

2637 Mission Street

Inner Mission | San Francisco, CA

Investment Opportunity | Offering Memorandum



Accelerating success.

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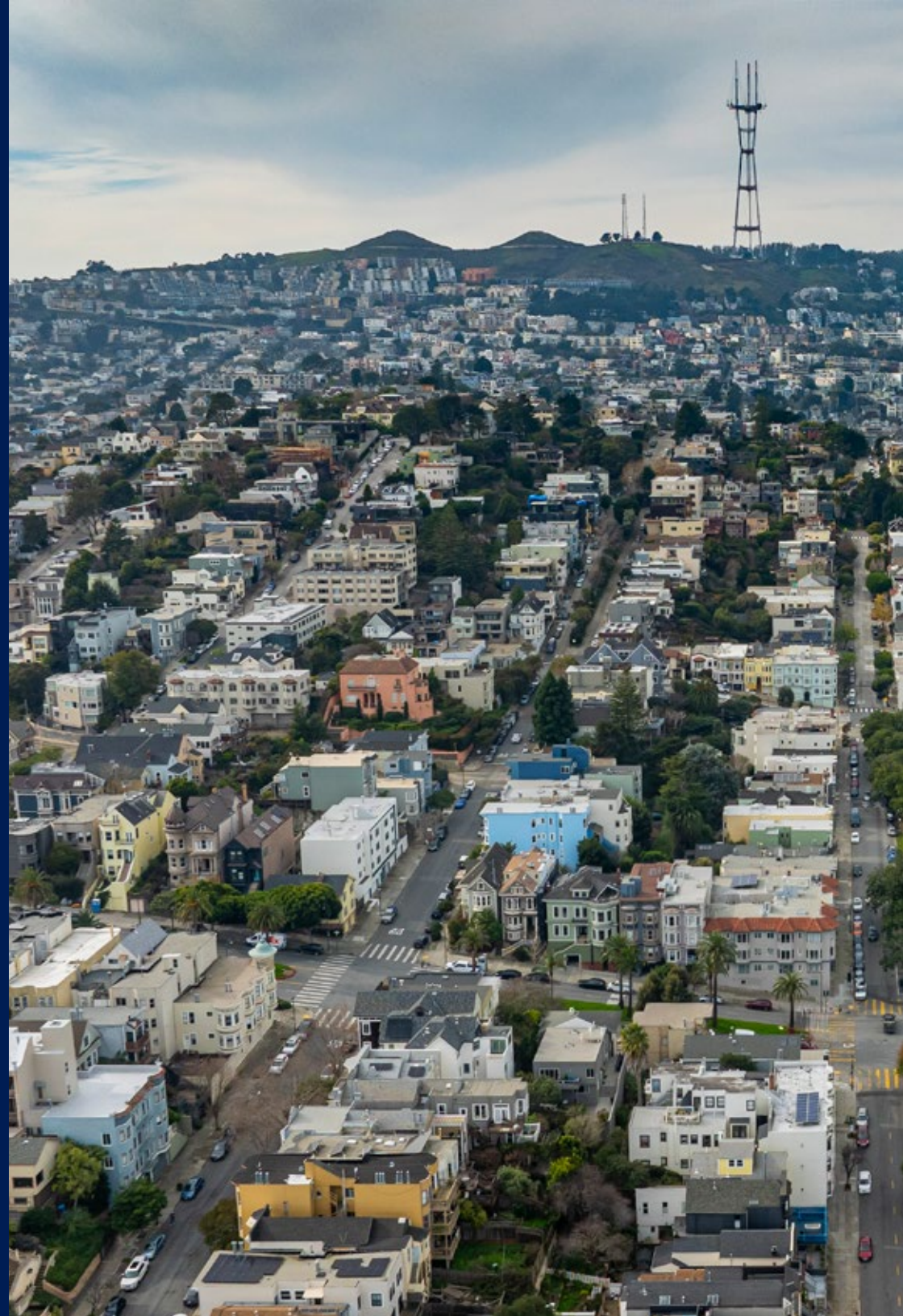
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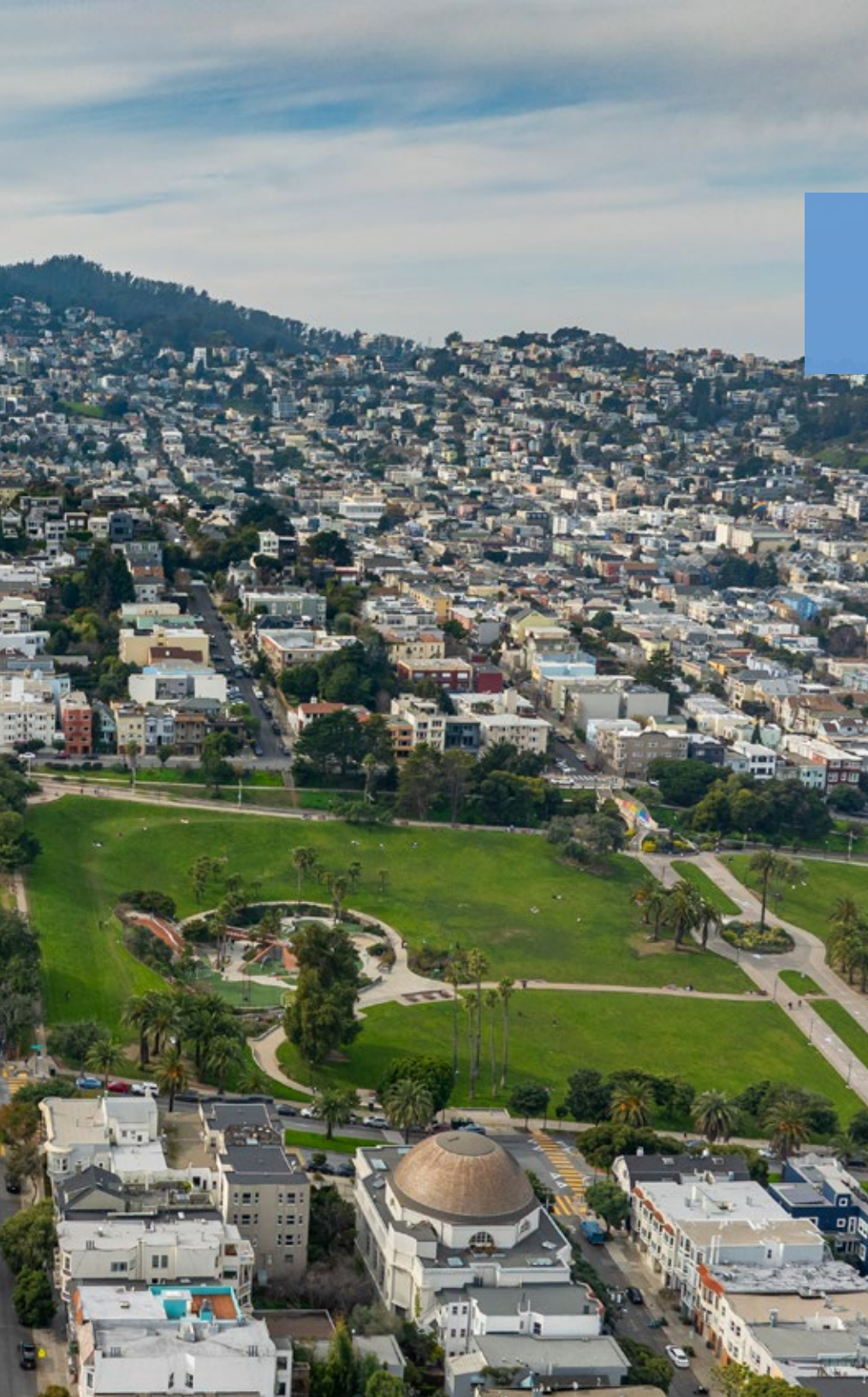


Table of Contents

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

Offering Summary

2637 Mission Street presents a rare opportunity to acquire a substantially improved mixed-use asset in the heart of San Francisco's Inner Mission District. Comprised of eleven (11) residential units and three (3) commercial spaces, the property benefits from a diverse income stream, strong in-place tenancy, and extensive capital improvements completed over the last several years.

