

# 2512 & 2522 Quint Street

Silver Terrace | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers

**Adam Carosso**  
Associate  
+1 415 288 7825  
adam.carosso@colliers.com  
Lic #02122807

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

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

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



# Table of Contents

- 05 Offering Summary
- 06 Property Profile
- 07 Financial Analysis
- 10 Property Photos
- 12 Amenities Map
- 14 Transportation Map



## Offering Summary

2512 & 2522 Quint Street consists of two buildings on the same parcel a 6-unit apartment building and a second structure under deep renovation with an additional set of 8 units+ located in San Francisco's Silver Terrace neighborhood - a quaint, residential pocket of the city known for its convenient access to major transit routes, hillside views, an enduring rental demand. Built in 1963 and totaling approximately 10,788 square feet, the main building features a mix of four (4) one-bedroom and four (2) two-bedroom units, along with six (6) on-site parking spaces and the second structure is framed for two (2) two-bedroom units and four (4) one-bedroom units, depending on whether the incoming owner would like to leverage the existing plans or not.

The property offers a blend of classic and updated finishes, including a mix of carpeted and tile flooring, built-in cabinetry, and abundant natural light throughout the units. Kitchens feature a mix of quartz and tile countertops, single-basin stainless steel sinks, and eat-in dining areas, while bathrooms include tile flooring, vanity sinks, and tub/shower combinations. Shared amenities include on-site laundry and storage, along with rear fire escapes and a central staircase entry.

Individually metered for gas and electricity, the building is supported by baseboard heating, an American Standard 100-gallon hot water tank, and a Fire-Lite MS-2 hardwired system. With well-maintained systems, spacious unit layouts, and consistent rental demand, 2512 & 2522 Quint Street presents an excellent opportunity for investors seeking considerable upside potential, stable cash flow and long-term value appreciation.

Its Silver Terrace location offers residents close proximity to major freeways (US-101 and I-280), nearby retail corridors, local parks, and several transit options - making it an attractive asset in one of San Francisco's most accessible and stable residential neighborhoods.

# The Property

## Property Information

Address:	2512 & 2522 Quint Street, San Francisco, CA 94124
District:	Silver Terrace
Property Type:	Apartment Building
APN:	5425-001
Building Square Feet:	10,788
Units:	8
Lot Size:	6,738
Constructed:	1963
Zoning:	NC-1

## Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco & Brick
Roof Composition:	Rolled Composite
Electrical Service:	Separately Metered (200 Amps)
Gas Service:	Separately Metered
Fire Protection System:	Local Hard Wired - MS-2 (Fire-Lite)
Fire Escapes:	Rear of Building
Windows:	Single Paned Wood Frame Windows
Heat Source:	Baseboard Heat
Hot Water:	American Standard (100 Gallon Tank)
Plumbing:	Mixture of Copper and Galvanized
Door Entry System:	Lock & Key
Front Landing:	Mixed Concrete
Common Area Lighting:	Various Styles of Lighting + Pendant Lighting
Landing Areas:	Carpeted
Mailboxes:	In Lobby
Apartment Access:	Central Staircase
Garbage:	Tradesman
Laundry:	Onside - Washer & Dryer
Storage:	Yes - Located in Garage

## Building Information

Unit Mix:	1 Bed, 1 Bath - 4 2 Bed, 1 Bath - 4
Parking:	6
	<b>8 - Total Units</b>
Kitchens:	Tile Flooring Single Basin Sinks Electric Stoves / Ovens Wood Built-In Cabinetry Freezer Over Refrigerator Mix of Tile & Quartz Countertops Eat-In Dining
Bathrooms:	Tub / Shower Combination Tile Flooring Vanity Sinks Medicine Cabinet + Free Standing Vanity Tile Surrounds Window Ventilation
Bedrooms / Living Room:	Carpeted Flooring Ample Natural Light Blinds

