

26 Church Street

Duboce Triangle | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers

Accelerating success.

Payam Nejad

Senior Vice President
+1 415 288 7872
payam@colliers.com
License #01372042

Brad Lagomarsino

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

Dustin Dolby

Vice Chair
+1 415 288 7869
dustin.dolby@colliers.com
License #01963487

Multifamily Investment Services Group

www.thedlteam.com

101 Second Street | Suite 1100 | San Francisco, CA





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Offering Summary

26 Church Street is a 2,950 square foot multifamily property ideally situated at the intersection of Duboce Triangle, The Castro, and Hayes Valley—three of San Francisco’s most desirable neighborhoods. Surrounded by the charm of the tree-lined streets and stunning views of the city, this property offers a unique opportunity to be part of one of San Francisco's coveted neighborhoods. The property benefits from its close proximity to Duboce Park, neighborhood retail, cafés, and excellent public transit options.

The property is comprised of one (1) - studio, one (1) junior one bedroom and two (2) one bedroom apartment units. The building features a storage unit, a RUBS (*Ratio Utility Billing System*) for utilities, and well-maintained common areas, offering both efficiency and value for ownership. This central location, combined with consistent tenant demand and walkable amenities, makes 26 Church Street a stable, long-term investment opportunity in a highly sought-after rental corridor.

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

Restaurants:

Zazie
Blind Butcher
Starbelly
Dumpling House
Lupa Trattoria
New Red Jade
L'Ardoise Bistro
Catch French Bistro
Marcello's Pizza

Bars:

Last Rites
Blackbird
Churchill Cocktail Bar
Last Call Bar
The Liberties
The Valley Tavern
The Kezar Pub
Finnegans Wake
The Peaks

To Do:

Duboce Park
Randall Museum
Corona Heights Park
Golden Gate Park
Mission Dolores Park
Valencia Street
The Painted Ladies
Grateful Dead House
Tank Hill

The Property

Property Information

Address:	26 Church Street, San Francisco, CA 94114
District:	Duboce Triangle
Property Type:	Multifamily
APN:	0874-010
Building Square Feet:	2,950 <i>(Per Owner's Records)</i>
Units:	4
Lot Size:	1,994
Constructed:	1880
Zoning:	RTO

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Manufactured Stone Veneer
Rear of Building:	Wood Siding
Roof Composition & Age:	Composite Shingles
Electrical Service:	Separately Metered
Gas Service:	Master Metered
Fire Protection System:	Upgraded Fire System (2024)
Fire Escapes:	None
Windows:	Double Paned Vinyl Windows in Apartment Units
Heat Source:	Electric Wall Heat
Hot Water:	Separate Water Heaters
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	Lock & Key
Front Landing:	Concrete
Mailboxes:	Inside Lobby
Lobby:	Linoleum Tile Flooring
Garbage:	Tradesman
Apartment Access:	Staircase <i>(Walk-Up Flats)</i>
Laundry:	Washer & Dryer <i>(In Some Units, Tenant Owned)</i>
Backyard:	Yes <i>(Private Backyard)</i>

Building Information

Unit Mix:	1 - Studio
	1 - Jr. One Bedroom, One Bath
	2 - One Bed, One Bath
	4 - Total Units
Kitchens:	Laminate Wood Flooring
	Single Basin Aluminum Sinks
	Gas Stoves / Ovens
	Wood Cabinetry
	Formica Countertops
	Over / Under Refrigerators
Bathrooms:	Laminate Wood Flooring
	Standing Shower
	Vanity Cabinet with Sink
	Wall Hung Mirror
	Medicine Cabinet
	Ventilation
Bedrooms:	Laminate Wood Flooring
	Track Lighting
	Ample Natural Light
Dining / Living Room Area:	Laminate Wood Flooring
	Recessed Lighting

Notes

- Not on San Francisco Soft-Story List

Financial Analysis

26 Church Street

Financial Summary	
Price	\$1,695,000
Down Payment	\$593,250
Number of Units	4
Price/Unit	\$423,750
Gross Square Feet	2,950
Price/Square Foot	\$575
CAP Rate - Current	5.45%
CAP Rate - Proforma	7.56%
GRM - Current	12.75
GRM - Pro Forma	9.98
Year Built	1880
Lot Size	1,993