Ownership has invested significantly in both the residential and commercial components of the property. Three (3) rear residential units were newly constructed and received Certificates of Occupancy in 2024, while four (4) additional residential units underwent comprehensive renovations. Several long-term tenants remain in place, providing stable income alongside the property's improved unit inventory.

The asset is further supported by substantial building upgrades, including a newer roof installed in approximately 2018, a centrally monitored fire alarm system, and a fire sprinkler system serving the entire ground floor, including both the commercial and rear residential portions of the property. The commercial spaces have also benefited from recent improvements, including a renovated storefront completed in 2022.

Positioned along one of San Francisco's most vibrant commercial corridors, 2637 Mission Street offers residents immediate access to the neighborhood's renowned dining, retail, nightlife, and public transportation options. With a combination of renovated residential units, newly constructed housing, improved building systems, and a highly desirable Mission District location, the property represents an attractive long-term investment opportunity in one of San Francisco's most active rental markets.

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:	2637 Mission Street, San Francisco, CA 94110
District:	Inner Mission
Property Type:	Mixed-Use
APN:	3637-027
Building Square Feet:	16,834
Units:	14
Lot Size:	7,958
Constructed:	1904
Zoning:	NCT

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Shiplap Wood
Rear of Building:	Wood Siding
Roof Composition & Age:	Modified Bitumen
Electrical Service:	Separately Metered (400 Amps)
Gas Service:	Separately Metered
Fire Protection System:	Honeywell Farenhyt Series Model IFP-75
Windows:	Mix of Vinyl, Wood Frame & Aluminum
Heat Source:	Gas Wall Heat + Forced Air Heat
Hot Water:	Camplux + Takagi Tankless Water Heaters (28 & 40-Gallon Tank)
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	DKS Door Entry System
Front Landing:	Quarry Tile
Mailboxes:	On Unit Doors
Skylights:	Yes - 2x
Garbage:	Backyard Shed
Apartment Access:	Carpeted Stairs
Landing Areas:	Carpeted
Laundry:	In Most Units
Backyard:	Yes (Turf lawn)
Storage:	Residential tenants have large storage off their kitchens & commercial tenants have storage rooms underneath their units

Building Information

Unit Mix:	Studio - 2
	2 Bed, 1 Bed - 1
	3 Bed, 2 Bath - 4
	3 Bed, 1.5 Bath - 2
	4 Bed, 1.5 Bath - 1
	4 Bed, 2 Bath - 1
	Commercial - 3
	14 - Total Units
Kitchens:	Various Types of Flooring
	Single Basin Aluminum Sinks
	Gas Stoves / Ovens
	Wood Cabinetry
	Various Types of Countertops
	Over / Under Refrigerators
	Dishwashers (In Some Units)
	Formal Dining Room off of Kitchen
Bathrooms:	Tub / Shower Combinations
	Decorative Tile / Synthetic Hardwood Flooring
	Cabinet Sinks
	Window Ventilation
	Tile Surrounds
	Inlaid Mirrored Cabinet Vanities
Bedrooms:	Synthetic & Carpeted Flooring
	Large Closets
	Various Styles of Lighting
	Blinds / Curtains
Dining / Living Room Area:	Various Types of Flooring
	Tremendous Natural Light
	Large Closets
	Various Styles of Lighting

Notes

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

Financial Analysis

2637 Mission Street

Financial Summary	
Price	\$5,450,000
Down Payment	\$2,180,000
Number of Units	14
Price/Unit	\$389,286
Gross Square Feet	16,834
Price/Square Foot	\$324
CAP Rate - Current	7.27%
CAP Rate - Proforma	13.53%
GRM - Current	9.00
GRM - Pro Forma	5.58
Year Built	1904
Lot Size	7,958

