

201 Moraga Street

Inner Sunset | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers

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

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

Ryan O'Keefe
Senior Associate
+1 415 288 7806
ryan.okeefe@colliers.com
Lic #02122038

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



Table of Contents

- 04 Offering Summary
- 05 Property Profile
- 06 Financial Analysis
- 08 Property Photos
- 10 Amenities Map
- 12 Transportation Map

Offering Summary

201 Moraga Street presents the opportunity to acquire a well-maintained six (6) unit apartment building in San Francisco's highly desirable Inner Sunset neighborhood. Built in 1960, the property consists of six (6) one-bedroom, one-bathroom apartments and six (6) on-site parking spaces, offering an attractive unit mix in a neighborhood with consistently strong tenant demand.

The property features separately metered gas and electric service, individual storage lockers, on-site laundry, a shared backyard, and panoramic views from the upper-floor units. Residents benefit from immediate proximity to Golden Gate Park, UCSF Medical Center, neighborhood retail and dining along Irving Street, and convenient access to public transportation throughout San Francisco.

201 Moraga Street represents a compelling opportunity to acquire a stable multifamily asset in one of San Francisco's most sought-after residential neighborhoods, combining strong in-place income with long-term investment appeal.

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

Restaurants:

Cafe La Flore Irving
 Yummy Yummy
 Manna
 CyBelle's Front Room
 Kothai Republic
 Lale
 Perilla
 Ebisu Restaurant
 Fiorella

Bars:

Mucky Duck
 Little Shamrock
 Underdogs Tres
 Yancy's Salon
 The Red Tail Beer & Wine Bar
 The Temple Bar
 Fireside Bar
 The Sage & Drifter
 Chug Pub

To Do:

San Francisco Botanical Gardens
 California Academy of Sciences
 Golden Gate Park
 Ocean Beach
 Twin Peaks
 de Young Museum
 Grand View Park
 Park Merced
 Lands End Lookout

The Property

Property Information	
Address:	201 Moraga Street, San Francisco CA 94122
District:	Inner Sunset
Property Type:	Multifamily
APN:	2041-001
Building Square Feet:	4,080
Units:	6
Lot Size (SqFt):	2,238
Constructed:	1960
Zoning:	RH-2
Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco Exterior
Rear of Building:	Fireproof Shingle
Roof Composition & Age:	Dual-Paned Vinyl Windows
Gas Service:	Separately Metered
Electric Service:	Separately Metered (200 Amps - Circuit Breakers)
Fire Protection System:	Autocall 4007ES System
Fire Escapes:	North & West Side of Building
Windows:	Dual Paned Vinyl Frame Windows
Heat Source:	Gas Wall Heat
Hot Water:	Bradford + White (75-Gallon Tank)
Plumbing:	Mix of Copper and Galvanized
Door Entry System:	Lock & Key
Front Landing:	Stone Landing
Mailboxes:	At Main Entrance
Lobby:	Carpeted
Common Area Lights:	Center Mounted & Flush Mounted Lighting
Garbage:	In Basement (Chute System)
Apartment Access:	Central Staircase
Laundry:	1x - Washer & Dryer (SpeedQueen & Whirlpool - Coin Operated)
Storage:	6x - Individual Storage Lockers
Backyard:	Yes - Shared Backyard
Skylight:	4x - Skylights

Building Information	
Unit Mix:	6 - 1 Bed, 1 Bath
	6 - Parking
	6 - Total Units
Kitchens:	Single Basin Sinks Quartz Countertops Electric Stoves / Ovens Wood Shaker Cabinetry Over / Under Refrigerators Track Lighting Dishwashers
Bathrooms:	Standing Showers Hexagon Tile & Linoleum Flooring Inlaid Mirrored Cabinet Vanities Cabinet Sinks Fan Ventilation Fabricated Stone & Tile Surrounds
Bedrooms / Living Rooms:	Engineered Hardwood Flooring Tremendous Natural Light Recessed Lighting Generous Closet Space

Notes
- Building IS COMPLIANT with the San Francisco Soft-Story List
- Building is COMPLIANT with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
- Views from top units (Ocean Beach, Golden Gate Park, Marin Headlands - Units 4, 5 & 6)

Financial Analysis

201 Moraga Street

Financial Summary	
Price	\$2,500,000
Down Payment	\$1,000,000
Number of Units	6
Price/Unit	\$416,667
Gross Square Feet	4,080
Price/Square Foot	\$613
CAP Rate - Current	4.32%
CAP Rate - Proforma	7.97%
GRM - Current	14.02
GRM - Pro Forma	9.00
Year Built	1960
Lot Size (SqFt)	2,238