Annual Gross Income	Current	Proforma
Gross Potential Income	\$132,977	\$169,855
Vacancy (3.0%)	\$3,989	\$5,096
AGI	\$128,987	\$164,759
Expenses	\$36,626	\$36,626
NOI	\$92,362	\$128,134
Expense per Gross Income	28%	22%
Expense per Unit	\$9,156	\$9,156

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$20,046	\$5,012	55%	\$20,046	\$5,012	55%
Special Assessment Tax	<i>From Owner's 2025-26 Tax Bill</i>	\$1,350	\$337	4%	\$1,350	\$337	4%
Insurance	<i>Estimated at \$1100/unit</i>	\$4,400	\$1,100	12%	\$4,400	\$1,100	12%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$4,000	\$1,000	11%	\$4,000	\$1,000	11%
Water	<i>From Owner's T-12 Financials</i>	\$1,510	\$378	4%	\$1,510	\$378	4%
Recology	<i>From Owner's T-12 Financials</i>	\$2,619	\$655	7%	\$2,619	\$655	7%
PG&E	<i>Estimated</i>	\$1,500	\$375	4%	\$1,500	\$375	4%
Other Utilities	<i>From Owner's T-12 Financials</i>	\$840	\$210	2%	\$840	\$210	2%
Janitorial	<i>From Owner's T-12 Financials</i>	\$360	\$90	1%	\$360	\$90	1%
Total Operating Expenses		\$36,626	\$9,156	100%	\$36,626	\$9,156	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,101,750	Less Debt Service	\$60,596	\$60,596
Loan Type	Interest Only	Cash Flow	\$31,765	\$67,538
Interest Rate	5.50%	Cash on Cash Return	5.35%	11.38%
Program	5/30 Year Fixed	Expenses as % of Gross	28%	22%
Loan to Value	65%	Expenses per Unit	\$9,156	\$9,156

*Citizens Bank Loan Quote: at 65% LTV at 5.50% 5/30 Interest Only
(Loan information is time sensitive and subject to change)*

Rent Roll

26 Church Street

Unit No.	Unit Type	Rents	Storage	Market Rent	Move In Date	SqFt
1	1 Bed, 1 Bath	\$3,295.00		\$3,336	9/4/2025	600
2	Jr. 1 Bed, 1 Bath	\$3,181.00		\$3,336	10/6/2025	600
3	Studio	\$499.80		\$3,336	1/1/2000	600
4	1 Bed, 1 Bath	\$3,295.00	\$500.00	\$3,336	11/15/2025	600
Monthly Income		\$10,270.80		\$13,344		
RUBS		\$310.58		\$311		
Storage		\$500.00		\$500		Occupied by Unit 4
Total Monthly Income		\$11,081.38		\$14,154.58		
Total Annual Income		\$132,977		\$169,855		Upside: 28%