Annual Gross Income	Current	Proforma
Gross Potential Income	\$605,723	\$977,016
Vacancy (3.0%)	\$18,172	\$29,310
AGI	\$587,551	\$947,705
Expenses	\$191,545	\$210,110
NOI	\$396,006	\$737,595
Expense per Gross Income	32%	22%
Expense per Unit	\$13,682	\$15,008

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$64,456	\$4,604	34%	\$64,456	\$4,604	31%
Special Assessment Tax	<i>From Owner's 2025-26 Tax Bill</i>	\$1,350	\$96	1%	\$1,350	\$96	1%
Insurance	<i>From Owner's 2025 Financials</i>	\$29,000	\$2,071	15%	\$29,000	\$2,071	14%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$30,286	\$2,163	16%	\$48,851	\$3,489	23%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$14,000	\$1,000	7%	\$14,000	\$1,000	7%
PG&E	<i>From Owner's 2025 Financials</i>	\$1,626	\$116	1%	\$1,626	\$116	1%
Water	<i>From Owner's 2025 Financials</i>	\$29,927	\$2,138	16%	\$29,927	\$2,138	14%
Recology	<i>From Owner's 2025 Financials</i>	\$18,500	\$1,321	10%	\$18,500	\$1,321	9%
Pest Control	<i>From Owner's 2025 Financials</i>	\$2,400	\$171	1%	\$2,400	\$171	1%
Total Operating Expenses		\$191,545	\$13,682	100%	\$210,110	\$15,008	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$3,270,000	Less Debt Service	\$228,247	\$228,247
Loan Type	Fully Amortized	Cash Flow	\$167,759	\$509,349
Interest Rate	5.72%	Cash on Cash Return	7.70%	23.36%
Program	5/30 Year Fixed	Expenses as % of Gross	32%	22%
Loan to Value	60%	Expenses per Unit	\$13,682	\$15,008

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

Rent Roll

2637 Mission Street

Unit No.	Unit Type	Rents	Market Rent	Move In Date	Notes
1	Studio	\$2,650.00	\$2,650	Vacant	In-Unit W/D
2	2 Bed, 1 Bath	\$1,550.65	\$4,000	7/1/2007	
3	3 Bed, 2 Bath	\$1,364.99	\$6,950	11/5/1996	In-Unit W/D
4	3 Bed, 2 Bath	\$4,450.00	\$6,950	2/1/2026	In-Unit W/D
5	3 Bed, 2 Bath	\$3,199.75	\$6,950	11/15/2021	In-Unit W/D
6	3 Bed, 2 Bath	\$821.00	\$6,950	11/5/1996	In-Unit W/D
7	4 Bed, 2 Bath	\$9,500.00	\$9,500	Vacant	In-Unit W/D
8	4 Bed, 1.5 Bath	\$1,065.03	\$6,950	9/10/2025	In-Unit W/D
2637	Commercial	\$5,521.29	\$5,521	4/1/2007	
2639-2645	Commercial	\$7,426.30	\$7,426	12/1/2022	Combined
2645 #A	3 Bed, 1.5 Bath	\$4,592.50	\$6,950	3/1/2025	In-Unit W/D
2645 #B	3 Bed, 1.5 Bath	\$4,965.00	\$6,950	9/18/2024	Loft Included, In-Unit W/D
2645 #C	Studio	\$2,350.00	\$2,650	2/7/2026	
Monthly Income		\$49,456.51	\$80,398		
Passthrough Income		\$1,020.37	\$1,020		
Total Monthly Income		\$50,476.88	\$81,417.96		
Total Annual Income		\$605,723	\$977,016		Upside: 61%

Units

Studio - 2
 2 Bed, 1 Bath - 1
 3 Bed, 2 Bath - 4
 3 Bed, 1.5 Bath - 2
 4 Bed, 1.5 Bath - 1
 4 Bed, 2 Bath - 1
 Commercial - 3

