

712 Tennessee Street

Dogpatch | San Francisco, CA

Offering Memorandum



Accelerating success.

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Tour Schedule
Please Call Listing Agent

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Transaction

Offering Terms

712 Tennessee Street is being offered for sale for \$1,425,000. All interested parties should base their offer on the “As Is, Where Is, Unconditional, No Exceptions” condition of the project.

Interest Offered

Proposals from qualified investors and users are invited for an outright 100% fee simple or otherwise purchase offers.

Offering Process

All offers to purchase the property should be delivered to Colliers, attention Brad Lagomarsino - brad.lago@colliers.com. We request that interested parties submit an offer including, but not limited to the following elements:

- Company Background
- Financial Capability
- Purchase Price
- Any/all relevant terms & conditions
- Earnest Money Deposit
- Due Diligence Period
- Closing Period

Property Tours

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Offering Summary

712 Tennessee Street presents a well-located 6-unit multifamily property in San Francisco's historic Dogpatch neighborhood—an area known for its waterfront parks, creative energy, and proximity to UCSF Mission Bay, Chase Center, Oracle Park, and the greater SOMA corridor. With convenient access to Caltrain, Muni, and major freeways, the property is ideally positioned to attract strong tenant demand.

Constructed in 1924, the 4,630 square foot building sits on a 2,500 square foot lot and features a diverse unit mix: one studio, three 1-bedroom/1-bath units, and two 2-bedroom/1-bath units. The property includes three tandem parking spaces and six private storage units, with shared laundry facilities located in the garage. Interior features include gas stoves, wood cabinetry, linoleum flooring in kitchens and baths, bay windows in select units, and fireplaces in some apartments. Bedrooms offer synthetic hardwood flooring and generous closet space.

With current in-place rents well below market and approximately 13% rental upside, 712 Tennessee Street offers investors the opportunity to acquire a character-rich, strong value-add property in one of San Francisco's most dynamic and desirable neighborhoods.

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

Restaurants:

Wooly Pig
The Palm Court at RH San Francisco
Marcella's Lasagneria
Plow
JB's Place
STEM Kitchen + Garden
Mission Rock Resort
Ungrafted
Brazuza Grill

Bars:

The Ramp
Moshi Moshi
Third Rail
Mochica
Blooms Saloon
Connecticut Yankee
The Sea Star
Dogpatch Saloon
Bar Piccino

To Do:

Mission Bay Park
Tunnel Tops
Museum of Craft & Design
Crane Cove Park
Mariposa Park
Jackson Playground Park
Pennsylvania Park
Chase Center
Oracle Park

The Property

Property Information	Building Information
Address: 712 Tennessee Street, San Francisco CA 94107	Unit Mix: 1 - Studio
District: Dogpatch	3 - 1 Bed / 1 Bath
Property Type: Multifamily	2 - 2 Bed / 1 Bath
APN: 4043-003	3 - Tandem Parking
Building Square Feet: 4,630	6 - Total Units
Units: 6	Kitchens: Linoleum Flooring
Lot Size (SqFt): 2,500	Single Basin Aluminum Sinks
Constructed: 1924	Gas Stoves / Ovens
Zoning: RH-2	Wood Cabinetry
	Over / Under Refrigerators
	Dishwashers (<i>In Some Units</i>)
	Bathrooms: Tub / Shower Combinations
	Linoleum Flooring
	Tile Surrounds
	Podium Sinks
	Window & Fan Ventilation
	Bedrooms / Synthetic Hardwood Flooring
	Living Rooms: Bay Windows with Blinds / Curtains (<i>In Some Units</i>)
	Various Styles of Bulb Lighting
	Generous Closet Space
	Fireplaces (<i>In Some Units</i>)
Building Systems	Notes
Foundation: Concrete	- Building is compliant with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
Structure: Wood Frame	- San Francisco Soft-Story Work - Not Compliant
Façade: Stucco / Wood	
Rear of Building: Wood Siding	
Roof Composition & Age: Rolled Composite	
Gas Service: Separately Metered	
Electric Service: Separately Metered - Sylvania Panels (<i>200 Amps</i>)	
Fire Protection System: Smoke & Carbon Monoxide Detectors	
Fire Escapes: Front of Building	
Windows: Single Paned Vinyl Windows	
Heat Source: Electric Baseboard Heating / Gas Wall Heat	
Hot Water: AO Smith & Kenmore Water Heaters (<i>40 Gallon Tanks</i>)	
Plumbing: Mixture of Copper and Galvanized	
Door Entry System: Lock & Key	
Front Landing: Concrete	
Mailboxes: At Entry Gate	
Common Area Lights: Various Styles of Bulb Lighting	
Garbage: In Garage	
Apartment Access: Gated, Walk-Up	
Landing Areas: Concrete	
Laundry: 1 Washer, 1 Dryer (<i>Located in Garage</i>)	
Storage: 6 Storage Units (<i>Located in Garage</i>)	
Parking: 3 Tandem Parking Spots	