## Notes

- Building **is NOT compliant** with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- San Francisco Soft-Story Work - **Work Incomplete**

# Financial Analysis

## 2512 & 2522 Quint Street

Financial Summary		Annual Gross Income	Current	Proforma
Price	\$1,350,000	Gross Potential Income	\$184,080	\$270,240
Down Payment	\$540,000	Vacancy (5.0%)	\$9,204	\$13,512
Number of Units	8	AGI	\$174,876	\$256,728
Price/Unit	\$168,750	Expenses	\$62,056	\$66,364
Gross Square Feet	6,988	<b>NOI</b>	<b>\$112,820</b>	<b>\$190,364</b>
Price/Square Foot	\$193			
CAP Rate - Current	8.36%			
CAP Rate - Proforma	14.10%			
GRM - Current	7.33			
GRM - Pro Forma	5.00			
Year Built	1963			
Lot Size	4,368			

Financing	Cash Flow	Current	Proforma
Loan Amount	Less Debt Service	\$48,195	\$48,195
Loan Type	Cash Flow	\$64,625	\$142,169
Interest Rate	Cash on Cash Return	11.97%	26.33%
Program	Expenses as % of Gross	34%	25%
Loan to Value	Expenses per Unit	\$7,757	\$8,295

Loan Quote: Estimated at 60% LTV at 5.95% 5/30 Fully Amortized  
(Loan information is time sensitive & subject to change)

# Financial Analysis

2512 & 2522 Quint Street

Annual Operating Expenses	Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp	
Property Taxes	1.17144% of Sales Price	\$15,814	\$1,977	25%	\$15,814	\$1,977	24%
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$237	\$30	0%	\$237	\$30	0%
Insurance	Estimated at \$1,200/unit	\$9,600	\$1,200	15%	\$9,600	\$1,200	14%
Property Management	Estimated at 5% of Gross Income	\$9,204	\$1,151	15%	\$13,512	\$1,689	20%
Repairs & Maintenance	Estimated at \$1000/unit	\$8,000	\$1,000	13%	\$8,000	\$1,000	12%
PG&E	Estimated at \$350/unit	\$2,800	\$350	5%	\$2,800	\$350	4%
Water	Estimated at \$850/unit	\$6,800	\$850	11%	\$6,800	\$850	10%
Recology	Estimated at \$650/unit	\$5,200	\$650	8%	\$5,200	\$650	8%
Pest Control	Estimated at \$250/unit	\$2,000	\$250	3%	\$2,000	\$250	3%
Janitorial	Estimated at \$300/unit	\$2,400	\$300	4%	\$2,400	\$300	4%
<b>Total Operating Expenses</b>		<b>\$62,056</b>	<b>\$7,757</b>	<b>100%</b>	<b>\$66,364</b>	<b>\$8,295</b>	<b>100%</b>
<b>Gross Potential Income</b>		<b>\$184,080</b>			<b>\$270,240</b>		
Vacancy (5.0%)		\$9,204			\$13,512		
AGI		\$174,876			\$256,728		
Expenses		\$62,056			\$66,364		
<b>NOI</b>		<b>\$112,820</b>			<b>\$190,364</b>		
Expenses as % of Gross Income		34%			25%		
Expense per Unit		\$7,757			\$8,295		