14 - Total Units

Notes

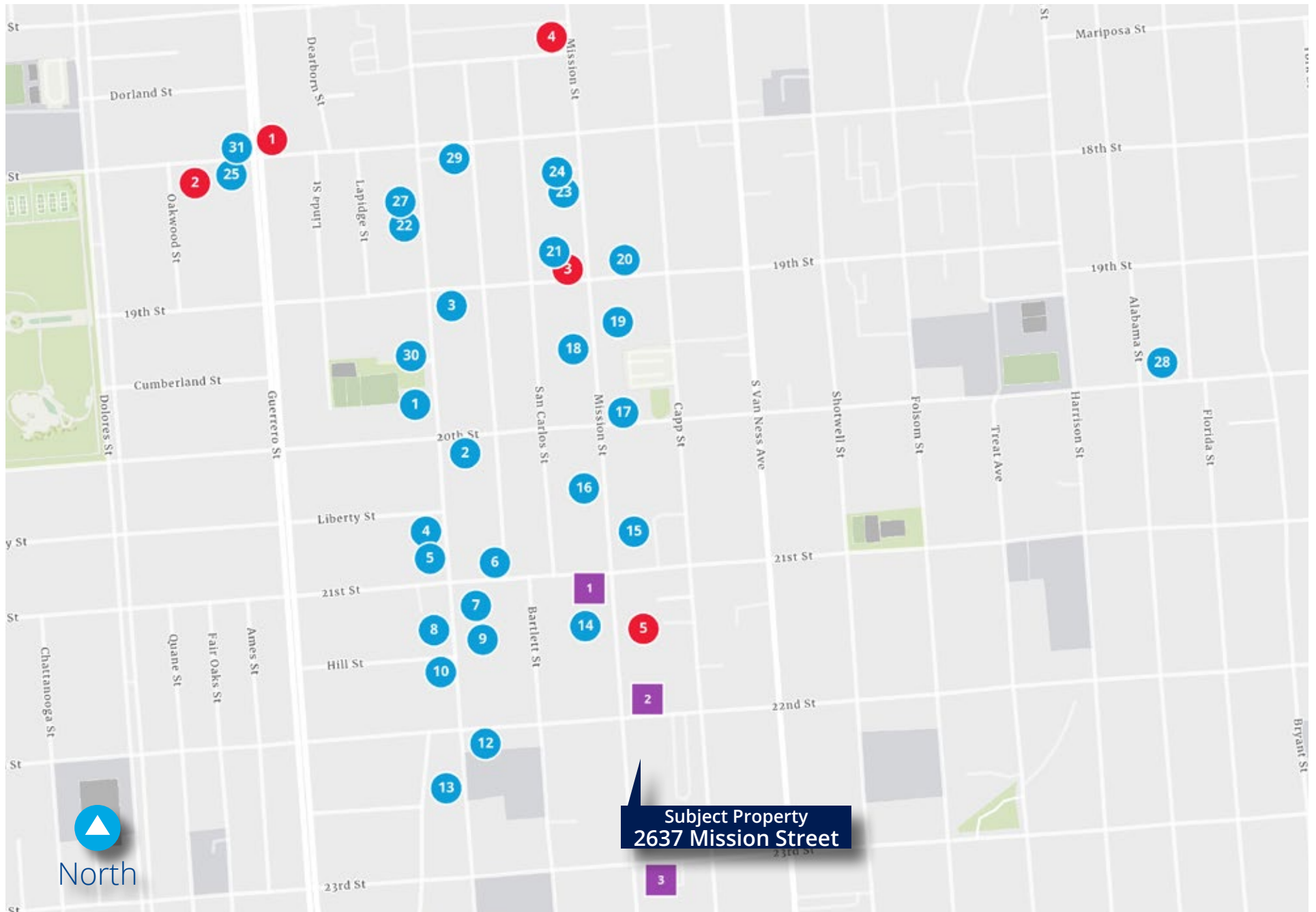
Market rents estimated using Rentometer.com

