), California Street, Pacific Avenue 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.





3260 Gough Street

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2. You will hold it and treat it in the strictest of confidence; and
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Investment Opportunity | Offering Memorandum

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