



437-439 Vermont Street

Potrero Hill | San Francisco, CA

Offering Memorandum

Colliers

Accelerating success.

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Tour Schedule
Please Call Listing Agent

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Offering Summary

Situated in the desirable Potrero Hill neighborhood, 437-439 Vermont Street presents a rare “dual-track” investment opportunity. While currently operated as a high-performing 3-unit multifamily asset, the substantial apartment and property upgrades position it perfectly for a Tenancy-In-Common (TIC) conversion. This allows an incoming investor to capture traditional rental yield in the short term while maintaining a high-margin exit by selling the units individually. Additionally, one unit is currently vacant, offering an immediate owner-user opportunity while still benefiting from income generated by the remaining units.

Constructed in 1927, the approximately 4,134 square foot building sits on a 2,495 square foot lot and features a diverse unit mix of one (1) one-bedroom/one-bathroom, one (1) two-bedroom/one-bathroom, and one (1) three-bedroom/two-bathroom residence. The offering is further enhanced by one (1) on-site parking space and one (1) storage unit, with the potential of converting the studio to a one-bedroom apartment by combining the storage area. The property showcases spacious floor plans filled with tremendous natural light, highlighted by hardwood flooring, classic architectural character, and modern charm. Kitchens are equipped with quartz countertops, flat-panel cabinetry, and top-of-the-line appliances, while bathrooms feature standing showers with quartz surrounds, cabinet vanity sinks, and modern fixtures. The building benefits from a concrete foundation, front stucco façade with wood rear, shared garden and in-unit and on-site laundry.

With a current annual gross income of \$128,056 and notable in-place rents below market, the property offers a compelling 33% upside through continued rent growth and operational optimization. Its prime location provides residents with immediate access to one of the nation’s best public transit systems, including proximity to BART, MUNI, and corporate tech shuttle lines, supporting long-term rental demand and investment stability.

The Property

Property Information	
Address:	437-439 Vermont Street, San Francisco CA 94107
District:	Potrero Hill
Property Type:	Multifamily
APN:	3977-011
Building Square Feet:	4,134 <i>(Per Owner's Records)</i>
Units:	3
Lot Size (SqFt):	2,495
Constructed:	1927
Zoning:	RH-3
Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco Façade
Rear of Building:	Wood + Wood Panel Siding
Roof Composition & Age:	Tar & Gravel
Gas Service:	Separately Metered
Electric Service:	Separately Metered <i>(125 Amps)</i>
Fire Protection System:	No System in Place
Fire Escapes:	Rear of Building
Windows:	Mix of Single & Double Paned Windows
Heat Source:	Forced Air <i>(Day + Night Heating System)</i>
Hot Water:	Tankless Water Heaters
Plumbing:	Mixture of Copper and Galvanized
Door Entry System:	Lock + Key
Front Landing:	Mixed Concrete
Mailboxes:	Surface Mounted at Entry
Garbage:	Tradesman Alley
Apartment Access:	Individual Access to Units
Landing Areas:	Mixed Concrete
Laundry:	ElectroLux Stackable Washer & Dryer <i>(In Unit 437)</i>
Storage:	Yes - Additional Storage on Site
Sprinklers:	In Tradesmen and Garage Area with Bell System

Building Information	
Unit Mix:	1 Bed, 1 Bath - 1 2 Bed, 1 Bath - 1 3 Bed, 2 Bath - 1 Parking - 1 3 - Total Units
Kitchens:	Wood Flooring Quartz Countertops <i>(In Some Units)</i> Single Basin Sinks Flat-Panel Cabinetry Over / Under Refrigerators Dishwashers <i>(In Some Units)</i> Gas Stoves / Ovens <i>(w/ Range Hood)</i> Updated Appliances <i>(In Some Units)</i>
Bathrooms:	Wood Flooring Tile Surrounds Cabinet Vanity Sinks Wall Hung Mirror w/ Built-In Light Bathtub / Shower Combination
Bedrooms / Living Rooms:	Hardwood Flooring Large Windows with Blinds Chandelier Lighting Tremendous Natural Light

