

44 McAllister Street

Tenderloin | San Francisco, CA

Investment Opportunity | Offering Memorandum



Accelerating success.

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Tour Schedule
Please Call Listing Agent

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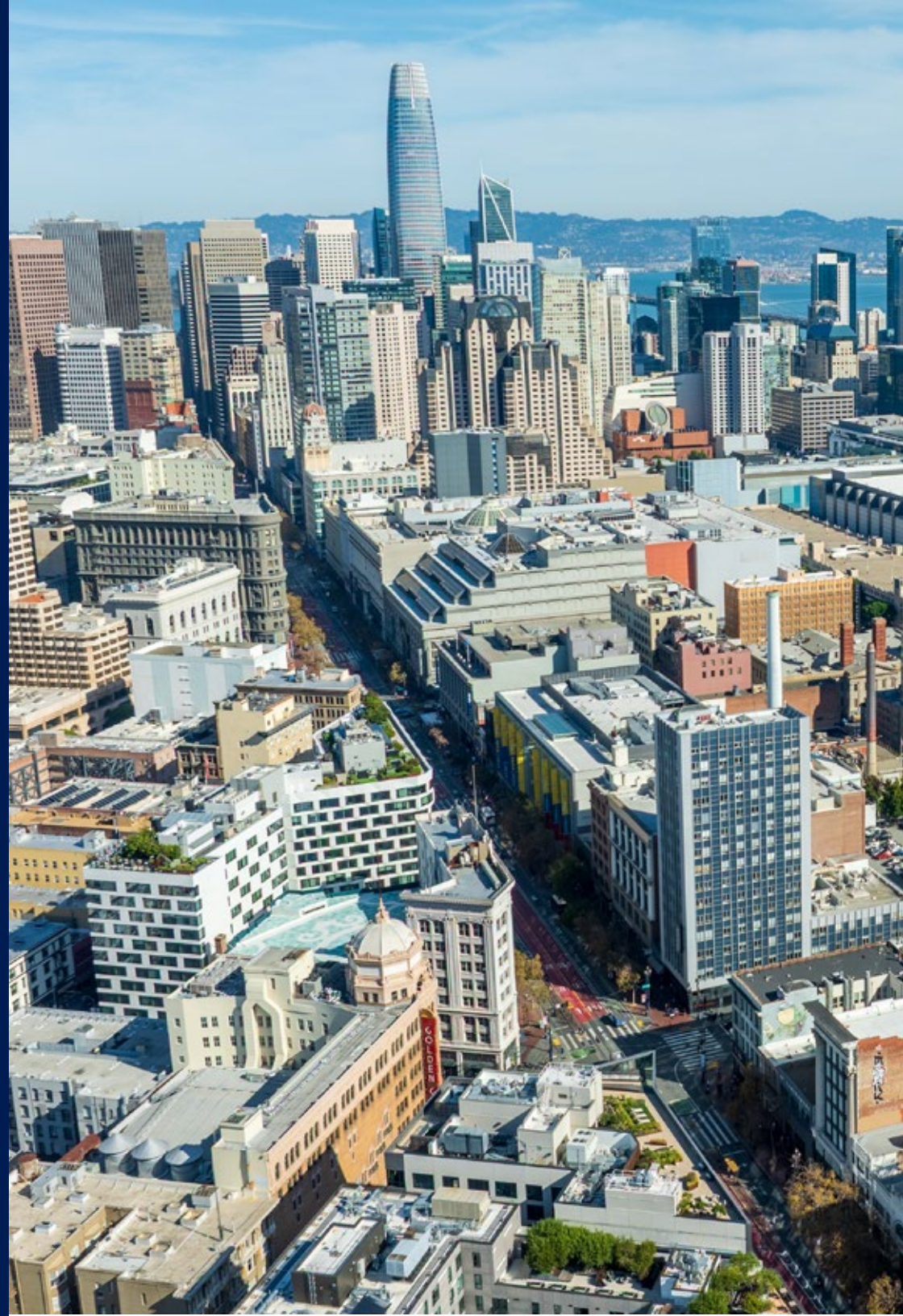




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Offering Summary

44 McAllister Street presents a rare opportunity to acquire a large-scale multifamily asset in the heart of San Francisco's Civic Center/Tenderloin neighborhood. The property consists of two hundred twelve (212) SRO units within a well-maintained, elevator-served building totaling approximately 59,684 square feet on a 9,473 square foot lot. Originally constructed in 1923, the building offers classic San Francisco architecture paired with efficient, functional layouts designed to support high-density urban living.

