



239-253 Hugo Street /
1252 4th Avenue

Inner Sunset | San Francisco, CA

Investment Opportunity | Offering Memorandum

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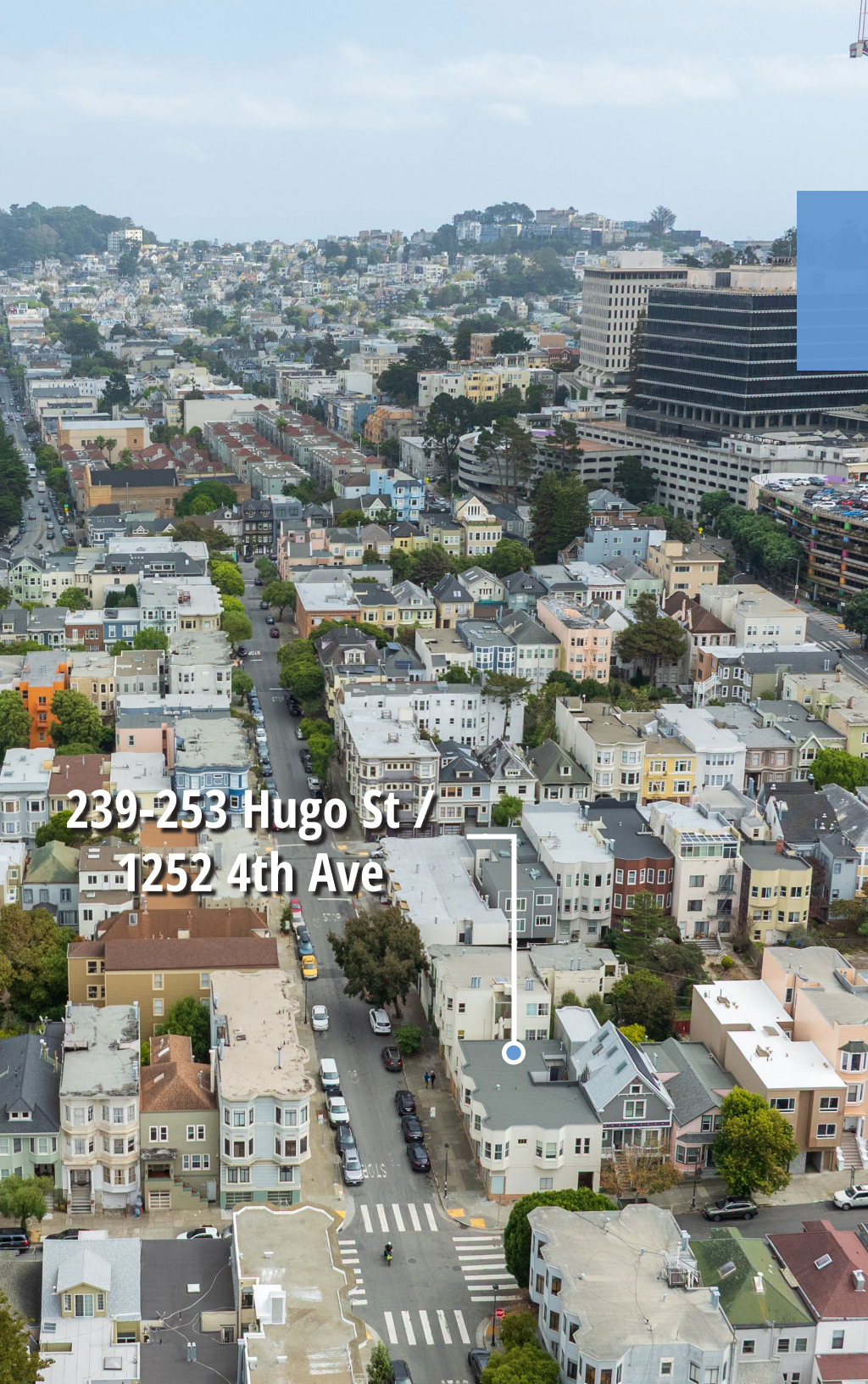
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**239-253 Hugo St /
1252 4th Ave**

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Offering Summary

239–253 Hugo Street / 1252 4th Avenue is a 6,696 square foot multifamily property set on a 3,323 square foot lot in San Francisco’s desirable Inner Sunset neighborhood. Constructed in 1912, the building consists of five (5) total units with a distinctive layout that includes two (2) two-bedroom / one-bath units, one (1) three-bedroom / one-and-a-half bath unit, one (1) five-bedroom / two-bath unit, and one (1) ground-floor commercial space. Parking is also included, providing valuable convenience in this dense residential pocket.