# Rent Roll

2512 & 2522 Quint Street

Unit No.	Unit Type	Rent	Market Rents	Move-In Date
2518	2 Bed, 1 Bath	\$3,200.00	\$3,200	Vacant
2520	2 Bed, 1 Bath	\$3,200.00	\$3,200	Vacant
101	1 Bed, 1 Bath	\$1,250.00	\$1,950	1/1/1980
102	1 Bed, 1 Bath	\$1,700.00	\$1,950	12/1/2016
103	2 Bed, 1 Bath	\$1,745.00	\$3,200	2/2/2017
201	1 Bed, 1 Bath	\$1,425.00	\$1,950	5/6/2011
202	1 Bed, 1 Bath	\$1,325.00	\$1,950	6/1/2010
203	2 Bed, 1 Bath	\$1,375.00	\$3,200	3/8/2008
<b>Monthly Income</b>		<b>\$15,220.00</b>	<b>\$20,600</b>	
Parking (6)		\$0.00	\$1,800	
<b>Laundry</b>		<b>\$120.00</b>	<b>\$120</b>	
<b>Total Monthly Income</b>		<b>\$15,340.00</b>	<b>\$22,520.00</b>	
<b>Total Annual Income</b>		<b>\$184,080</b>	<b>\$270,240</b>	<b>Upside: 47%</b>