The asset has historically operated as a supportive housing community, aligning with the mission of Civic Center Residence and providing stable, needs-based housing through a combination of tenant rents, government subsidies, and service-related income streams. This structure creates a reliable revenue base while also offering a future owner the flexibility to continue operating as supportive housing or reposition the asset over time.

The property benefits from its central location just steps from Civic Center, Market Street, and multiple major transit corridors, providing immediate access to employment hubs, public transportation, and neighborhood-serving retail. The area continues to see significant public and private investment, reinforcing long-term demand for centrally located housing with convenient access to services and infrastructure.

44 McAllister Street offers investors a compelling combination of scale, in-place income, and operational upside. With a significant gap between current and market rents, as well as the opportunity to streamline expenses relative to historical operations, the property presents a clear path to increased cash flow and long-term value creation in one of San Francisco's most transit-oriented and supply-constrained rental markets.

The Property

Property Information

Address:	44 McAllister Street, San Francisco, CA 94102
District:	Tenderloin
Property Type:	Multifamily
APN:	0349-004
Building Square Feet:	59,684
Units:	212
Lot Size (SqFt):	9,473
Constructed:	1923
Zoning:	RC-4

Building Information

Unit Mix:	SRO - 108
	SRO-DPH - 75
	SRO-CoC - 27
	SRO-VASH - 2
	212 - Total Units

Notes

- Building is **NOT** on Mandatory Earthquake Retrofit Wood Frame Building Program

Financial Analysis

44 McAllister Street

Financial Summary	
Price	\$9,000,000
Down Payment	\$3,600,000
Number of Units	212
Price/Unit	\$42,453
Gross Square Feet	59,684
Price/Square Feet	\$151
CAP Rate - Current	7.06%
CAP Rate - Proforma	16.55%
GRM - Current	2.87
GRM - Pro Forma	2.18
Year Built	1923
Lot Size	9,473

Annual Gross Income	Current	Proforma
Gross Potential Income	\$3,136,586	\$4,119,474
Vacancy (5.0%)	\$156,829	\$205,974
AGI	\$2,979,757	\$3,913,500
Expenses	\$2,344,681	\$2,424,173
NOI	\$635,075	\$1,489,327
Expense per Gross Income	75%	59%
Expense per Unit	\$11,060	\$11,435

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$5,400,000	Less Debt Service	\$308,880	\$308,880
Loan Type	Interest Only	Cash Flow	\$326,195	\$1,180,447
Interest Rate	5.72%	Cash on Cash Return	9.06%	32.79%
Program	5/30 Year Fixed	Expenses as % of Gross	75%	59%
Loan to Value	60%	Expenses per Unit	\$11,060	\$11,435

*Loan Quote: Estimated at 60% LTV at 5.72% 5/30 Interest Only
(Loan information is time sensitive & subject to change)*

Operating Expenses

44 McAllister Street

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$7,383	\$35	0%	\$7,383	\$35	0%
Special Assessment Tax	<i>From Owner's 2025-26 Tax Bill</i>	\$7,787	\$37	0%	\$7,787	\$37	0%
Insurance	<i>From Owner's T-12 Financials</i>	\$184,590	\$871	8%	\$184,590	\$871	8%
Property Management	<i>Estimated at 20% of Gross Income</i>	\$627,317	\$2,959	27%	\$823,895	\$3,886	34%
On Site Manager	<i>Estimated at \$2200/month</i>	\$26,400	\$125	1%	\$26,400	\$125	1%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$212,000	\$1,000	9%	\$212,000	\$1,000	9%
PG&E	<i>From Owner's T-12 Financials</i>	\$136,670	\$645	6%	\$136,670	\$645	6%
Water & Sewer	<i>From Owner's T-12 Financials</i>	\$120,967	\$571	5%	\$120,967	\$571	5%
Recology	<i>From Owner's T-12 Financials</i>	\$172,015	\$811	7%	\$172,015	\$811	7%
Misc. Taxes, Licenses & Permits	<i>From Owner's T-12 Financials</i>	\$6,476	\$31	0%	\$6,476	\$31	0%
Janitorial	<i>From Owner's T-12 Financials</i>	\$159,579	\$753	7%	\$159,579	\$753	7%
Pest Control	<i>From Owner's T-12 Financials</i>	\$17,792	\$84	1%	\$17,792	\$84	1%
Security	<i>From Owner's T-12 Financials</i>	\$1,143	\$5	0%	\$1,143	\$5	0%
Elevator	<i>From Owner's T-12 Financials</i>	\$56,956	\$269	2%	\$56,956	\$269	2%
Telephone	<i>From Owner's T-12 Financials</i>	\$13,911	\$66	1%	\$13,911	\$66	1%
Total Program Expenses	<i>From Owner's T-12 Financials</i>	\$42,282	\$181	2%	\$38,289	\$181	2%
Total Supportive Services	<i>From Owner's T-12 Financials</i>	\$551,413	\$2,068	20%	\$438,320	\$2,068	19%
Total Operating Expenses		\$2,344,681	\$10,508	97%	\$2,424,173	\$11,435	101%