Notes	
- San Francisco Soft-Story Work - Completed	
- All front windows have been replaced	
- Unit 437 has been fully remodeled	

Financial Analysis

437-439 Vermont Street

Financial Summary	
Price	\$2,050,000
Down Payment	\$1,025,000
Number of Units	3
Price/Unit	\$683,333
Gross Square Feet <i>(Per Owner's Records)</i>	4,134
Price/Square Foot	\$496
CAP Rate - Current	3.86%
CAP Rate - Proforma	5.71%
GRM - Current	16.01
GRM - Pro Forma	12.05
Year Built	1927
Lot Size <i>(SqFt)</i>	2,495

Annual Gross Income	Current	Proforma
Gross Potential Income	\$128,056	\$170,100
Vacancy (3.0%)	\$6,403	\$8,505
AGI	\$121,653	\$161,595
Expenses	\$42,493	\$44,595
NOI	\$79,161	\$117,000
Expense per Gross Income	33%	26%
Expense per Unit	\$14,164	\$14,865

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$24,245	\$8,082	57%	\$24,245	\$8,082	54%
Special Assessment Tax	<i>From Owner's 2024-25 Tax Bill</i>	\$1,841	\$614	4%	\$1,841	\$614	4%
Insurance	<i>Estimated at \$1500/unit</i>	\$4,500	\$1,500	11%	\$4,500	\$1,500	10%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$6,403	\$2,134	15%	\$8,505	\$2,835	19%
Repairs & Maintenance	<i>Estimated at \$750/unit</i>	\$2,250	\$750	5%	\$2,250	\$750	5%
Utilities	<i>From Owner's 2025 Financials</i>	\$1,429	\$476	3%	\$1,429	\$476	3%
Pest Control	<i>From Owner's 2025 Financials</i>	\$1,825	\$608	4%	\$1,825	\$608	4%
Total Operating Expenses		\$42,493	\$14,164	100%	\$44,595	\$14,865	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,025,000	Less Debt Service	\$58,630	\$58,630
Loan Type	Interest Only	Cash Flow	\$20,531	\$58,370
Interest Rate	5.72%	Cash on Cash Return	2.00%	5.69%
Program	5/30 Year Fixed	Expenses as % of Gross	33%	26%
Loan to Value	50%	Expenses per Unit	\$14,164	\$14,865

*Loan Quote: Estimated at 50% LTV at 5.72% 5/30 Interest Only
(Loan information is time sensitive and subject to change)*

Rent Roll

437-439 Vermont Street

Unit No.	Unit Type	Rents	Market Rent	SqFt	Move-In Dates
437A	1 Bed, 1 Bath	\$1,339.28	\$2,900	682	
437	3 Bed, 2 Bath	\$6,450.00	\$6,450	1,365	Vacant
439	2 Bed, 1 Bath	\$2,307.07	\$4,250	1,510	
Monthly Income		\$10,096.35	\$13,600		
Vacant Parking (1)		\$325.00	\$325		
Vacant Storage (1)		\$250.00	\$250		
Total Monthly Income		\$10,671.35	\$14,175.00		
Annual Income		\$128,056	\$170,100	Upside: 33%	