Financial Analysis

712 Tennessee Street

Financial Summary	
Price	\$1,425,000
Down Payment	\$570,000
Number of Units	6
Price/Unit	\$237,500
Gross Square Feet	4,630
Price/Square Foot	\$308
CAP Rate - Current	8.02%
CAP Rate - Proforma	9.57%
GRM - Current	7.65
GRM - Pro Forma	6.76
Year Built	1924
Lot Size (SqFt)	2,500

Annual Gross Income	Current	Proforma
Gross Potential Income	\$186,150	\$210,924
Vacancy (5.0%)	\$9,308	\$10,546
AGI	\$176,843	\$200,378
Expenses	\$62,549	\$64,036
NOI	\$114,293	\$136,342
Expense per Gross Income	34%	30%
Expense per Unit	\$10,425	\$10,673

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17144% of Sales Price	\$23,429	\$3,905	37%	\$23,429	\$3,905	37%
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$351	\$59	1%	\$351	\$59	1%
Insurance	Estimated at \$1,200/unit	\$7,200	\$1,200	12%	\$7,200	\$1,200	11%
Property Management	Estimated at 6% of Gross Income	\$11,169	\$1,862	18%	\$12,655	\$2,109	20%
Repairs & Maintenance	Estimated at \$1000/unit	\$6,000	\$1,000	10%	\$6,000	\$1,000	9%
PG&E	Estimated at \$350/unit	\$2,100	\$350	3%	\$2,100	\$350	3%
Water	Estimated at \$850/unit	\$5,100	\$850	8%	\$5,100	\$850	8%
Recology	Estimated at \$650/unit	\$3,900	\$650	6%	\$3,900	\$650	6%
Pest Control	Estimated at \$250/unit	\$1,500	\$250	2%	\$1,500	\$250	2%
Janitorial	Estimated at \$300/unit	\$1,800	\$300	3%	\$1,800	\$300	3%
Total Operating Expenses		\$62,549	\$10,425	100%	\$64,036	\$10,673	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$855,000	Less Debt Service	\$50,873	\$50,873
Loan Type	Interest Only	Cash Flow	\$63,421	\$85,470
Interest Rate	5.95%	Cash on Cash Return	11.13%	14.99%
Program	5/30 Year Fixed	Expenses as % of Gross	34%	30%
Loan to Value	60%	Expenses per Unit	\$10,425	\$10,673

Loan Quote: Estimated at 60% LTV at 5.95% 5/30 Interest Only
(Loan information is time sensitive and subject to change)

Rent Roll

712 Tennessee Street

Unit No.	Unit Type	Rents	Market Rent	Move-In Date	Notes
1	2 Bed, 1 Bath	\$3,506.00	\$3,506	Vacant	Max Gross Rent \$3,506
2	2 Bed, 1 Bath	\$3,506.00	\$3,506	Vacant	Max Gross Rent \$3,506
3	Studio	\$1,000.00	\$2,183		Max Gross Rent \$2,183
4	1 Bed, 1 Bath	\$2,494.00	\$2,494	Vacant	Max Gross Rent \$2,494
5	1 Bed, 1 Bath	\$2,494.00	\$2,494	Vacant	Max Gross Rent \$2,494
6	1 Bed, 1 Bath	\$1,912.50	\$2,494		Max Gross Rent \$2,494
Monthly Income		\$14,912.50	\$16,677		
Parking (3)		\$600.00	\$900		
Monthly Income		\$15,512.50	\$17,577.00		
Total Annual Income		\$186,150	\$210,924	Upside: 13%	