Gross Potential Income	\$3,136,586	\$4,119,474
Vacancy (5.0%)	\$156,829	\$205,974
AGI	\$2,979,757	\$3,913,500
Expenses	\$2,344,681	\$2,424,173
NOI	\$635,075	\$1,489,327
Expenses as % of Gross Income	75%	59%
Expense per Unit	\$11,060	\$11,435

TNDC Expenses	\$5,415,601
ProForma Expenses	\$2,344,681

Expenses as % of Gross Income (TNDC)	131%
Expenses as % of Gross Income	75%

Expense per Unit (TNDC)	\$25,545
Expense per Unit (ProForma)	\$11,060

Rent Roll

Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move in Date	SqFt	Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move in Date	SqFt
214-101	SRO	\$566.00		\$750	10/1/25	150	214-303	SRO	\$462.00		\$750	1/1/26	150
214-102	SRO	\$550.00		\$750	12/1/25	150	214-304	SRO	\$0.00	\$1,000.00	\$750	2/1/25	165
214-103	SRO-DPH	\$500.00		\$500	Vacant	150	214-305	SRO-DPH	\$325.00	\$175.00	\$500	11/1/25	165
214-104	SRO-DPH	\$500.00		\$500	Vacant	120	214-306	SRO-DPH	\$0.00	\$500.00	\$500	6/1/25	120
214-105	SRO	\$334.00	\$686.00	\$750	7/1/25	165	214-307	SRO	\$428.00		\$750	7/1/25	165
214-106	SRO	\$412.00		\$750	7/1/25	150	214-308	SRO-CoC	\$1,586.00		\$1,586	Vacant	155
214-107	SRO	\$582.00		\$750	3/1/26	120	214-309	SRO	\$557.00		\$750	7/1/25	150
214-108	SRO-CoC	\$282.00	\$1,304.00	\$1,586	5/1/25	165	214-310	SRO-DPH	\$500.00		\$500	1/1/25	150
214-109	SRO	\$750.00		\$750	Vacant	150	214-311	SRO	\$750.00		\$750	Vacant	120
214-110	SRO	\$435.00		\$750	1/1/26	120	214-312	SRO-DPH	\$500.00		\$500	Vacant	120
214-111	SRO-DPH	\$214.00	\$286.00	\$500	11/1/25	120	214-313	SRO	\$566.00		\$750	7/1/25	120
214-201	SRO-CoC	\$35.00	\$1,551.00	\$1,586	10/1/25	150	214-314	SRO	\$550.00		\$750	12/13/24	120
214-202	SRO	\$582.00		\$750	7/1/25	120	214-315	SRO	\$397.00		\$750	7/1/25	120
214-203	SRO	\$566.00		\$750	7/1/25	150	214-316	SRO	\$550.00		\$750	7/5/24	120
214-204	SRO	\$556.00		\$750	12/20/24	165	214-317	SRO-DPH	\$500.00		\$500	Vacant	120
214-205	SRO	\$0.00	\$1,000.00	\$750	4/1/25	165	214-318	SRO	\$566.00		\$750	10/1/25	120
214-208	SRO-DPH	\$362.00	\$138.00	\$500	11/1/25	155	214-319	SRO-DPH	\$500.00		\$500	Vacant	120