The property showcases timeless architectural character with a stucco façade, bay windows, terrazzo front landing, and wood-frame construction. Interior features include hardwood and engineered flooring, granite countertops, shaker-style cabinetry, formal dining areas, and generous natural light. Bathrooms are finished with tile surrounds and stand-alone showers, while recessed lighting and ample closet space enhance livability.

Positioned within walking distance of UCSF Medical Center, Golden Gate Park, and an array of cafés, markets, and restaurants, 239–253 Hugo Street / 1252 4th Avenue benefits from one of San Francisco’s most vibrant residential settings. The property also offers immediate access to public transportation and tech shuttle routes, ensuring excellent regional connectivity.

239–253 Hugo Street / 1252 4th Avenue represents a rare chance to acquire a well-maintained multifamily asset in a prime location, blending historic charm, functional updates, and enduring long-term appeal.

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

Restaurants:

Tartine
Fiorella Sunset
Savor Cafe
Cache
Ebisu Restaurant
StreetTaco
Perilla
Manna
Cafe Le Flore Irving

Bars:

Mucky Duck
Little Shamrock
Underdogs Tres
Yancy's Salon
The Red Tail Beer & Wine Bar
The Temple Bar
Fireside Bar
The Sage & Drifter
Chug Pub

To Do:

San Francisco Botanical Gardens
California Academy of Sciences
Golden Gate Park
Ocean Beach
Twin Peaks
de Young Museum
Grand View Park
Park Merced
Lands End Lookout

The Property

Property Information

Address:	239-253 Hugo Street / 1252 4th Avenue, San Francisco CA 94122
District:	Inner Sunset
Property Type:	Multifamily
APN:	1752-022
Building Square Feet:	6,696
Units:	5
Lot Size (SqFt):	3,323
Constructed:	1912
Zoning:	RH-2

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco Exterior
Rear of Building:	Wood Siding
Roof Composition & Age:	New Roof (<i>Replaced in the last 5 years</i>)
Gas Service:	Master Metered
Electric Service:	Separately Metered - Westing House Breakers (<i>200 Amps + 100 Amps</i>)
Fire Protection System:	Local Smoke & Carbon Monoxide Detectors
Windows:	Single Paned Wood Frame Windows
Heat Source:	Gas Wall Heat
Hot Water:	Rheem 29-Gallon Tanks (<i>In Units</i>) + 40 Gallon Tanks
Plumbing:	Mix of Copper and Galvanized
Door Entry System:	Lock & Key
Front Landing:	Terrazzo
Landing Areas:	Carpeted
Mailboxes:	Mail Slots on Doors
Common Area Lights:	Dome Lighting
Garbage:	Off Back Stairs (<i>No Chute</i>)
Apartment Access:	Walk-Up
Laundry:	None
Storage:	1x - Storage
Backyard:	None
Skylight:	Yes

Building Information

Unit Mix:	2 - 2 Bed, 1 Bath
	1 - 3 Bed, 1.5 Bath
	1 - 5 Bed, 2 Bath
	1 - Commercial
	1 - Parking
	5 - Total Units
Kitchens:	Hardwood Flooring
	Single Basin Sinks
	Granite Countertops
	Gas Stoves / Ovens
	Wood Shaker Cabinetry
	Over / Under Refrigerators
	Ample Natural Light
	Formal Dining Room off of Kitchen
Bathrooms:	Standalone Shower
	Tile Flooring
	Cabinet Sinks
	Window Ventilation
	Tile Surrounds
Bedrooms /	Carpeted & Engineered Flooring
Living Rooms:	Bay Windows
	Recessed Lighting
	Generous Closet Space

Notes

- Building is **NOT** on the San Francisco Soft-Story List
- Building is **NOT COMPLIANT** with the Fire Alarm Sleeping Room Ordinance (*2013 - NFPA 72 Section 18.4.1*)