Annual Gross Income	Current	Proforma
Gross Potential Income	\$178,288	\$277,650
Vacancy (3.0%)	\$5,349	\$8,330
AGI	\$172,939	\$269,321
Expenses	\$65,025	\$69,993
NOI	\$107,914	\$199,328
Expense per Gross Income	36%	25%
Expense per Unit	\$10,838	\$11,666

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$29,567	\$4,928	45%	\$29,567	\$4,928	42%
Special Assessment Tax	<i>From Owner's 2025-26 Tax Bill</i>	\$1,350	\$225	2%	\$1,350	\$225	2%
Insurance	<i>Estimated at \$1500/unit</i>	\$9,000	\$1,500	14%	\$9,000	\$1,500	13%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$8,914	\$1,486	14%	\$13,883	\$2,314	20%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$6,000	\$1,000	9%	\$6,000	\$1,000	9%
PG&E	<i>Annualized From Owner's 2026 Financials</i>	\$1,715	\$286	3%	\$1,715	\$286	2%
Water	<i>Annualized From Owner's 2026 Financials</i>	\$2,555	\$426	4%	\$2,555	\$426	4%
Recology	<i>Annualized From Owner's 2026 Financials</i>	\$3,044	\$507	5%	\$3,044	\$507	4%
Janitorial	<i>Annualized From Owner's 2026 Financials</i>	\$1,920	\$320	3%	\$1,920	\$320	3%
Landscaping	<i>Annualized From Owner's 2026 Financials</i>	\$960	\$160	1%	\$960	\$160	1%
Total Operating Expenses		\$65,025	\$10,838	100%	\$69,993	\$11,666	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,500,000	Less Debt Service	\$90,000	\$90,000
Loan Type	Interest Only	Cash Flow	\$17,914	\$109,328
Interest Rate	6.00%	Cash on Cash Return	1.79%	10.93%
Program	5/30 Year Fixed	Expenses as % of Gross	36%	25%
Loan to Value	60%	Expenses per Unit	\$10,838	\$11,666

Loan Quote: Estimated at 60% LTV at 6.00% 5/30 Interest Only
(Loan information is time-sensitive & subject to change)

Rent Roll

201 Moraga Street

Unit No.	Unit Type	Rents	Market Rent	Move-In Date
1	1 Bed, 1 Bath	\$2,833.11	\$3,500	5/1/2024
2	1 Bed, 1 Bath	\$2,737.80	\$3,500	7/1/2024
3	1 Bed, 1 Bath	\$2,776.50	\$3,500	4/15/2023
4	1 Bed, 1 Bath	\$2,466.39	\$3,500	7/3/2012
5	1 Bed, 1 Bath	\$2,484.30	\$3,500	2/12/2024
6	1 Bed, 1 Bath	\$1,276.88	\$3,500	10/21/1995
Monthly Income		\$14,574.98	\$21,000	
Parking (6)		\$0.00	\$1,800	
Laundry		\$34.80	\$90	
CapEx Passthrough		\$247.52	\$248	
Monthly Income		\$14,857.30	\$23,137.52	
Total Annual Income		\$178,288	\$277,650	Upside: 56%