214-209	SRO-CoC	\$0.00	\$1,586.00	\$1,586	12/1/25	150	214-320	SRO	\$566.00		\$750	7/1/25	150
214-210	SRO-DPH	\$500.00		\$500	Vacant	150	214-322	SRO-DPH	\$0.00	\$500.00	\$500	9/1/25	120
214-211	SRO	\$550.00		\$750	12/13/24	120	214-323	SRO-CoC	\$388.00	\$1,198.00	\$1,586	3/25/25	150
214-212	SRO-DPH	\$362.00	\$138.00	\$500	11/1/25	120	214-324	SRO-DPH	\$362.00	\$138.00	\$500	11/1/25	120
214-213	SRO	\$566.00		\$750	7/1/25	120	214-325	SRO-DPH	\$362.00	\$138.00	\$500	11/1/25	120
214-214	SRO	\$499.00		\$750	10/1/25	120	214-326	SRO	\$637.00		\$750	1/1/26	155
214-215	SRO	\$566.00		\$750	7/1/25	120	214-327	SRO-CoC	\$0.00	\$1,586.00	\$1,586	1/1/26	120
214-216	SRO	\$750.00		\$750	Vacant	120	214-328	SRO	\$550.00		\$750	4/3/25	120
214-217	SRO	\$566.00		\$750	7/1/25	120	214-329	SRO-CoC	\$132.00	\$1,454.00	\$1,586	6/1/25	150
214-218	SRO-DPH	\$0.00	\$500.00	\$500	7/11/25	120	214-330	SRO	\$550.00		\$750	5/15/25	150
214-219	SRO-CoC	\$0.00	\$1,586.00	\$1,586	6/1/25	120	214-401	SRO	\$550.00		\$750	1/7/25	150
214-220	SRO	\$566.00		\$750	10/1/25	150	214-402	SRO-DPH	\$0.00	\$500.00	\$500	4/1/25	120
214-222	SRO-VASH	\$2,047.00		\$2,047	Vacant	120	214-403	SRO-DPH	\$357.00	\$143.00	\$500	11/1/25	120
214-223	SRO-CoC	\$1,586.00		\$1,586	Vacant	150	214-404	SRO-DPH	\$360.00	\$140.00	\$500	11/1/25	120
214-224	SRO	\$455.00		\$750	1/1/26	120	214-406	SRO-DPH	\$0.00	\$500.00	\$500	5/1/25	120
214-225	SRO	\$332.00		\$750	6/1/25	120	214-407	SRO	\$0.00	\$1,000.00	\$750	11/1/25	165
214-226	SRO	\$582.00		\$750	2/1/26	155	214-408	SRO-DPH	\$500.00		\$500	8/1/25	155
214-227	SRO	\$750.00		\$750	Vacant	120	214-409	SRO-DPH	\$0.00	\$500.00	\$500	5/1/25	150
214-228	SRO	\$470.00		\$750	7/1/25	120	214-410	SRO	\$413.00		\$750	7/1/25	150
214-229	SRO	\$550.00		\$750	9/1/25	150	214-411	SRO	\$750.00		\$750	Vacant	150
214-230	SRO-DPH	\$148.00	\$352.00	\$500	11/1/25	150	214-412	SRO	\$487.00		\$750	8/1/25	120
214-301	SRO-DPH	\$0.00	\$500.00	\$500	5/21/25	150	214-413	SRO	\$550.00		\$750	3/20/25	120
214-302	SRO-DPH	\$32.00	\$468.00	\$500	11/1/25	120	214-414	SRO	\$750.00		\$750	Vacant	120

