

# 512-520 Grant Avenue

Financial District | San Francisco, CA

Investment Opportunity | Offering Memorandum

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apa Family Support Services

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# Offering Summary

512-520 Grant Avenue presents a rare mixed-use investment opportunity in the heart of San Francisco's Financial District, positioned along one of the city's most iconic and high-foot-traffic corridors. Located just steps from Chinatown, North Beach, and the Downtown core, the property benefits from exceptional visibility, strong pedestrian activity, and immediate access to major employment centers, retail, and public transit.

The building consists of seven (7) units, including six (6) residential units and one (1) ground-floor commercial space, offering a balanced and diversified income stream. The residential units feature a mix of one-, two-, and three-bedroom layouts with updated interiors, including quartz countertops, wood cabinetry, and abundant natural light, while the commercial space provides stable frontage along Grant Avenue.

Originally constructed in 1908, the property blends classic San Francisco architecture with functional upgrades, including separately metered utilities, a compliant fire alarm system, and completed soft-story seismic work. Additional features such as in-unit laundry in select units, a skylight, and secure entry system further enhance the building's appeal and livability.

With strong in-place income anchored by the commercial tenancy and steady residential demand in a high-barrier-to-entry location, 512-520 Grant Avenue offers investors the opportunity to acquire a well-located asset with long-term stability and continued upside in one of San Francisco's most dynamic urban environments.

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

### Restaurants:

Valencia Pizza & Pasta  
Tartine Bakery  
Foreign Cinema  
Flour + Water Pizzeria  
The Handroll Project  
Souvla  
Bottega  
El Metate  
Punjab Restaurant

### Bars:

Pop's Bar  
Noeteca Wine Bar  
The Napper Tandy  
El Farolito Bar  
The Liberties  
Bear vs Bull  
Casements Bar  
The Homestead  
The 500 Club

### To Do:

Mission Dolores Park  
Alamo Drafthouse Cinema  
Mission Playground Park  
The Chapel  
Mission Recreation Center  
Balmy Alley  
Billy Goat Hill  
Precita Park  
Clarion Alley Street Art

# The Property

## Property Information

Address:	512-520 Grant Avenue, San Francisco, CA 94108
District:	Financial District
Property Type:	Mixed-Use
APN:	0258-014
Building Square Feet:	7,087
Units:	7
Lot Size:	1,875
Constructed:	1908
Zoning:	CCB

## Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Brick & Concrete
Rear of Building:	Brick
Roof Composition & Age:	Modified Bitumen
Electrical Service:	Separately Metered (200 Amps)
Gas Service:	Separately Metered
Fire Protection System:	Local Hardwired System - Honeywell NFS-320 Notifier
Windows:	Single Paned Wood Frame Windows
Heat Source:	Gas Wall & Forced Air Heat
Hot Water:	Rheem Storage Tank (38 Gallons)
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	DKS Door Entry System & CCTV Security
Common Area Lights:	Various Styles of Lighting
Front Landing:	Tile
Mailboxes:	Mounted at Entrance
Lobby:	Engineered Hardwood Flooring
Lobby Lighting:	Center Hung Pendant Lighting, Single Bulbs & Chandeliers
Garbage:	Located in Utility Closets on Each Floor
Apartment Access:	Stairs
Landing Areas:	Engineered Hardwood
Laundry:	Washer & Dryer (In Some Units)
Skylight:	Yes

## Building Information

Unit Mix:	Studio - 1
	1 Bed, 1 Bath - 1
	2 Bed, 1 Bath - 4
	Commercial - 1
	<b>7 - Total Units</b>
Kitchens:	Hardwood Flooring
	Aluminum Sinks
	Electric Stoves / Ovens
	Wood Cabinetry
	Quartz Countertops
	Over / Under Refrigerators
	Recessed Lighting
Bathrooms:	Standalone Shower
	Tile Flooring
	Vanity Sinks
	Window & Fan Ventilation
	Built-In Mirror
	Flood Lights
Bedrooms:	Hardwood Flooring
	Closets w/ Sliding Doors
	Center Mounted & Pendant Lighting
	Blinds
	Tremendous Natural Light
Dining / Living	Hardwood Flooring
Room Area:	Bay Windows allowing in Natural Light
	Large Closets
	Pendant Lighting

## Notes

- San Francisco Soft-Story List - **Work Completed**
- Building **is compliant** with the 2021 Fire Alarm Ordinance