## Units

1 Bed, 1 Bath - 4

2 Bed, 1 Bath - 4

Parking - 6

**8 - Total Units**

## Notes

Market rents estimated using Rentometer.com

Parking projected at \$300 per space/month

Laundry projected at \$15 per unit/month

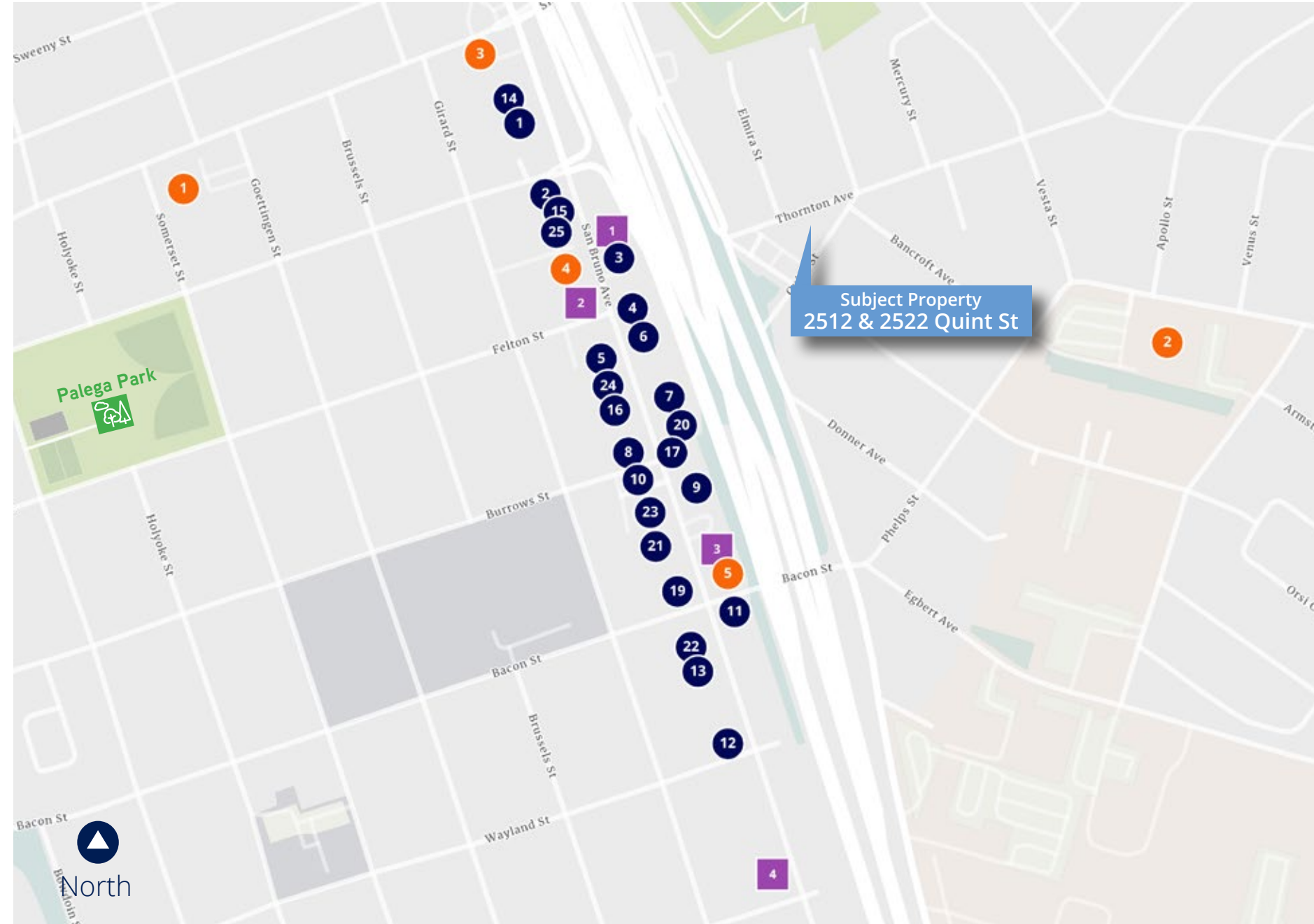
Property Photos



Property Photos



# Amenities Map

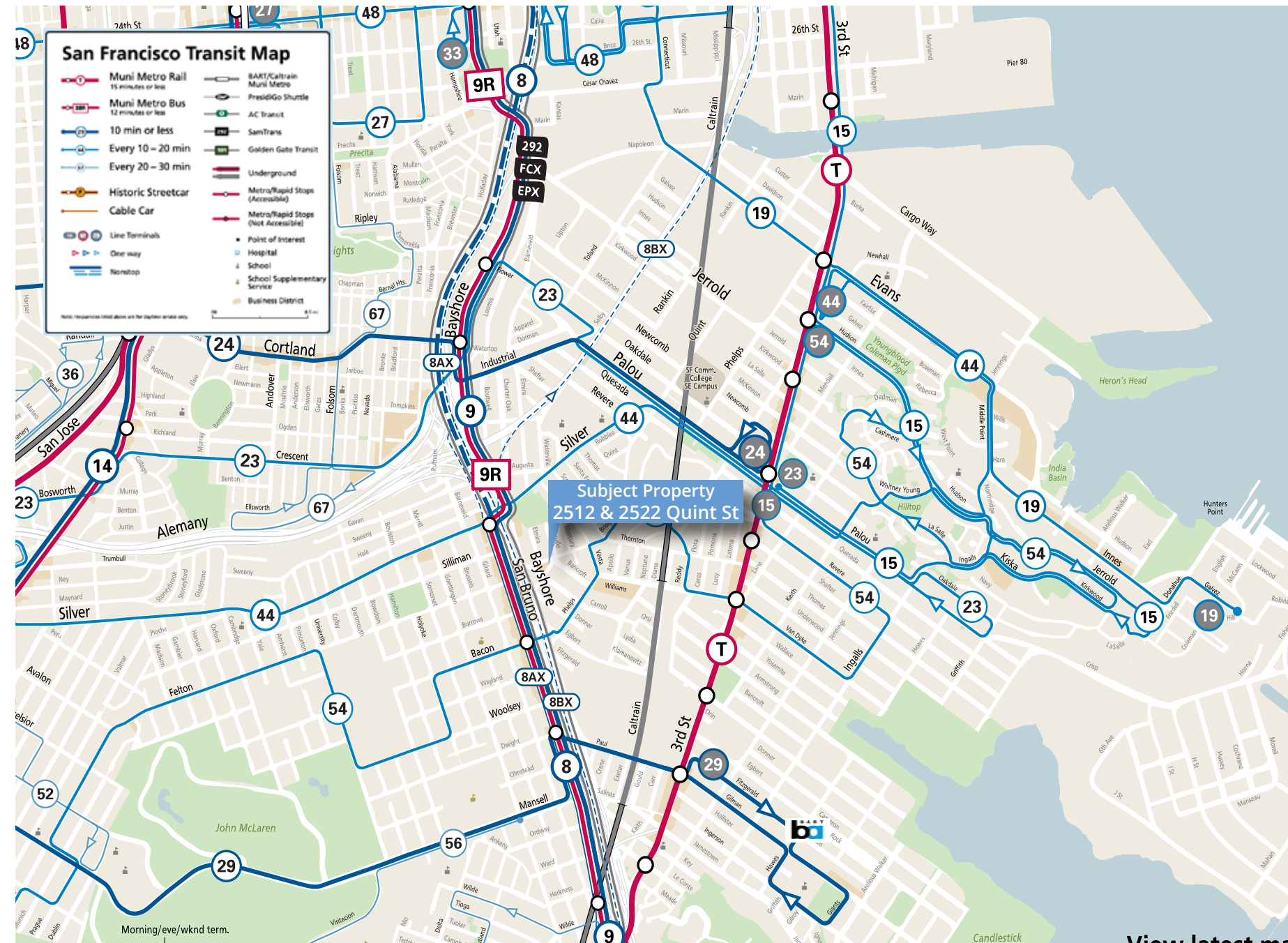


- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's

## Neighborhood Amenities

- |                                       |                                    |                                              |                               |
|---------------------------------------|------------------------------------|----------------------------------------------|-------------------------------|
| <b>1</b> Pho Nation                   | <b>11</b> Banh Mi House            | <b>21</b> Banh Mi & Rolls                    | <b>1</b> Bank of America ATM  |
| <b>2</b> Top's Cafe                   | <b>12</b> Danny's Coffee Shop      | <b>22</b> Chef Li's Cafe HK BBQ              | <b>2</b> LibertyX Bitcoin Atm |
| <b>3</b> Breakfast at Tiffany's       | <b>13</b> Hong Kong BBQ            | <b>23</b> Imperial Garden Seafood Restaurant | <b>3</b> BMO Bank             |
| <b>4</b> Ling Ling Cuisine Restaurant | <b>14</b> Los Cuates Taqueria      | <b>24</b> 2546 Cafe                          | <b>4</b> LibertyX Bitcoin Atm |
| <b>5</b> Dim Sum Kitchen Express      | <b>15</b> Jim Georgie's Donuts     | <b>25</b> El Toro Night Club                 |                               |
| <b>6</b> Taqueria Gonzalez            | <b>16</b> Ming Hing Restaurant     | <b>1</b> Grocery Outlet                      |                               |