Rent Roll

Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move in Date	SqFt	Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move in Date	SqFt
214-415	SRO-DPH	\$0.00	\$500.00	\$500	12/1/25	120	214-527	SRO	\$339.00		\$750	1/1/26	150
214-416	SRO	\$550.00		\$750	11/1/25	120	214-528	SRO-DPH	\$0.00	\$500.00	\$500	5/1/25	150
214-417	SRO	\$550.00		\$750	1/15/25	120	214-601	SRO-DPH	\$500.00		\$500	Vacant	150
214-418	SRO	\$550.00		\$750	11/1/25	120	214-602	SRO	\$387.00		\$750	1/1/26	120
214-419	SRO	\$520.00		\$750	7/1/25	120	214-603	SRO	\$550.00		\$750	4/1/25	120
214-420	SRO	\$750.00		\$750	Vacant	150	214-604	SRO-DPH	\$0.00	\$500.00	\$500	2/1/26	120
214-421	SRO-CoC	\$52.00	\$1,534.00	\$1,586	8/1/25	150	214-605	SRO	\$566.00		\$750	7/1/25	120
214-422	SRO-DPH	\$500.00		\$500	Vacant	120	214-606	SRO-CoC	\$0.00	\$1,586.00	\$1,586	5/1/25	120
214-423	SRO	\$750.00		\$750	Vacant	120	214-607	SRO	\$750.00		\$750	Vacant	165
214-424	SRO-DPH	\$0.00	\$500.00	\$500	12/1/25	120	214-608	SRO	\$476.00		\$750	9/1/25	155
214-425	SRO	\$750.00		\$750	Vacant	150	214-609	SRO-DPH	\$500.00		\$500	Vacant	150
214-426	SRO	\$550.00		\$750	7/1/25	150	214-610	SRO	\$566.00		\$750	5/1/24	150
214-427	SRO-DPH	\$362.00	\$138.00	\$500	11/1/25	150	214-611	SRO-DPH	\$459.00	\$41.00	\$500	11/1/25	150
214-428	SRO	\$462.00		\$750	1/1/26	150	214-612	SRO-DPH	\$362.00	\$138.00	\$500	11/1/25	120
214-501	SRO-CoC	\$0.00	\$1,586.00	\$1,586	10/1/25	150	214-613	SRO-DPH	\$0.00	\$500.00	\$500	7/1/25	120
214-502	SRO	\$550.00		\$750	4/1/25	120	214-614	SRO	\$750.00		\$750	Vacant	120
214-503	SRO-CoC	\$358.00	\$1,228.00	\$1,586	7/25/25	120	214-615	SRO-DPH	\$0.00	\$500.00	\$500	1/1/26	120
214-504	SRO-DPH	\$0.00	\$500.00	\$500	6/1/25	120	214-616	SRO-DPH	\$362.00	\$138.00	\$500	11/1/25	120
214-505	SRO-DPH	\$0.00	\$500.00	\$500	4/1/25	120	214-617	SRO	\$550.00		\$750	4/1/25	120
214-506	SRO-DPH	\$307.00	\$193.00	\$500	11/1/25	120	214-618	SRO-DPH	\$0.00	\$500.00	\$500	4/1/25	120
214-507	SRO	\$468.00		\$750	8/1/25	165	214-619	SRO-DPH	\$0.00	\$500.00	\$500	3/1/26	120
214-508	SRO	\$606.00		\$750	7/1/25	155	214-620	SRO-DPH	\$222.00	\$278.00	\$500	11/1/25	150
214-509	SRO-VASH	\$2,047.00		\$2,047	Vacant	150	214-621	SRO-DPH	\$0.00	\$500.00	\$500	5/16/25	150
214-510	SRO	\$550.00		\$750	3/1/26	150	214-622	SRO	\$582.00		\$750	11/1/25	120
214-511	SRO-DPH	\$59.00	\$441.00	\$500	3/1/26	150	214-623	SRO	\$471.00		\$750	7/1/25	120
214-512	SRO-DPH	\$0.00	\$500.00	\$500	5/1/25	120	214-624	SRO	\$750.00		\$750	Vacant	120
214-513	SRO-CoC	\$349.00	\$1,237.00	\$1,586	5/1/25	120	214-625	SRO-DPH	\$500.00		\$500	Vacant	150
214-514	SRO-CoC	\$0.00	\$1,586.00	\$1,586	9/1/25	120	214-626	SRO-DPH	\$500.00		\$500	Vacant	150
214-515	SRO	\$506.00		\$750	3/1/26	120	214-627	SRO	\$416.00		\$750	7/1/25	150
214-516	SRO-DPH	\$0.00	\$500.00	\$500	5/1/25	120	214-628	SRO	\$463.00		\$750	1/1/25	150
214-517	SRO-CoC	\$1,586.00		\$1,586	Vacant	120	214-701	SRO	\$550.00		\$750	3/1/26	150
214-518	SRO-DPH	\$0.00	\$500.00	\$500	10/1/25	120	214-702	SRO	\$416.00		\$750	1/1/26	120
214-519	SRO-CoC	\$328.00	\$1,258.00	\$1,586	9/1/25	120	214-703	SRO	\$566.00		\$750	12/1/25	120
214-520	SRO-CoC	\$1,586.00		\$1,586	Vacant	150	214-704	SRO-CoC	\$0.00	\$1,586.00	\$1,586	5/1/25	120
214-521	SRO-CoC	\$186.00	\$1,400.00	\$1,586	1/1/26	150	214-705	SRO-DPH	\$0.00	\$500.00	\$500	3/1/26	120
214-522	SRO	\$566.00		\$750	1/1/26	120	214-706	SRO-CoC	\$302.00	\$1,284.00	\$1,586	1/1/26	120
214-523	SRO-DPH	\$393.00	\$107.00	\$500	11/1/25	120	214-707	SRO	\$460.00		\$750	7/1/25	165
214-524	SRO-DPH	\$0.00	\$500.00	\$500	3/1/26	120	214-708	SRO	\$550.00		\$750	6/18/25	155
214-525	SRO	\$566.00		\$750	7/1/25	150	214-709	SRO-CoC	\$0.00	\$1,586.00	\$1,586	3/1/25	150
214-526	SRO-DPH	\$0.00	\$500.00	\$500	2/1/26	150	214-710	SRO	\$550.00		\$750		150