# Financial Analysis

## 512-520 Grant Avenue

Financial Summary	
Price	\$5,395,000
Down Payment	\$2,158,000
Number of Units	7
Price/Unit	\$770,714
Gross Square Feet (Per Owner)	7,087
Price/Square Foot	\$761
CAP Rate - Current	4.74%
CAP Rate - Proforma	5.06%
GRM - Current	14.00
GRM - Pro Forma	13.36
Year Built	1908
Lot Size	1,875

Annual Gross Income	Current	Proforma
Gross Potential Income	\$385,271	\$403,871
Vacancy (3.0%)	\$11,558	\$12,116
AGI	\$373,713	\$391,755
Expenses	\$118,100	\$119,030
<b>NOI</b>	<b>\$255,612</b>	<b>\$272,724</b>
Expense per Gross Income	31%	29%
Expense per Unit	\$16,871	\$17,004

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$63,806	\$9,115	54%	\$63,806	\$9,115	54%
Special Assessment Tax	<i>From Owner's 2024-25 Tax Bill</i>	\$1,088	\$155	1%	\$1,088	\$155	1%
Insurance	<i>From Owner's 2025 Financials</i>	\$16,676	\$2,382	14%	\$16,676	\$2,382	14%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$19,264	\$2,752	16%	\$20,194	\$2,885	17%
Repairs & Maintenance	<i>Estimated at \$500/unit (Comm. unit excluded)</i>	\$3,000	\$429	3%	\$3,000	\$429	3%
PG&E	<i>Annualized From Owner's 2025 Financials</i>	\$1,614	\$231	1%	\$1,614	\$231	1%
Water + Sewer	<i>Annualized From Owner's 2025 Financials</i>	\$6,242	\$892	5%	\$6,242	\$892	5%
Recology	<i>Annualized From Owner's 2025 Financials</i>	\$4,849	\$693	4%	\$4,849	\$693	4%
Telephone	<i>Annualized From Owner's 2025 Financials</i>	\$1,562	\$223	1%	\$1,562	\$223	1%
<b>Total Operating Expenses</b>		<b>\$118,100</b>	<b>\$16,871</b>	<b>100%</b>	<b>\$119,030</b>	<b>\$17,004</b>	<b>100%</b>

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$3,237,000	Less Debt Service	\$225,943	\$225,943
Loan Type	Fully Amortized	Cash Flow	\$29,669	\$46,781
Interest Rate	5.72%	Cash on Cash Return	1.37%	2.17%
Program	5/30 Year Fixed	Expenses as % of Gross	31%	29%
Loan to Value	60%	Expenses per Unit	\$16,871	\$17,004

*Loan Quote: Estimated at 60% LTV at 5.72% 5/30 Fully Amortized  
(Loan information is time sensitive and subject to change)*

# Rent Roll

## 512-520 Grant Avenue

Unit No.	Unit Type	Rents	RUBS	Market Rent	Move In Date	SqFt
1	Studio	\$1,995.00		\$2,200	3/25/2025	345
2	2 Bed, 1 Bath	\$3,770.00	\$70.59	\$4,100	4/12/2024	542
3	2 Bed, 1 Bath	\$3,600.00		\$4,100	1/5/2024	460
4	1 Bed, 1 Bath	\$2,495.00		\$2,800	1/5/2024	273
5	2 Bed, 1 Bath	\$4,095.00	\$70.59	\$4,100	10/18/2025	542
6	2 Bed, 1 Bath	\$3,895.00		\$4,100	9/1/2025	478
512-518	Commercial	\$12,000.00		\$12,000	12/1/2021	4,447
<b>Monthly Income</b>		<b>\$31,850.00</b>		<b>\$33,400</b>		
RUBS		\$255.89		\$256		
<b>Total Monthly Income</b>		<b>\$32,105.89</b>		<b>\$33,655.89</b>		
<b>Total Annual Income</b>		<b>\$385,271</b>		<b>\$403,871</b>		<b>Upside: 5%</b>