Financial Analysis

239-253 Hugo Street / **1252** 4th Avenue

Financial Summary	
Price	\$2,175,000
Down Payment	\$870,000
Number of Units	5
Price/Unit	\$435,000
Gross Square Feet	6,696
Price/Square Foot	\$325
CAP Rate - Current	5.54%
CAP Rate - Proforma	9.33%
GRM - Current	11.71
GRM - Pro Forma	7.90
Year Built	1912
Lot Size (SqFt)	3,323

Annual Gross Income	Current	Proforma
Gross Potential Income	\$185,699	\$275,400
Vacancy (3.0%)	\$5,571	\$8,262
AGI	\$180,128	\$267,138
Expenses	\$59,722	\$64,207
NOI	\$120,406	\$202,931
Expense per Gross Income	32%	23%
Expense per Unit	\$11,944	\$12,841

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.17144% of Sales Price</i>	\$25,479	\$5,096	43%	\$25,479	\$5,096	40%
Special Assessment Tax	<i>From Owner's 2024-25 Tax Bill</i>	\$1,324	\$265	2%	\$1,324	\$265	2%
Insurance	<i>From Owner's 2024 Financials</i>	\$8,884	\$1,777	15%	\$8,884	\$1,777	14%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$9,285	\$1,857	16%	\$13,770	\$2,754	21%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$3,750	\$750	6%	\$3,750	\$750	6%
Utilities	<i>From Owner's 2024 Financials</i>	\$11,000	\$2,200	18%	\$11,000	\$2,200	17%
Total Operating Expenses		\$59,722	\$11,944	100%	\$64,207	\$12,841	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,435,500	Less Debt Service	\$101,953	\$101,953
Loan Type	Fully Amortized	Cash Flow	\$18,453	\$100,978
Interest Rate	5.88%	Cash on Cash Return	2.50%	13.65%
Program	5/30 Year Fixed	Expenses as % of Gross	32%	23%
Loan to Value	66%	Expenses per Unit	\$11,944	\$12,841

Slatt Capital Loan Quote: Estimated at 66% LTV, 5.88%, 5/30 structure. Interest Only first 3 years, transitions to 30-year amortization beginning Year 5.
(Loan information is time-sensitive & subject to change)

Rent Roll

239-253 Hugo Street / **1252** 4th Avenue

Unit No.	Unit Type	Rents	Market Rent	Move-In Date	Notes
1252	5 Bed, 2 Bath	\$5,186.70	\$8,200	11/1/2020	
239	3 Bed, 1.5 Bath	\$3,120.00	\$5,200	6/1/2022	
241	2 Bed, 1 Bath	\$3,305.00	\$3,600	8/1/2022	
243	2 Bed, 1 Bath	\$1,863.22	\$3,600	7/1/2014	
251	Commercial	\$2,000.00	\$2,000		Month to Month
Monthly Income		\$15,474.92	\$22,600		
Parking (1)		\$0.00	\$350		
Monthly Income		\$15,474.92	\$22,950.00		
Total Annual Income		\$185,699	\$275,400		Upside: 48%