Units

Studio - 1
1 Bed, 1 Bath - 3
2 Bed, 1 Bath - 2
Parking - 3
6 - Total Units

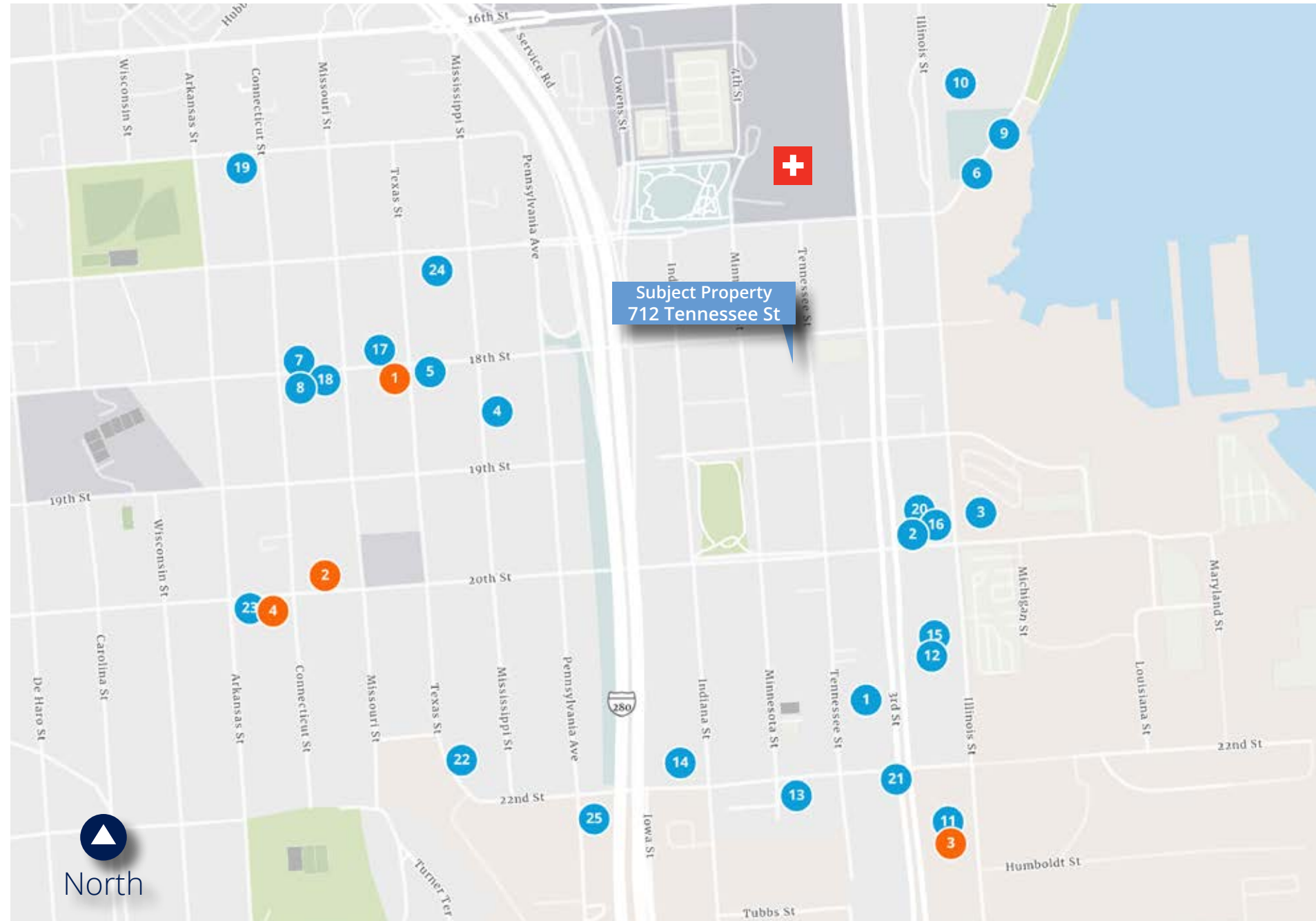
Notes

Market rents estimated using Rentometer.com
Parking projected at \$300 per space/month