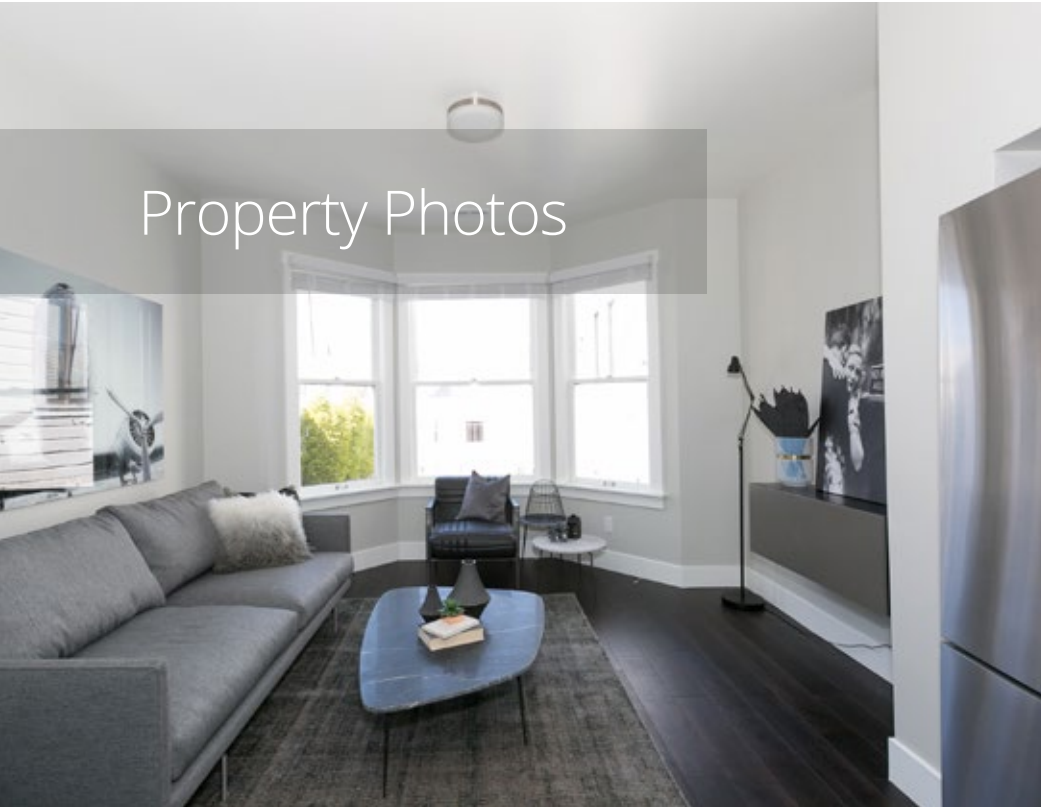
### Units

Studio - 1  
 1 Bed, 1 Bath - 1  
 2 Bed, 1 Bath - 4  
 Commercial - 1  
**7 - Total Units**

### Notes

Market rents estimated using Rentometer.com  
 RUBS income reflects Feb. 2026 actuals and will vary month to month

Property Photos





# Amenities Map



 Restaurants & Bars

 Convenience & Grocery Stores


 Banks & ATM's

 Hospitals/Clinics


## Neighborhood Amenities

<b>1</b> Harris' Steak House	<b>11</b> Ben Thai Cafe	<b>21</b> Serafina	<b>31</b> Trader Joe's
<b>2</b> House of Prime Rib	<b>12</b> Mayes Oyster House	<b>22</b> Sushi Rapture	<b>32</b> Pine & Jones Market
<b>3</b> Cafe Reveille	<b>13</b> Nob Hill Pizza & Shawarma	<b>23</b> Nob Hill cafe	<b>33</b> Le Beau Market
<b>4</b> Bell Tower	<b>14</b> Mymy	<b>24</b> Tonga Room & Bar	<b>34</b> J & H Grocery
<b>5</b> The Crepe House	<b>15</b> Nourish Cafe	<b>25</b> Top of the Mark	<b>35</b> Jackson Market
<b>6</b> Amelie San Francisco	<b>16</b> Zeki's Bar	<b>26</b> Rue lepic French Restaurant	<b>36</b> V J Grocery
<b>7</b> The Cinch Saloon	<b>17</b> Hot Sauce & Panko To Go	<b>27</b> Campton Place Bar & Bistro	<b>37</b> US Bank
<b>8</b> Harper & Rye	<b>18</b> Hyde Street Seafood & Bar	<b>28</b> E & O Kitchen & Bar	<b>38</b> Bank of America
<b>9</b> Ti Piacera Ristorante	<b>19</b> Ristorante Milano	<b>29</b> Mister Jiu's	<b>39</b> Wells Fargo Bank
<b>10</b> Grubstake Diner	<b>20</b> Back to Back	<b>30</b> R & G Lounge	<b>40</b> First Republic Bank