| <b>7</b> Pho No. 1                    | <b>17</b> Hey Neighbor Cafe        | <b>2</b> Food Co.                            |                               |
| <b>8</b> Fat Beli Deli                | <b>18</b> Sassy Foods              | <b>3</b> White Palace Liquor & Deli          |                               |
| <b>9</b> Ramen House                  | <b>19</b> Fancy Wheat Field Bakery | <b>4</b> San Bruno Supermarket               |                               |
| <b>10</b> Hawaiian Drive Inn          | <b>20</b> Subway                   | <b>5</b> La Loma Produce                     |                               |

# Public Transportation



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

The area around 2512 & 2522 Quint 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.





**2512 & 2522 Quint St**

## Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2512 & 2522 Quint Street, CA 94124. 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 2512 & 2522 Quint Street 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 2512 & 2522 Quint Street 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 2512 & 2522 Quint Street 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.

**Adam Carosso**

Associate

+1 415 288 7825

adam.carosso@colliers.com

Lic #02122807

**Brad Lagomarsino**

Vice Chair

+1 415 288 7847

brad.lago@colliers.com

Lic #01058500

**Dustin Dolby**

Executive Vice President

+1 415 288 7869

dustin.dolby@colliers.com

Lic #01963487

Multifamily Investment Services Group

www.thedlteam.com

101 Second Street | Suite 1100 | San Francisco, CA

2512 & 2522 Quint Street

Silver Terrace | San Francisco, CA

Investment Opportunity | Offering Memorandum



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.