Units

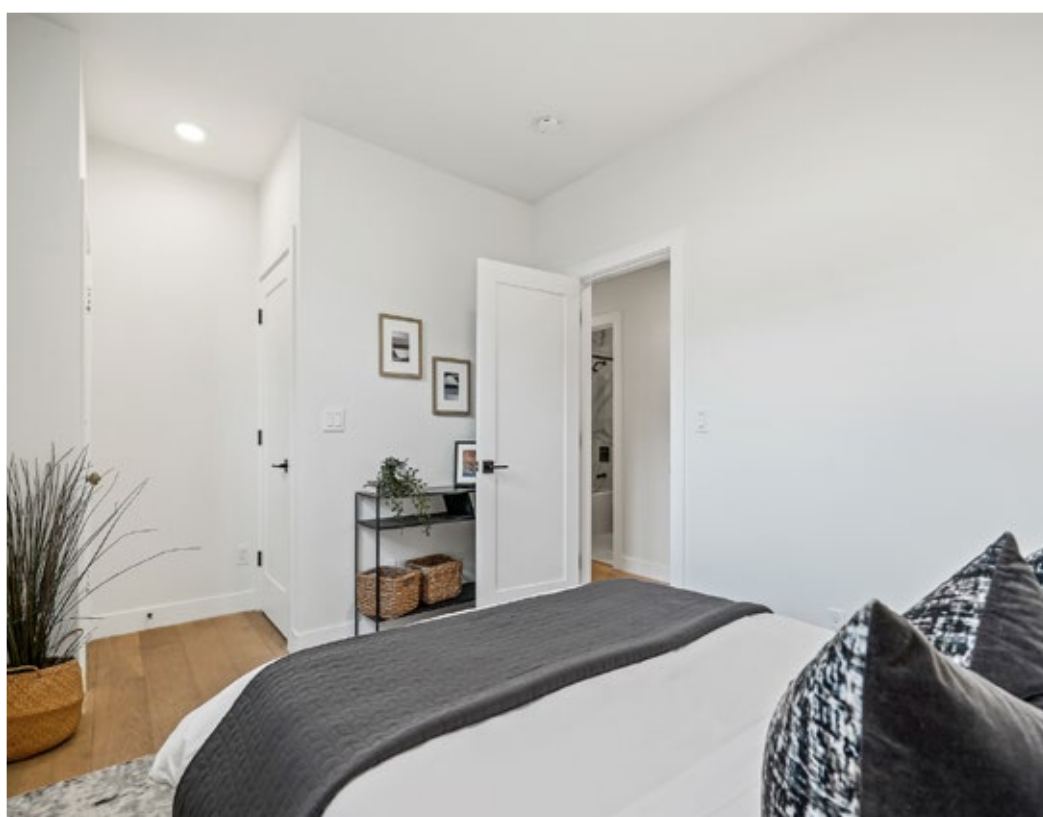
- 1 Bed, 1 Bath - 1
- 2 Bed, 1 Bath - 1
- 3 Bed, 2 Bath - 1
- Parking - 1
- Storage - 1

3 - Total Units

Notes

- Market rents estimated using Rentometer.com
- Parking projected at \$325 per space/month
- Storage projected at \$250 per space/month