Rent Roll

Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move in Date	SqFt	Unit No.	Unit Type	Rent	Subsidy	Market Rents	Move in Date	SqFt	
214-711	SRO	\$750.00		\$750	Vacant	150	214-809	SRO	\$750.00		\$750	Vacant	150	
214-712	SRO-DPH	\$0.00	\$500.00	\$500	1/1/26	120	214-810	SRO-DPH	\$0.00	\$500.00	\$500	2/6/25	150	
214-713	SRO-DPH	\$0.00	\$500.00	\$500	10/1/25	120	214-811	SRO-DPH	\$0.00	\$500.00	\$500	2/1/26	150	
214-714	SRO	\$566.00		\$750	9/1/25	120	214-812	SRO-DPH	\$0.00	\$500.00	\$500	2/1/26	120	
214-715	SRO	\$550.00		\$750	7/1/25	120	214-813	SRO-CoC	\$0.00	\$1,586.00	\$1,586	2/1/25	120	
214-716	SRO-CoC	\$23.00	\$1,563.00	\$1,586	1/1/26	120	214-814	SRO	\$482.00		\$750	1/1/26	120	
214-717	SRO	\$550.00		\$750	3/11/25	120	214-815	SRO-DPH	\$500.00		\$500	1/1/26	120	
214-718	SRO-DPH	\$0.00	\$500.00	\$500	4/1/25	120	214-816	SRO-DPH	\$214.00	\$286.00	\$500	11/1/25	120	
214-719	SRO	\$550.00		\$750	2/25/25	120	214-817	SRO-DPH	\$500.00		\$500	Vacant	120	
214-720	SRO-DPH	\$393.00	\$107.00	\$500	11/1/25	150	214-818	SRO	\$750.00		\$750	Vacant	120	
214-721	SRO-DPH	\$0.00	\$500.00	\$500	5/1/25	150	214-819	SRO	\$582.00		\$750	8/1/25	120	
214-722	SRO-DPH	\$362.00	\$138.00	\$500	11/1/25	120	214-820	SRO	\$566.00		\$750	1/1/26	150	
214-723	SRO	\$442.00		\$750	1/1/26	120	214-823	SRO	\$550.00		\$750	12/27/24	120	
214-724	SRO	\$550.00		\$750	1/22/25	120	214-824	SRO	\$425.00		\$750	1/1/26	120	
214-725	SRO-DPH	\$0.00	\$500.00	\$500	2/1/25	150	214-825	SRO-DPH	\$0.00	\$500.00	\$500	2/1/25	150	
214-726	SRO	\$416.00		\$750	1/1/26	150	214-826	SRO-DPH	\$357.00	\$143.00	\$500	9/1/25	150	
214-727	SRO-DPH	\$0.00	\$500.00	\$500	9/1/25	150	214-827	SRO	\$471.00		\$750	7/1/25	150	
214-728	SRO	\$750.00		\$750	Vacant	150	214-828	SRO-CoC	\$0.00	\$1,586.00	\$1,586	5/1/25	150	
214-801	SRO-DPH	\$274.00	\$226.00	\$500	11/1/25	150	214-L01	SRO	\$550.00		\$750	3/27/25	150	
214-802	SRO	\$550.00		\$750	10/1/25	120	214-L02	SRO	\$509.00		\$750	7/1/25	150	
214-803	SRO-DPH	\$214.00	\$286.00	\$500	11/1/25	120	214-L03	SRO	\$750.00		\$750	Vacant	150	
214-804	SRO-CoC	\$0.00	\$1,586.00	\$1,586	2/1/26	120	214-L04	SRO	\$750.00		\$750	Vacant	120	
214-805	SRO-DPH	\$0.00	\$500.00	\$500	8/11/25	120	214-L05	SRO	\$750.00		\$750	Vacant	150	
214-806	SRO-CoC	\$214.00	\$1,372.00	\$1,586	2/7/25	120	214-L06	SRO	\$750.00		\$750	Vacant	150	
214-807	SRO	\$0.00	\$1,000.00	\$750	9/1/25	165	214-L07	SRO-DPH	\$0.00	\$500.00	\$500	8/1/25	155	
214-808	SRO	\$747.00		\$750	7/1/25	155	214-L08	SRO	\$550.00		\$750	2/1/26	155	
									Monthly Income	\$86,533.00				\$165,416
									Subsidy	\$61,291.00				\$61,291
									DHSH Rent Revenue	\$21,968.08				\$21,968
									Master Lease Revenue	\$4,000.00				\$4,000
									HSH	\$87,434.42				\$87,434
									Laundry	\$155.67				\$3,180
									Total Monthly Income	\$261,382.17				\$343,289.50
									Annual Income	\$3,136,586				\$4,119,474