# Public Transportation




- 1BX 1 CLAYS ST, SACRAMENTO ST
- 47 49 VAN NESS AVE
- 41 45 UNION ST
- 2 3 SUTTER ST
- 19 POLK ST

**Bart & Muni Metro** 

POWELL ST STATION  
MONTGOMERY ST STATION  
EMBARCADERO ST STATION  
CIVIC CENTER STATION

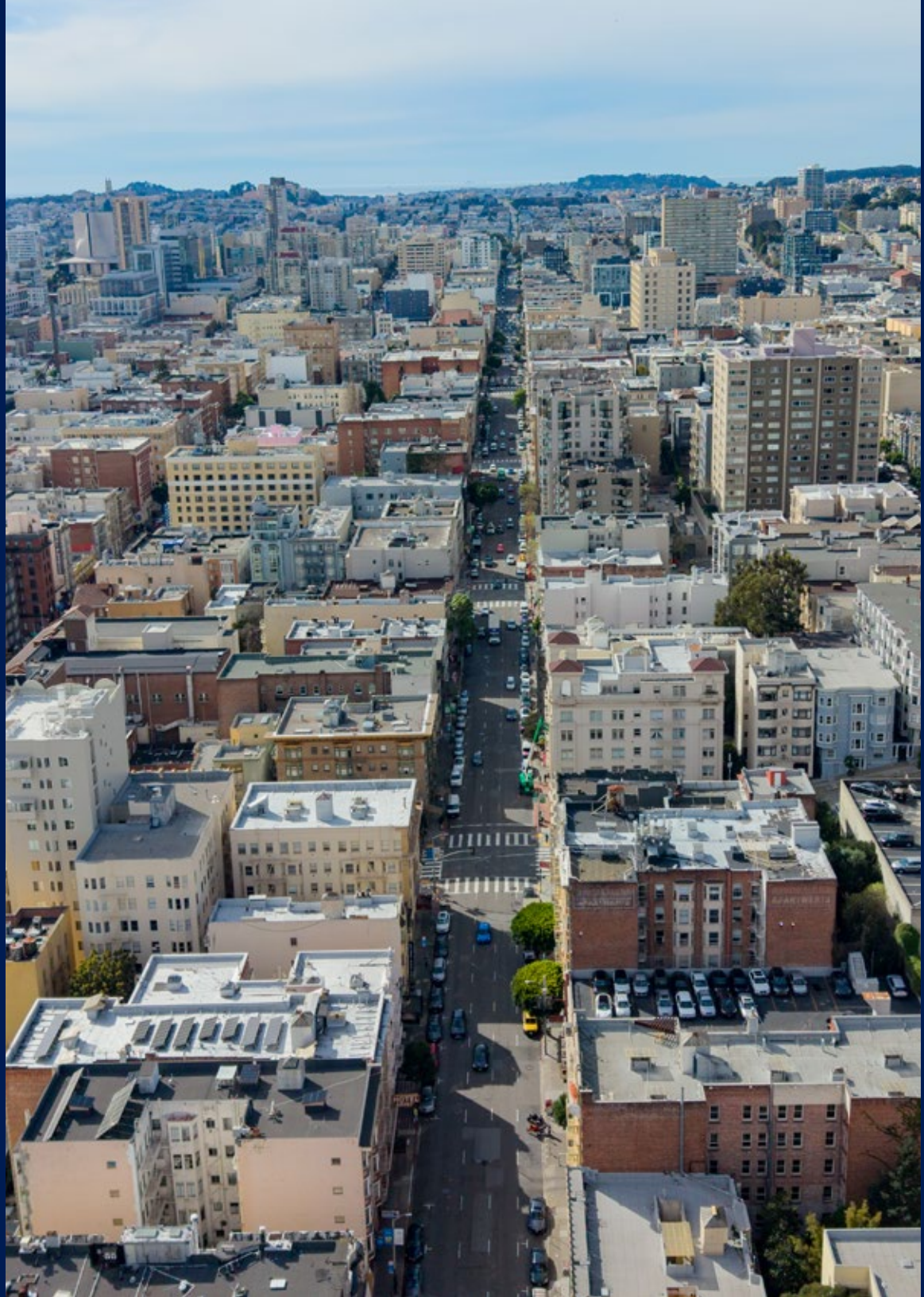
 CALIFORNIA/POWELL CABLE CAR  
(To Market St / Union Square / Bart & Muni)

 HIGHWAY ACCESS VIA VAN NESS AVE



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

The area around 512-520 Grant Ave 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 Pacific, Jackson & Union Street, 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.





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By acknowledging your receipt of this Offering Memorandum from 512-520 Grant 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/Receiver 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 512-520 Grant 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/Receiver 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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