Units

Studio - 1

Jr. 1 Bed, 1 Bath - 1

1 Bed, 1 Bath - 2

4 - Total Units

Notes

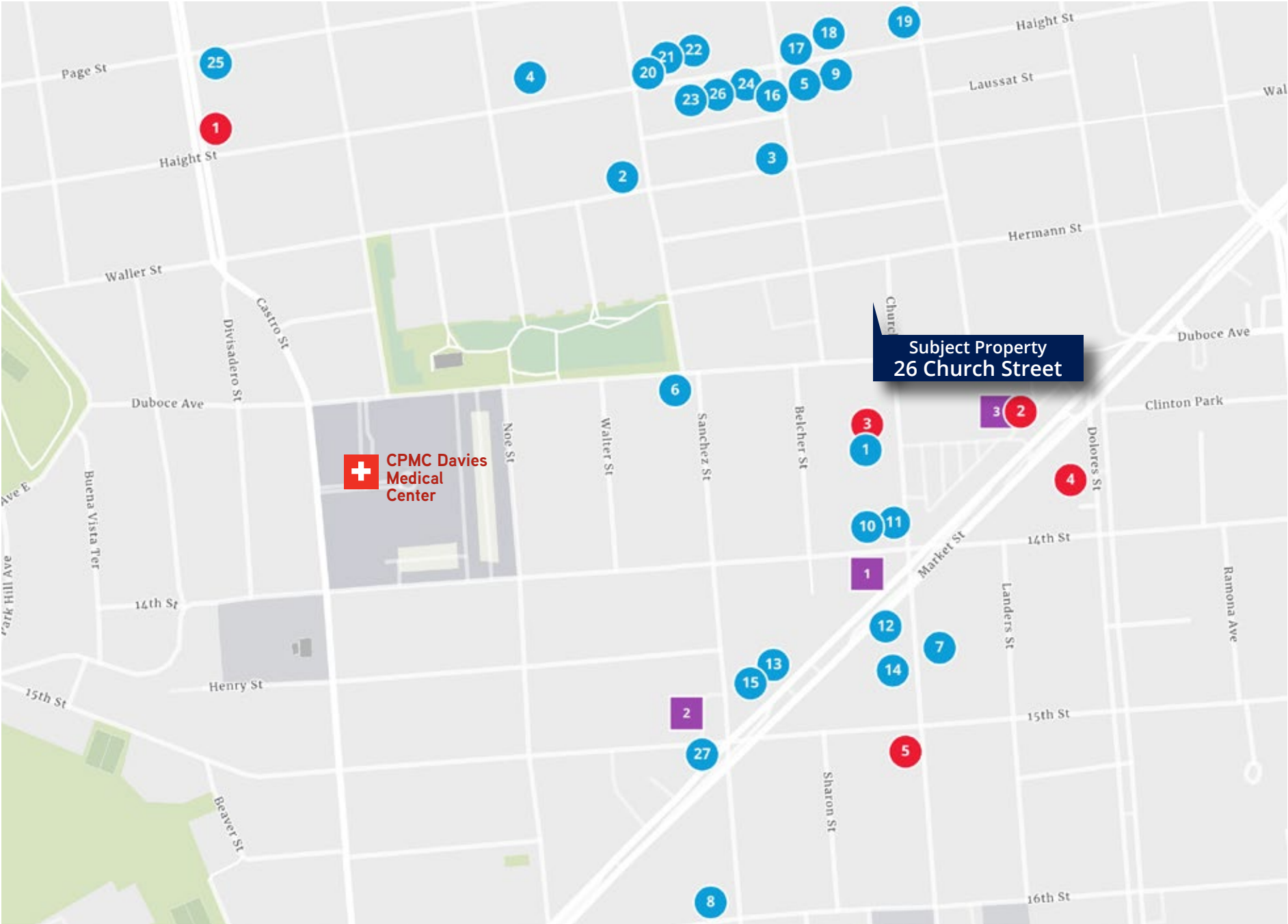
Market rents estimated using Rentometer.com