Amenities Map



● Restaurants & Bars ● Convenience & Grocery Stores + Clinics

Neighborhood Amenities

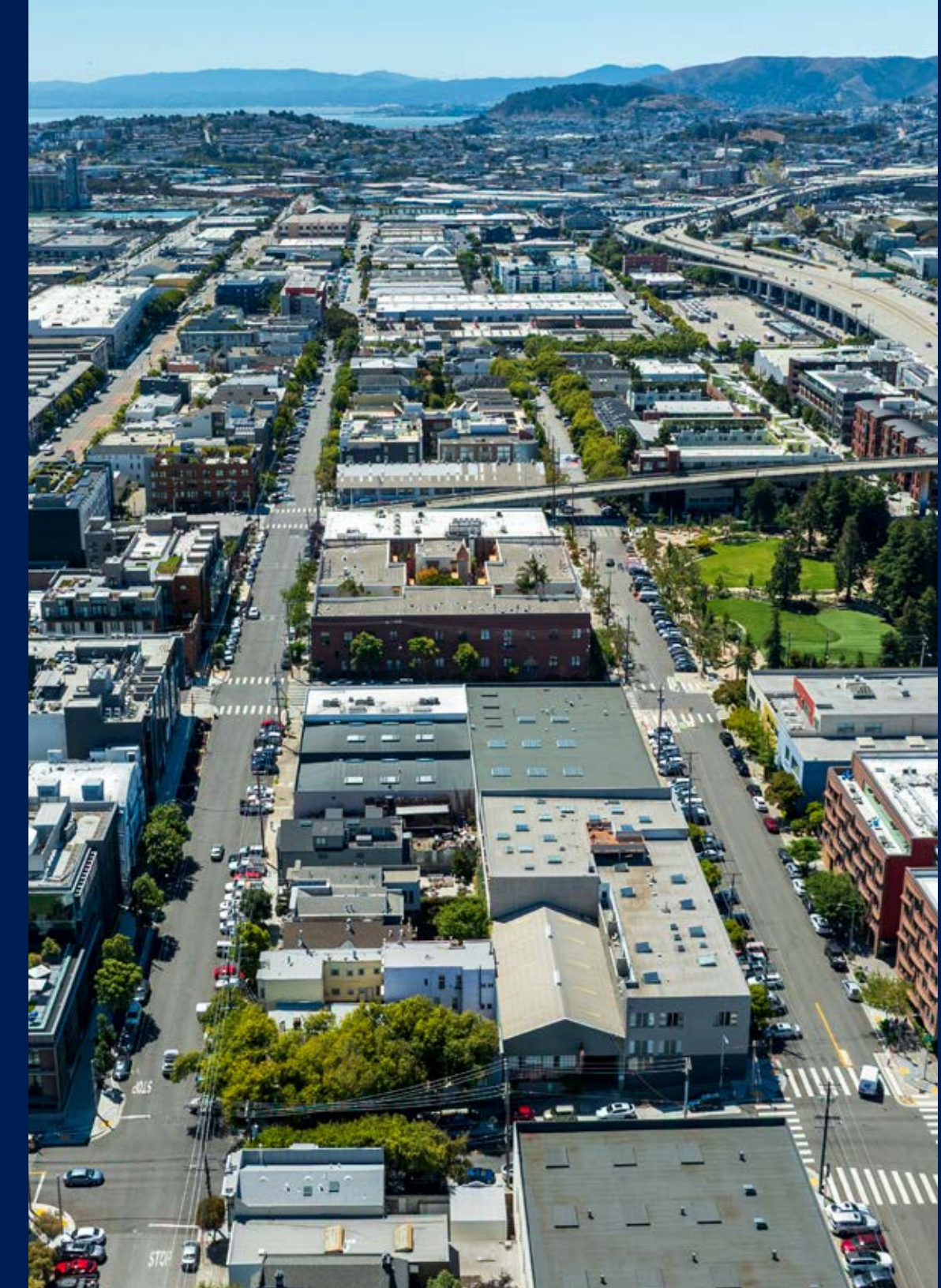
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|----|-----------------------|----|------------------------------|---|-----------------------|
| 1 | Marcella's Lasagneria | 13 | Piccino | 1 | New Portero Market |
| 2 | Wooly Pig | 14 | Brazuca Grill | 2 | The Good Life Grocery |
| 3 | The Palm Court RH | 15 | Gilberth's Latin Fusion | 3 | Mainstay Markets |
| 4 | Ganim's | 16 | Third Rail | 4 | All States Best Food |
| 5 | Plow | 17 | Blooms Saloon | | |
| 6 | The Ramp | 18 | Chez Maman East | | |
| 7 | Cracked & Battered | 19 | Connecticut Yankee | | |
| 8 | PoBoys Kitchen | 20 | The Sea Star | | |
| 9 | Mission Rock Resort | 21 | Dogpatch Saloon | | |
| 10 | STEM Kitchen + Garden | 22 | Ikon Coffee | | |
| 11 | Souvla | 23 | Thinkers Cafe | | |
| 12 | Ungrafted | 24 | Linea Coffee Roasting Caffee | | |

Public Transportation



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

The area around 712 Tennessee St 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.





712 Tennessee Street

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By acknowledging your receipt of this Offering Memorandum from 712 Tennessee St 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 712 Tennessee St 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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Investment Opportunity | Offering Memorandum

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