Units

SRO - 108
 SRO-DPH - 75
 SRO-CoC - 27
 SRO-VASH - 2
212 - Total Units

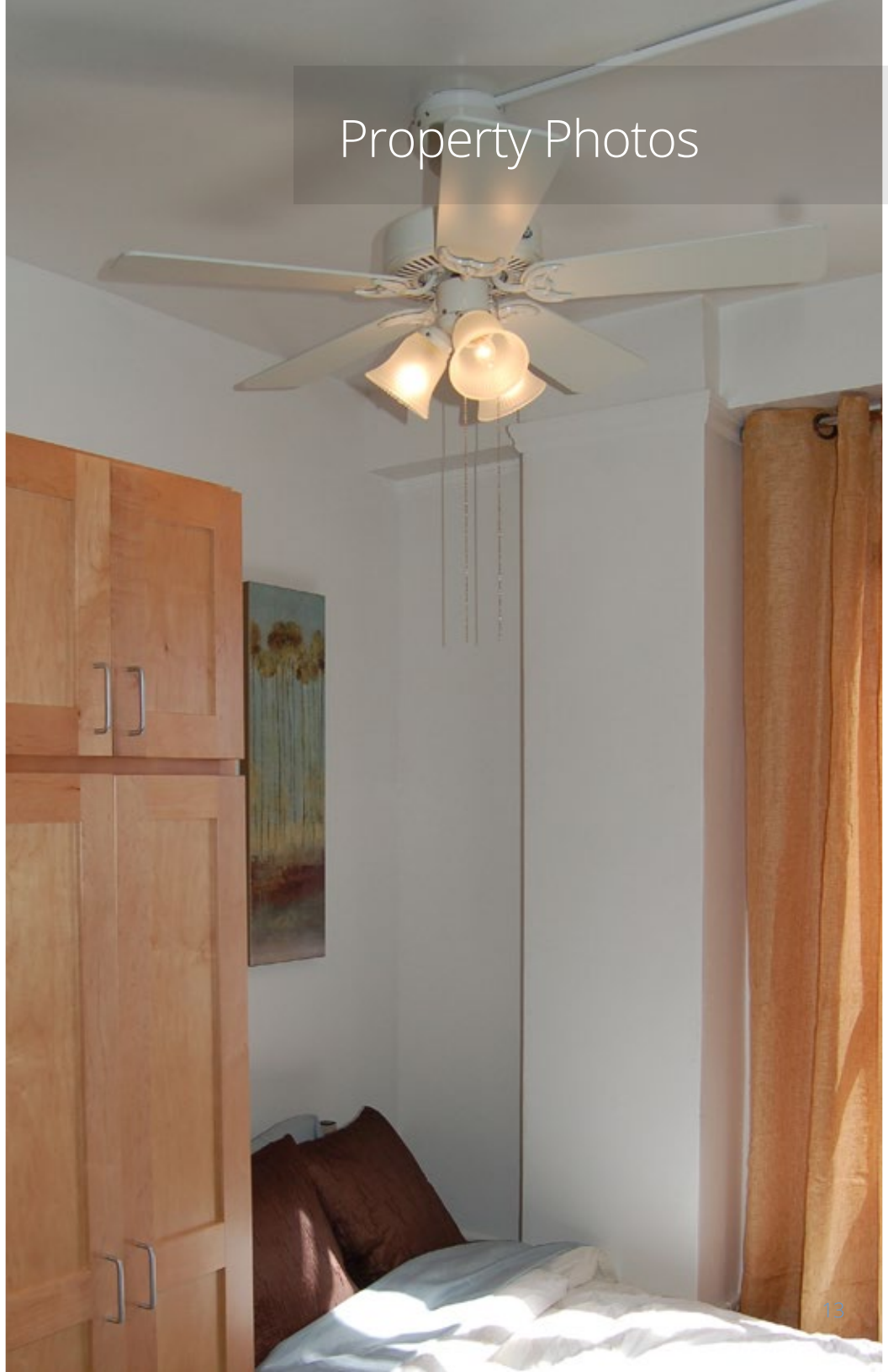
Notes

Market rents estimated using Rentometer.com
 Parking projected at \$300 per space/month
 Laundry projected at \$20 per unit/month
 *SRO-VASH - Veterans Administration Supportive Housing
 *SRO-CoC - HUD Continuum of Care Supportive Housing
 *SRO-DPH - Department of Public Health Supportive Housing