Property Photos





Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores

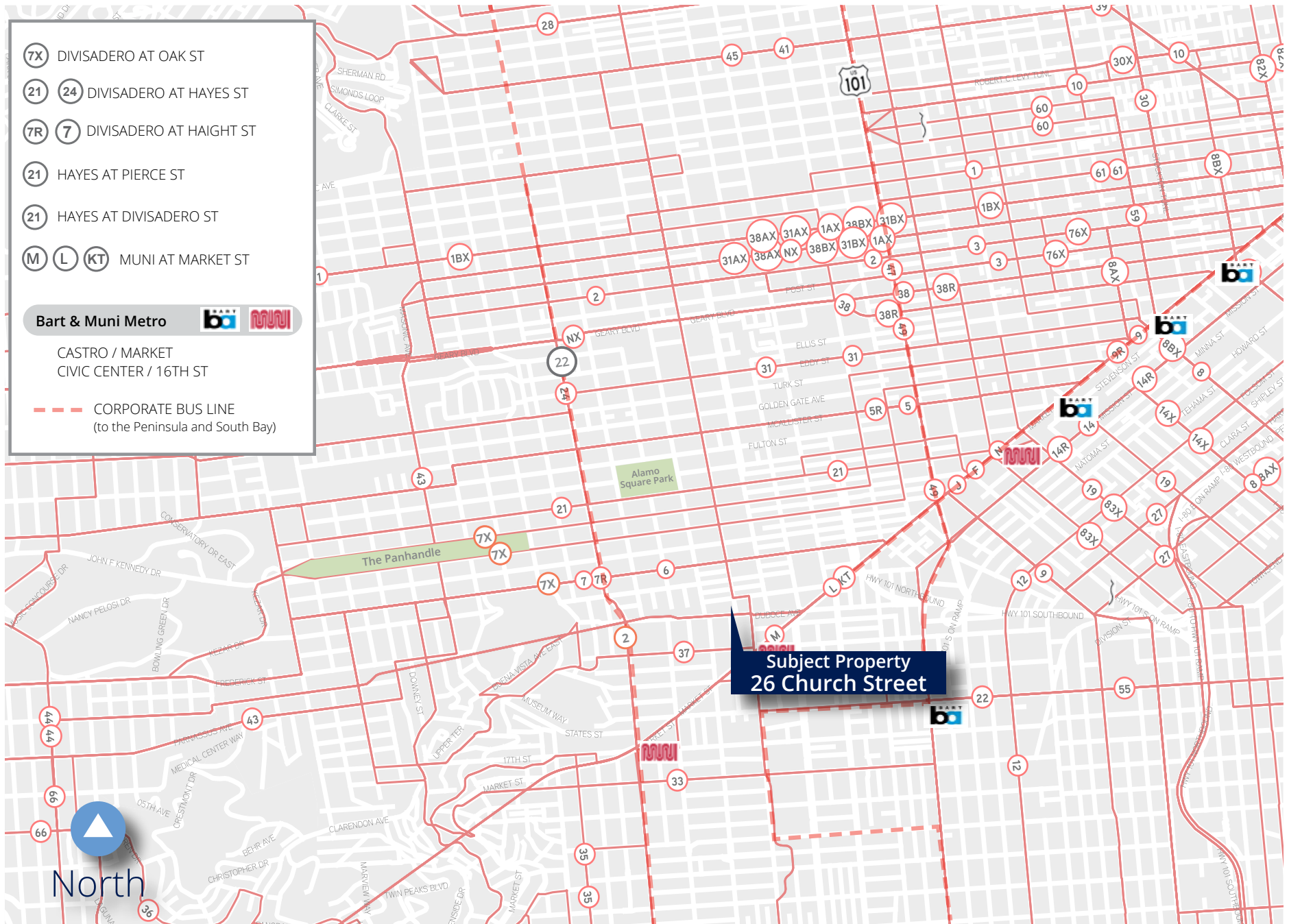
 Banks & ATM's

 Clinics & Health Centers

Neighborhood Amenities

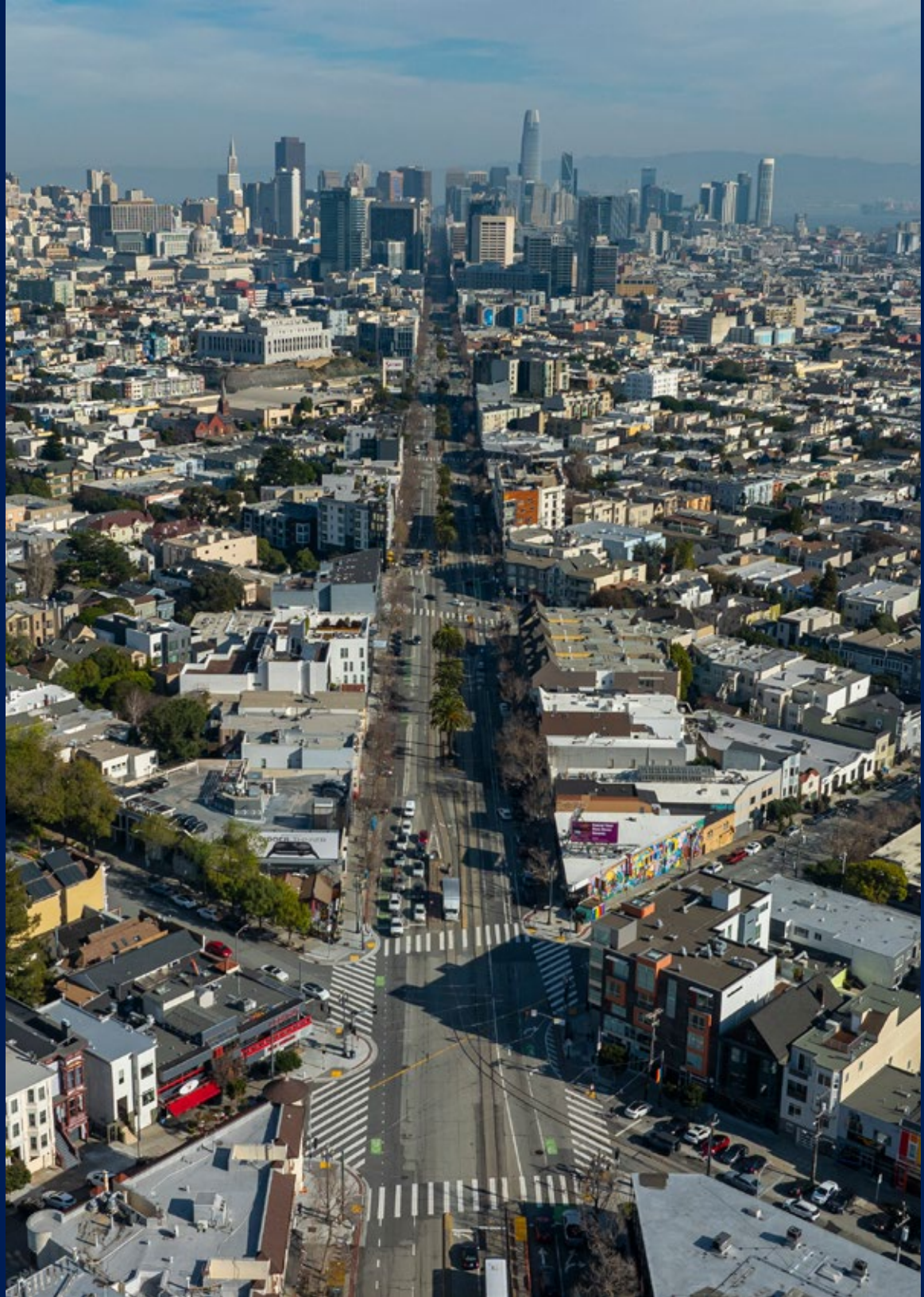
- | | | | | | |
|----------------------------------------------------------------------------------------|------------------------|----------------------------------------------------------------------------------------|-------------------------|------------------------------------------------------------------------------------------|---------------------------|
|  1 | Beit Rama |  13 | Wooden Spoon |  25 | The Page |
|  2 | Cafe Réveille |  14 | Thorough Bread & Pastry |  26 | Berliner Berliner |
|  3 | Le Café du Soleil |  15 | Willkommen |  27 | The Detour |
|  4 | Danny Coyle's |  16 | Iza Ramen |  28 | KEN |
|  5 | Choux |  17 | Paula's Cafe |  29 | Safeway |
|  6 | Duboce Park Café |  18 | Nickie's |  30 | Golden Natural Food |
|  7 | New Red Jade |  19 | Kibatsu |  31 | Whole Foods Market |
|  8 | Makli Chinese Cuisine |  20 | Dumpling Union |  32 | Church Street Grocerteria |
|  9 | Kate's Kitchen |  21 | Molotov's |  33 | Sterling Bank |
|  10 | Last Rites |  22 | Uva Enoteca |  34 | Chase Bank |
|  11 | Churchill Cocktail Bar |  23 | Noc Noc |  35 | Wells Fargo ATM |
|  12 | Verve Coffee Roasters |  24 | Purple Rice |  | CMPC Davies Campus |

Public Transportation



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

The area around 26 Church 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 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.





26 Church Street

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 26 Church Street, San Francisco, CA 94114. 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 26 Church 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 26 Church 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 26 Church 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.

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