Units

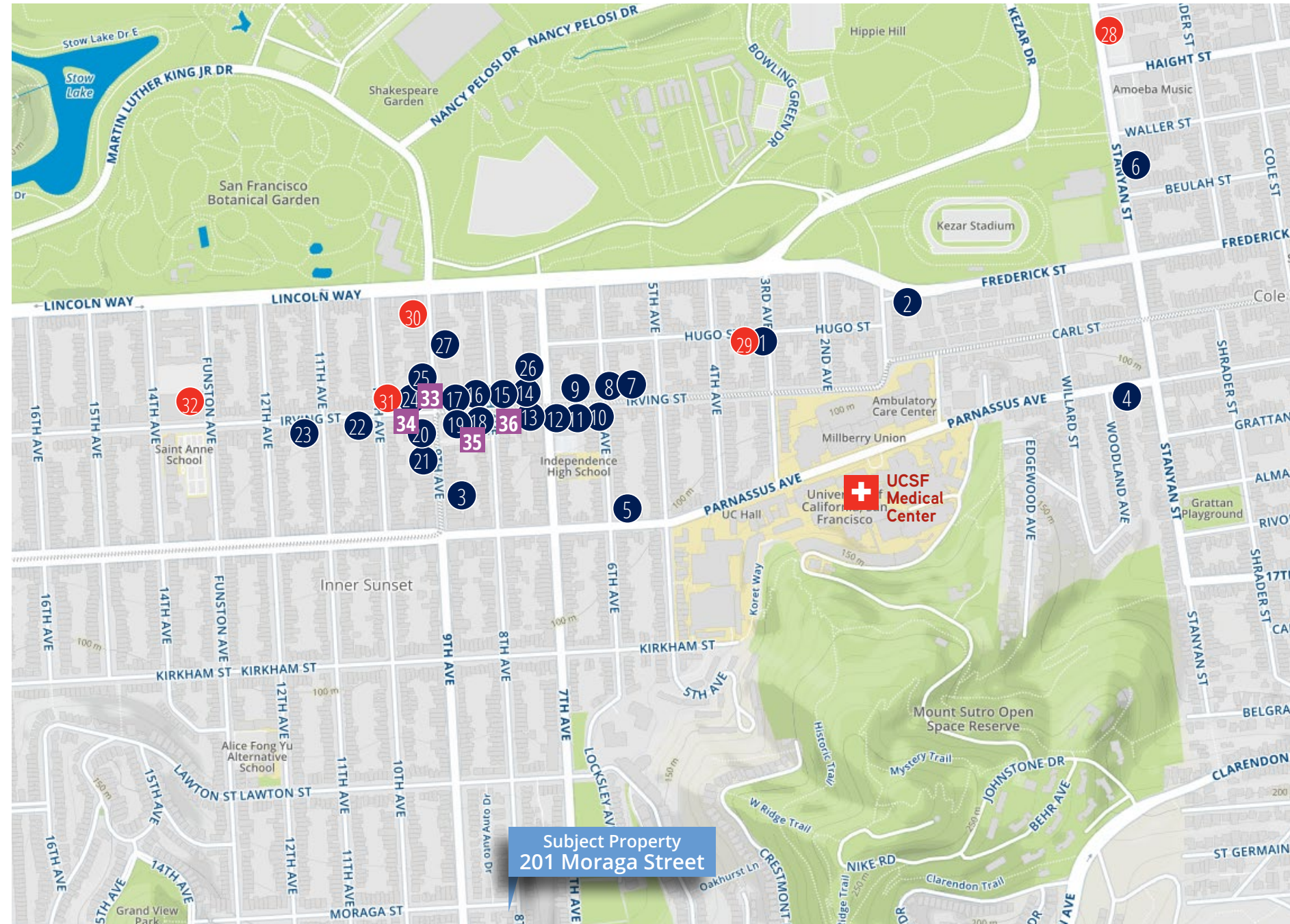
1 Bed, 1 Bath - 6
Parking - 6
6 - Total Units

Notes

Market rents estimated using Rentometer.com
Parking projected at \$300 per space/month
Laundry projected at \$15 per unit/month