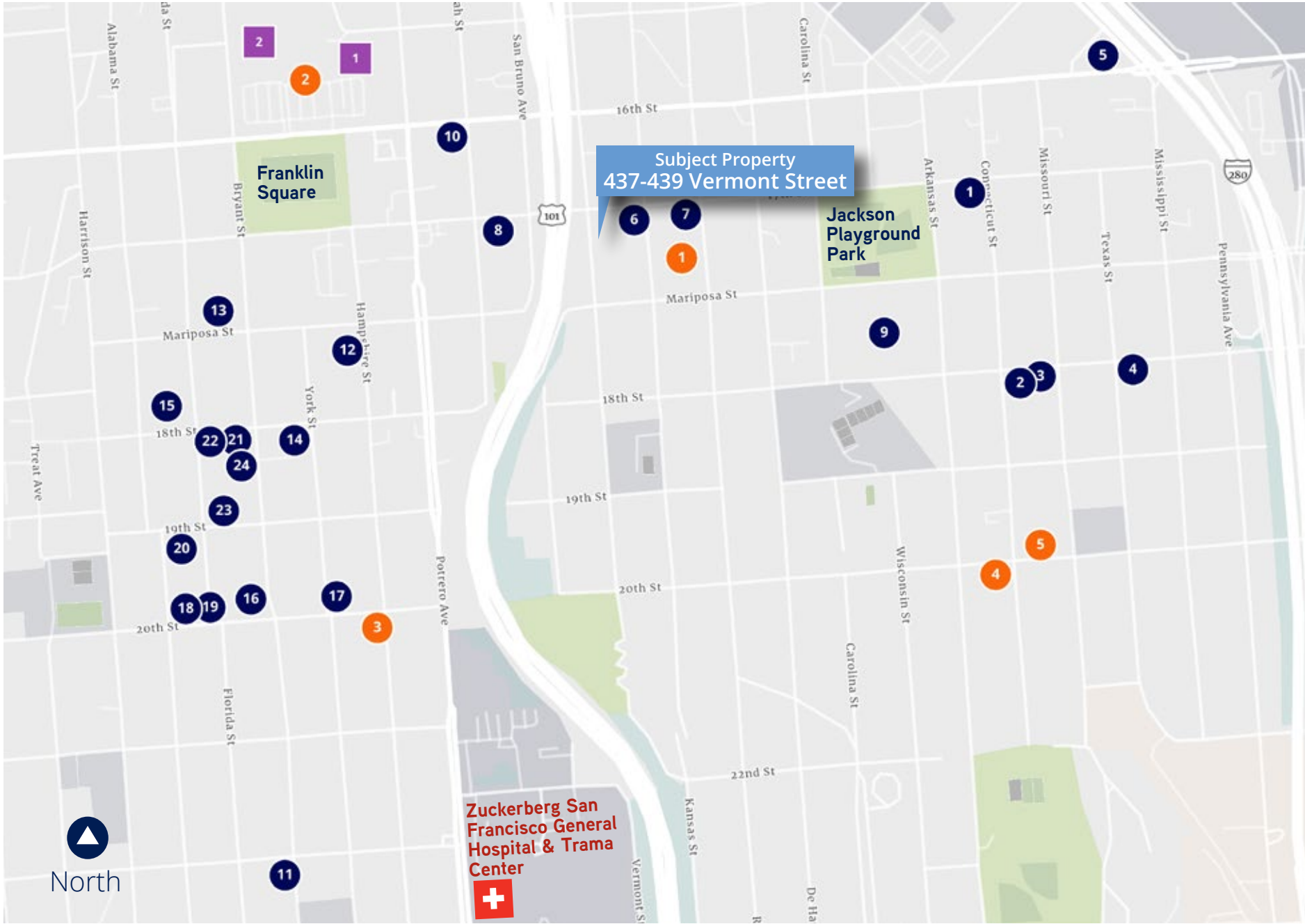
Property Photos



Property Views



Amenities Map

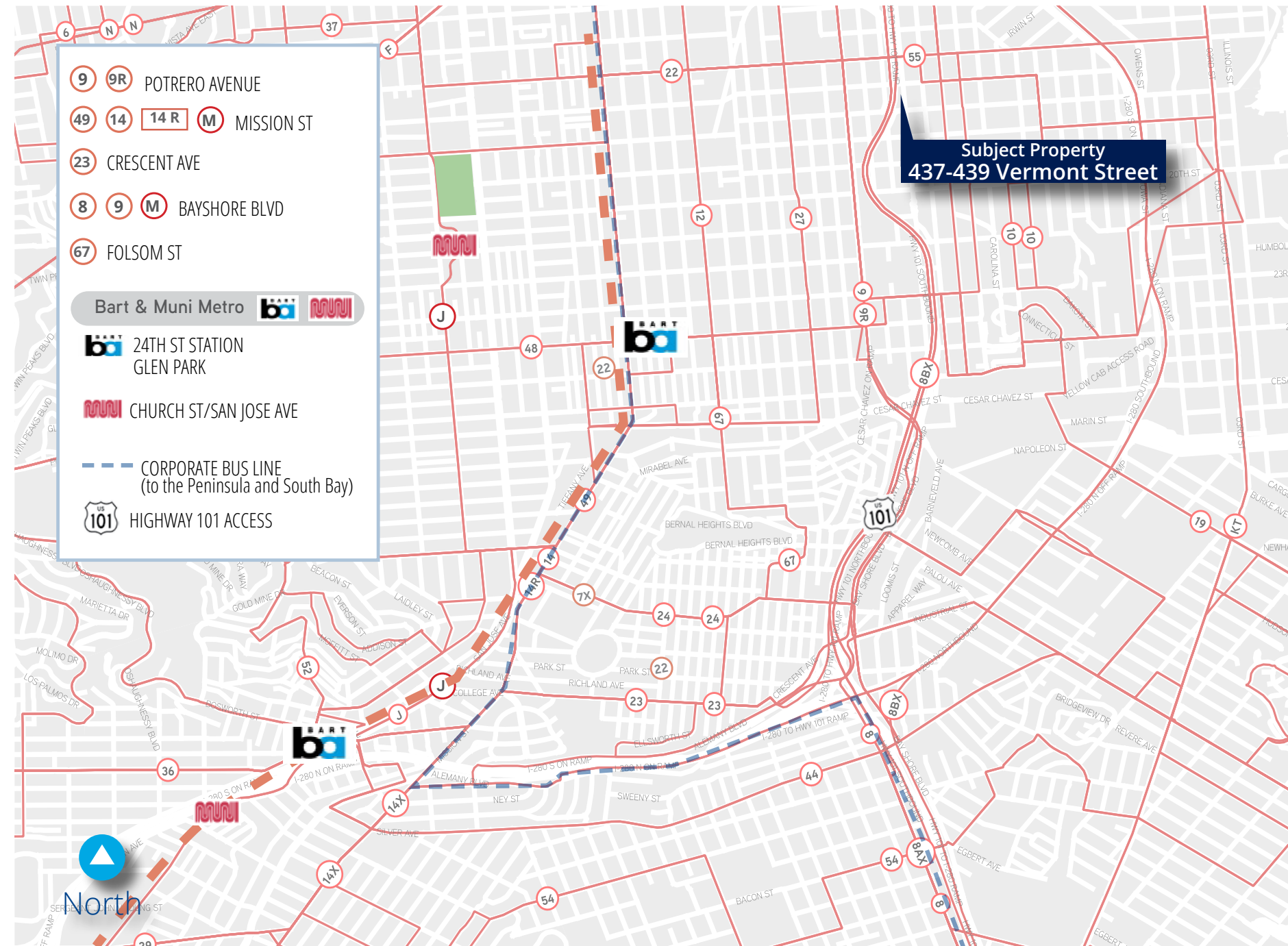


- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- + Hospitals

Neighborhood Amenities

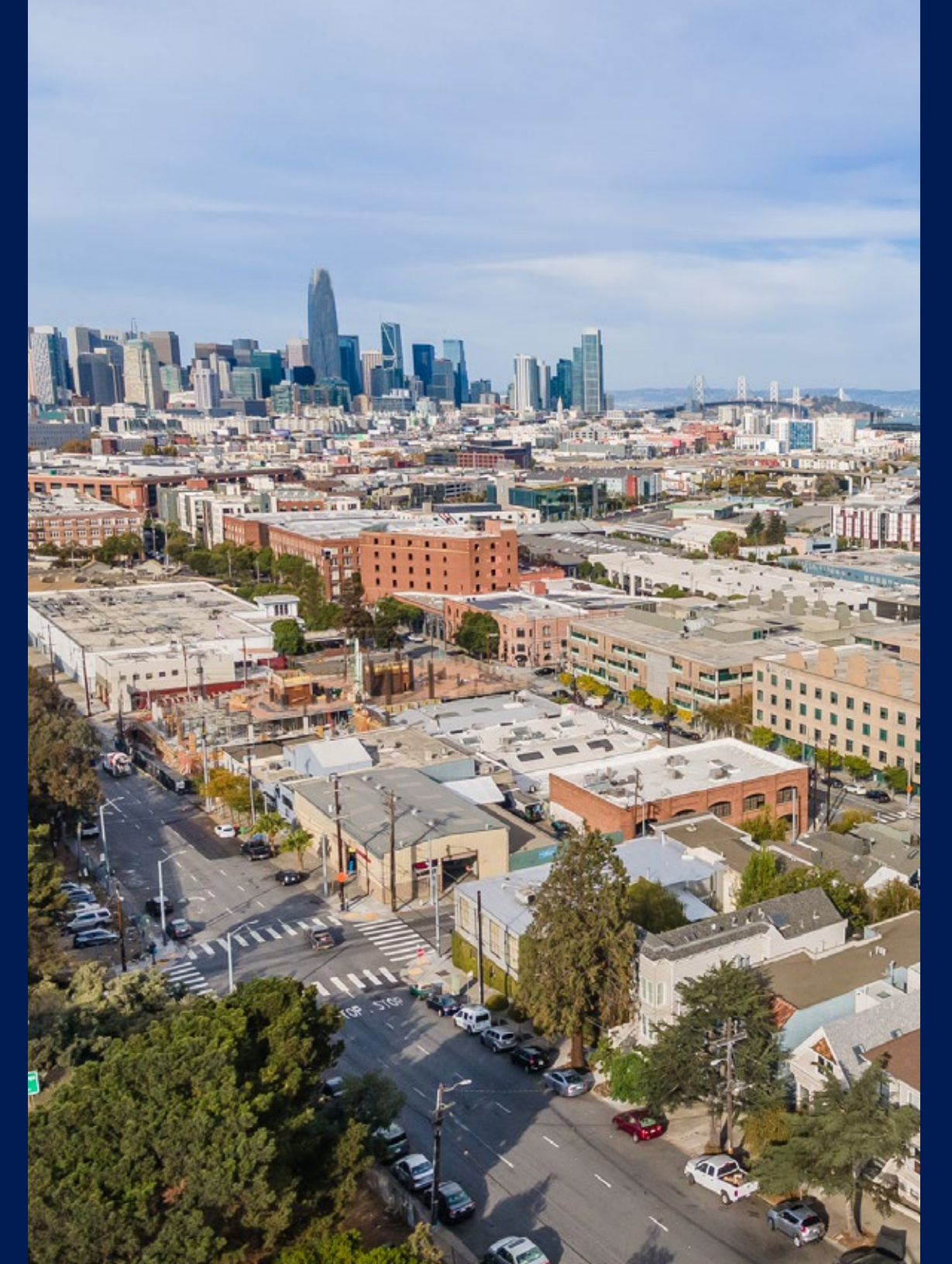
- | | | | |
|---|---|---|--|
| <ul style="list-style-type: none"> ● 1 JB's Place ● 2 PoBoys Kitchen ● 3 Chez Maman East ● 4 Plow ● 5 Mediterranean Aroma ● 6 Live Sushi Bar ● 7 Next Level Burger ● 8 Two Son's Sandwiches | <ul style="list-style-type: none"> ● 9 La Connessa ● 10 Il Pirata ● 11 El Metate ● 12 The Morris ● 13 Ernest ● 14 Bobo's Bistro ● 15 Tartine Manufactory ● 16 San Hon Won | <ul style="list-style-type: none"> ● 17 Lost Resort ● 18 Trick Dog ● 19 True Laurel ● 20 Farmhouse Kitchen Thai Cuisine ● 21 Florecita Panaderia ● 22 Bar Gemini ● 23 side a ● 24 christine's | <ul style="list-style-type: none"> ● 1 Whole Foods ● 2 Safeway ● 3 New Hampshire Market ● 4 All States Best Food ● 5 The Good Life Grocer ■ 1 Chase Bank ■ 2 Wells Fargo Bank |
|---|---|---|--|

Public Transportation



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

The area around 437-439 Vermont 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 Manhattan 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. 629 Guerrero Street is within walking distance of a variety of public transit, including the 16th & 24th Street Bay Area Rapid Transit Systems (BART), the underground MUNI, and street-level rail—all 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.





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