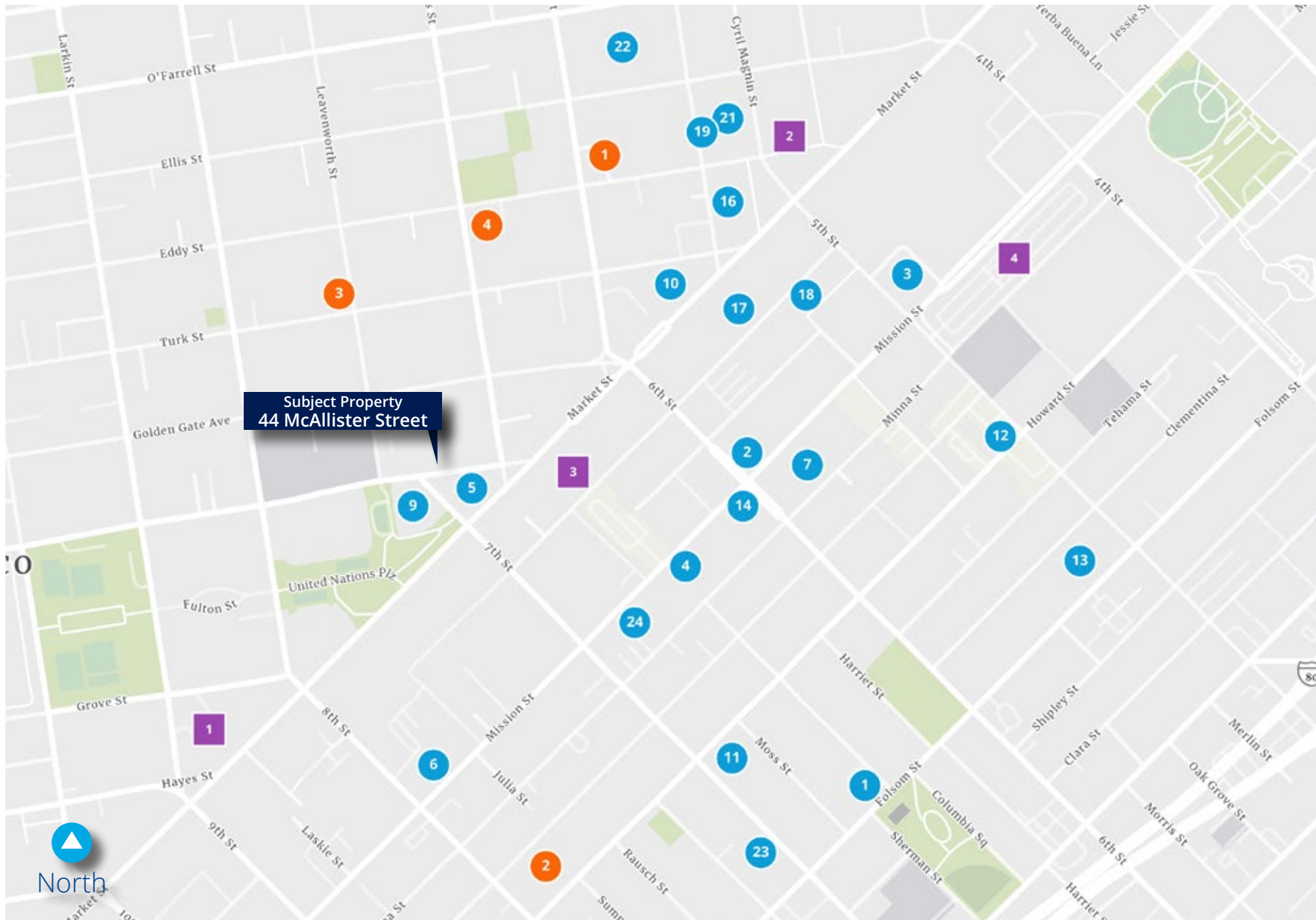


Property Photos





Amenities Map



● Restaurants & Bars

● Convenience & Grocery Stores

● Banks & ATM's

Neighborhood Amenities

1	Deli Board	9	Arsicault Bakery	17	Curry Up Now	1	Daldas Grocery
2	The Bite	10	Rise Over Run	18	Burma Love	2	Harvest Urban Market
3	Zevi Cafe & Bistro	11	SF Champagne Society	19	Bodega SF	3	Golden Gate Market
4	Birdsong	12	Irish Pub & Restaurant	20	Barbary Coast	4	Downtown Grocery Market
5	Villon	13	Mr. East Kitchen	21	Kin Kaho	1	Wells Fargo
6	Turquaz SF	14	Miss Saigon	22	Cityscape	2	Bank of America
7	Trellis Cafe	15	Lagom Bar	23	Sightglass Coffee	3	ATM
8	Spoke Cafe	16	The Beer Hall	24	Square Pie Guys	4	Wells Fargo Atm

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

The area around 44 McAllister 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.





Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 44 McAllister Street, San Francisco, CA 94102. 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 44 McAllister 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 44 McAllister 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 44 McAllister 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.

44 McAllister Street

Tenderloin | San Francisco, CA

Investment Opportunity | Offering Memorandum

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