Units

2 Bed, 1 Bath - 2
 3 Bed, 1.5 Bath - 1
 5 Bed, 2 Bath - 1
 Commercial - 1
 Parking - 1

5 - Total Units

Notes

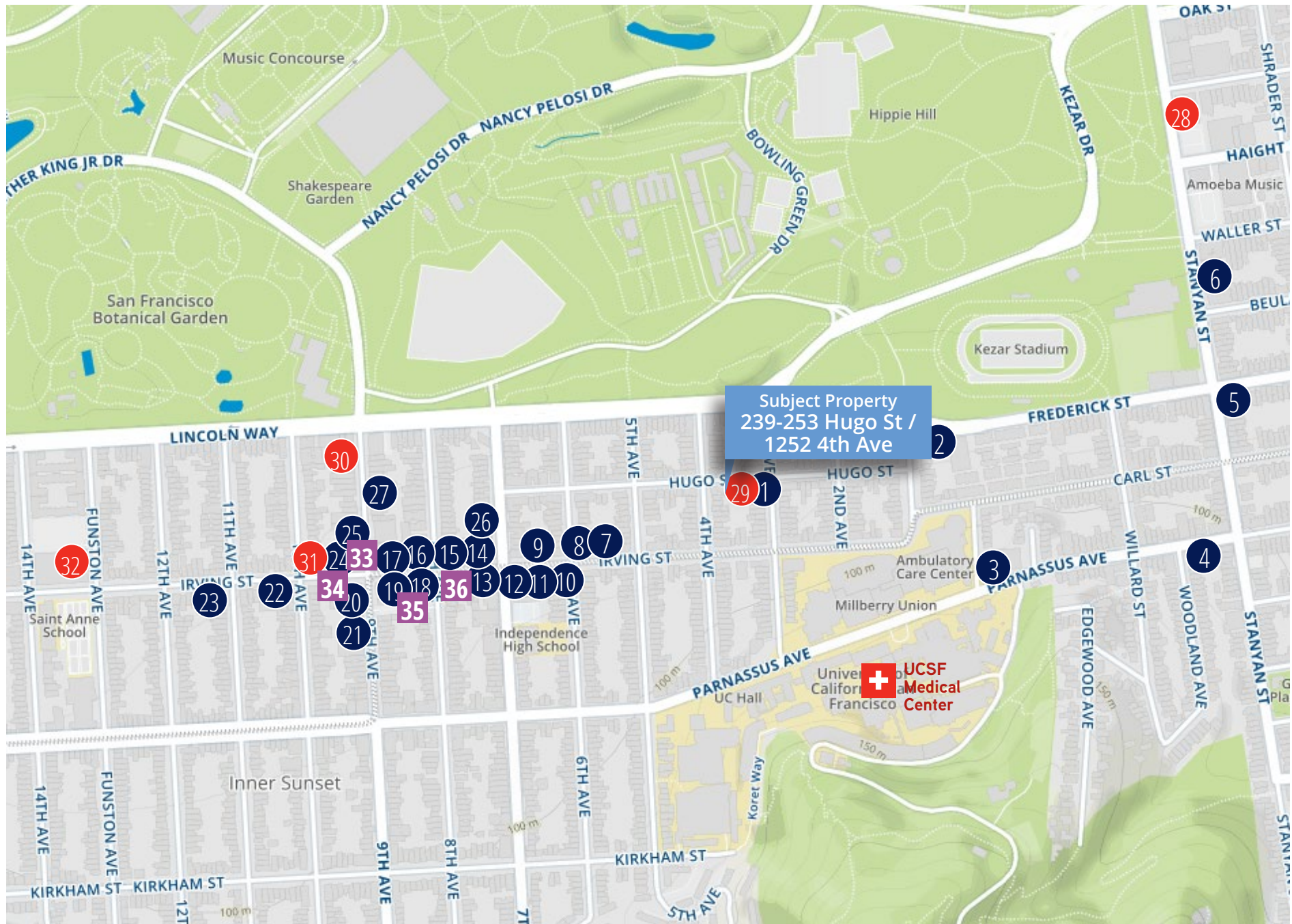
Market rents estimated using Rentometer.com
 Parking projected at \$350 per space/month