Amenities Map

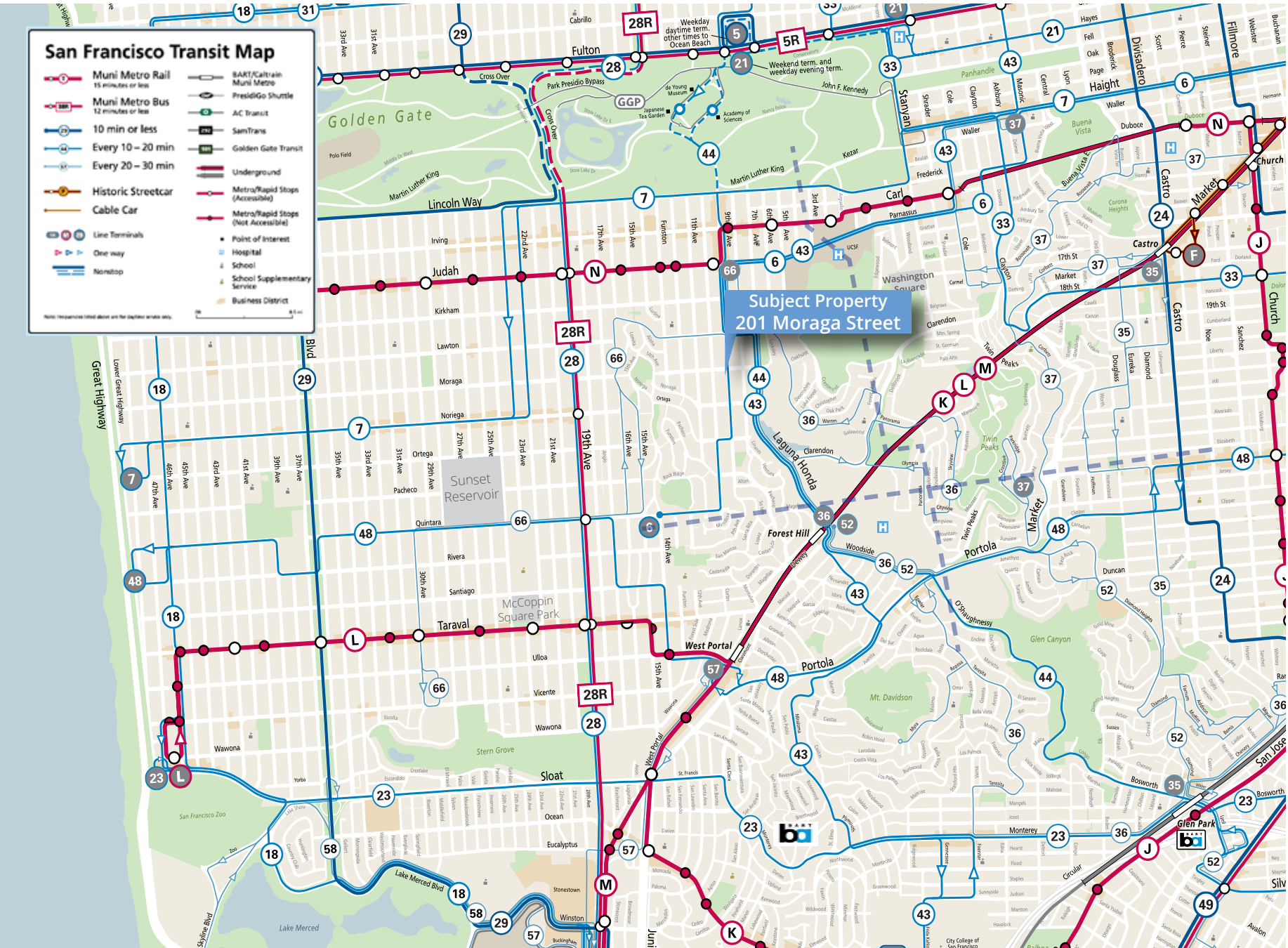


- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- + Clinics & Health Centers

Neighborhood Amenities

- | | | |
|---|--|--|
| <ul style="list-style-type: none"> 1 Yo Tambien Cantina 2 Kezar Pizzetta 3 Ushi Taro Ramen 4 Taboun 5 Al Chile 6 The Kezar Pub 7 Koo 8 Lime Tree 9 Loving Hut Vegan 10 Lavash 11 Hahn's Hibachi 12 The Red Tail Bar | <ul style="list-style-type: none"> 13 Fireside Bar 14 Crepevine Restaurant 15 Nan & Curry 16 Pasquale's Pizzeria 17 La Fonda 17 18 Yumma's Mediterranean 19 Lale Mediterranean 20 Siracha Thai Cuisine 21 Nabe 22 New Eritrea 23 San Tung 24 Perilla | <ul style="list-style-type: none"> 25 Ebisu 26 Marnee Thai 27 um.ma 28 Whole Foods Market 29 UC Market 30 Queens Korean Market 31 Eight-Twenty-Eight Irving Market 32 Andronico's Market 33 Bank of America 34 Sterling Bank 35 Wells Fargo Bank 36 First Republic Bank |
|---|--|--|

Public Transportation



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

The area surrounding 201 Moraga Street offers convenient access to San Francisco's public transportation network, providing connectivity throughout the city and the greater Bay Area. Located in Golden Gate Heights, the property is served by multiple Muni bus routes along 19th Avenue, Noriega Street, and nearby Sunset corridors, while the N-Judah Muni Metro line provides direct service to UCSF, Golden Gate Park, Downtown San Francisco, and the Financial District. Residents also benefit from easy access to major commuter routes including 19th Avenue (Highway 1) and Interstate 280, offering convenient travel throughout San Francisco and the Peninsula. The property's location near Inner Sunset neighborhood amenities, Golden Gate Park, and several major educational and medical institutions further enhances its accessibility and appeal.





Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 201 Moraga Street, San Francisco, CA 94122. 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 201 Moraga 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 201 Moraga 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 201 Moraga 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.

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

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

Ryan O'Keefe
Senior Associate
+1 415 288 7806
ryan.okeefe@colliers.com
Lic #02122038

Multifamily Investment Services Group
www.thedlteam.com
One Market Plaza, Steuart Tower | Suite 1300 | San Francisco, CA



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). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.

201 Moraga Street

Inner Sunset | San Francisco, CA

Investment Opportunity | Offering Memorandum