Property Photos





Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores

 Banks & ATM's

 Clinics & Health Centers

Neighborhood Amenities

1 Yo Tambien Cantina

2 Kezar Pizzetta

3 Starbucks

4 Taboun

5 Creola

6 The Kezar Pub

7 Koo

8 Lime Tree

9 Loving Hut Vegan

10 Lavash

11 Hahn's Hibachi

12 The Red Tail Bar

13 Fireside Bar

14 Crepevine Restaurant

15 Nan & Curry

16 Pasquale's Pizzeria

17 La Fonda 17

18 Yumma's Mediterranean

19 Lale Mediterranean

20 Siracha Thai Cuisine

21 Nabe

22 New Eritrea

23 San Tung

24 Perilla

25 Ebisu

26 Marnee Thai

27 um.ma

28 Whole Foods Market

29 UC Market

30 Queens Korean Market

31 Eight-Twenty-Eight Irving Market

32 Andronico's Market

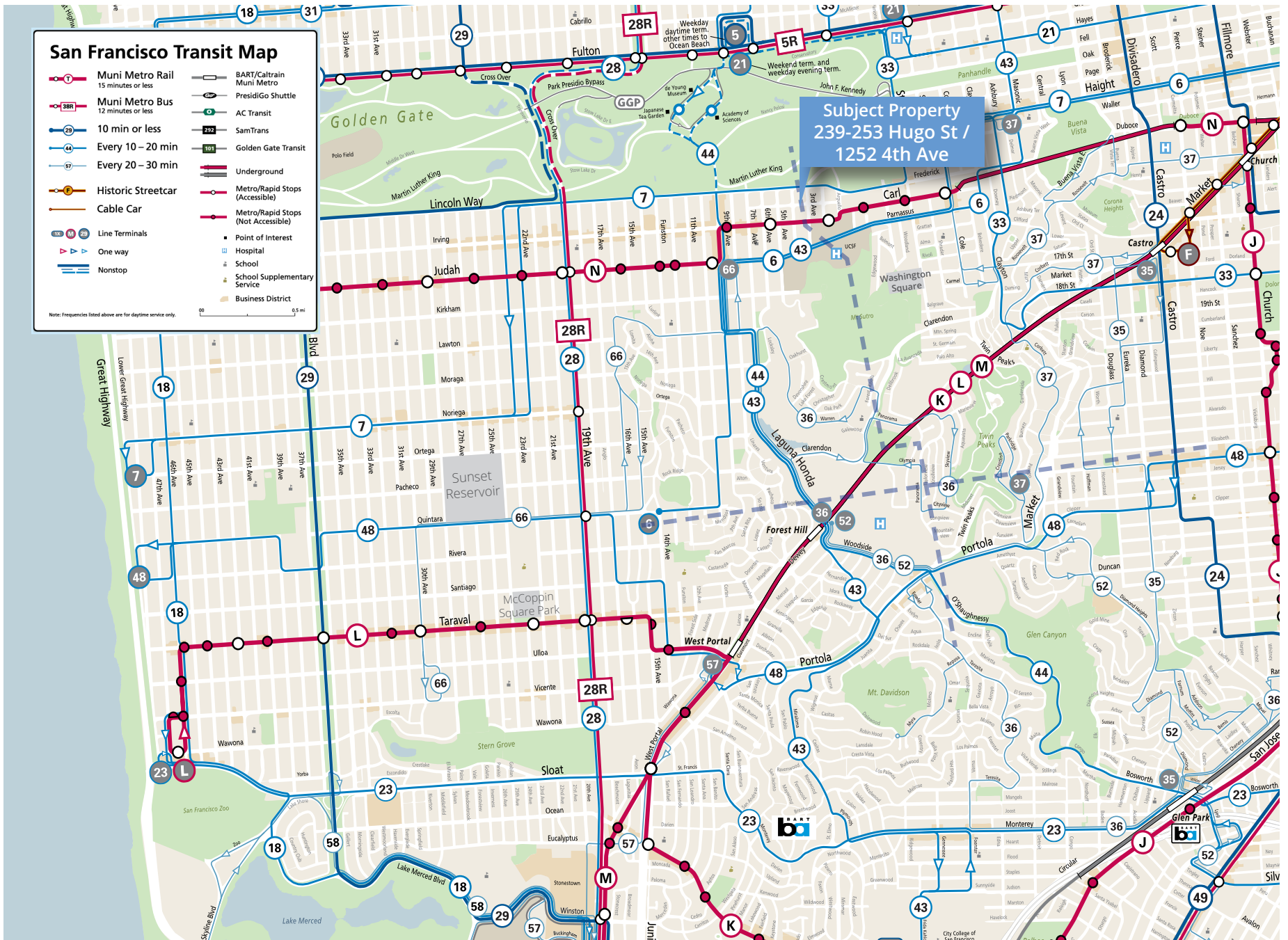
33 Bank of America

34 Sterling Bank

35 Wells Fargo Bank

36 First Republic Bank

Public Transportation



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

The area around 239-253 Hugo Street / 1252 4th Avenue 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.





Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 239-253 Hugo Street / 1252 4th Avenue, San Francisco, CA 94122. 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 239-253 Hugo Street / 4th 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 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 239-253 Hugo Street / 1252 4th 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 239-253 Hugo Street / 1252 4th 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.

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