Property Photos





Amenities Map

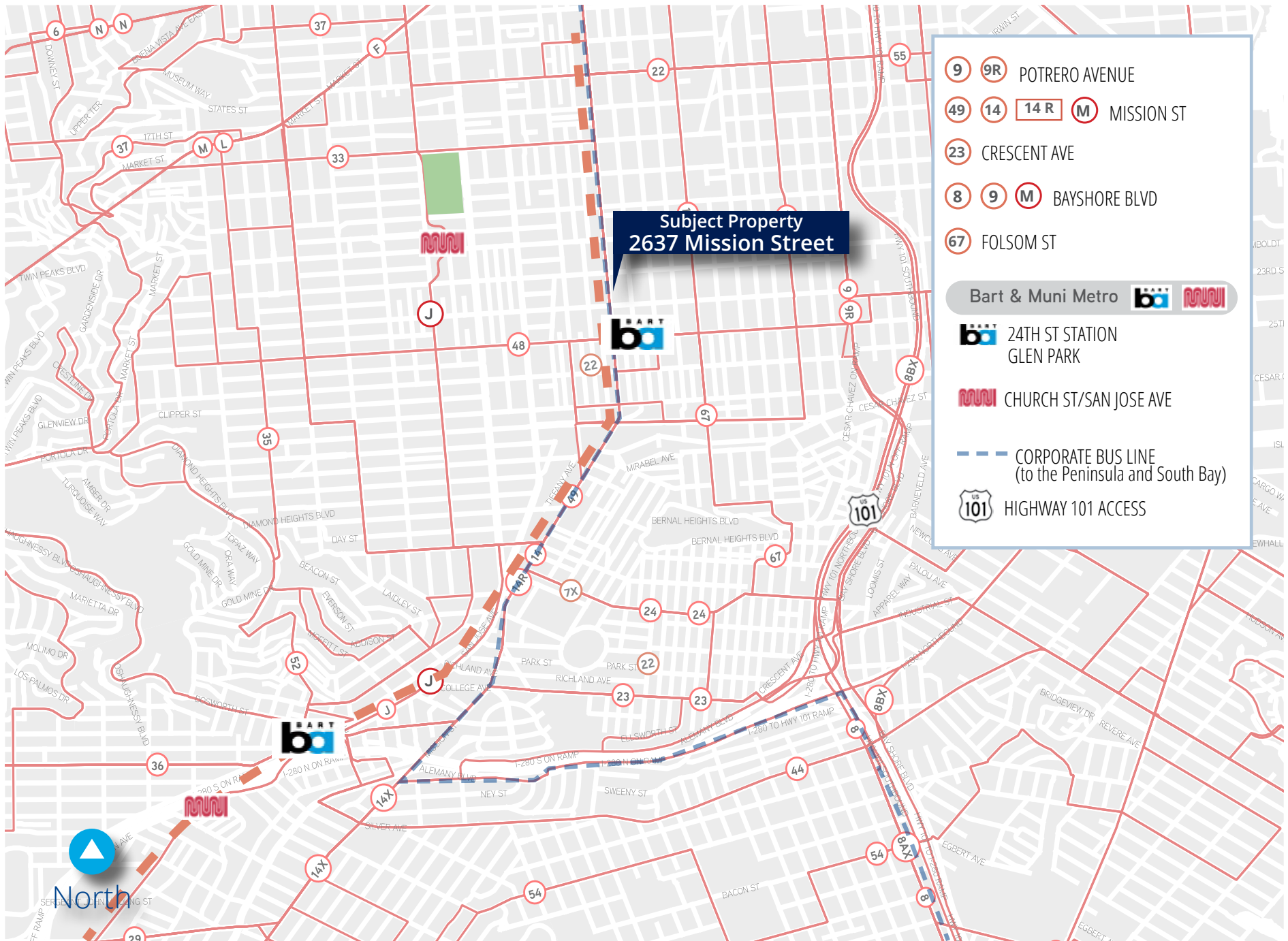


- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- + Clinics

Neighborhood Amenities

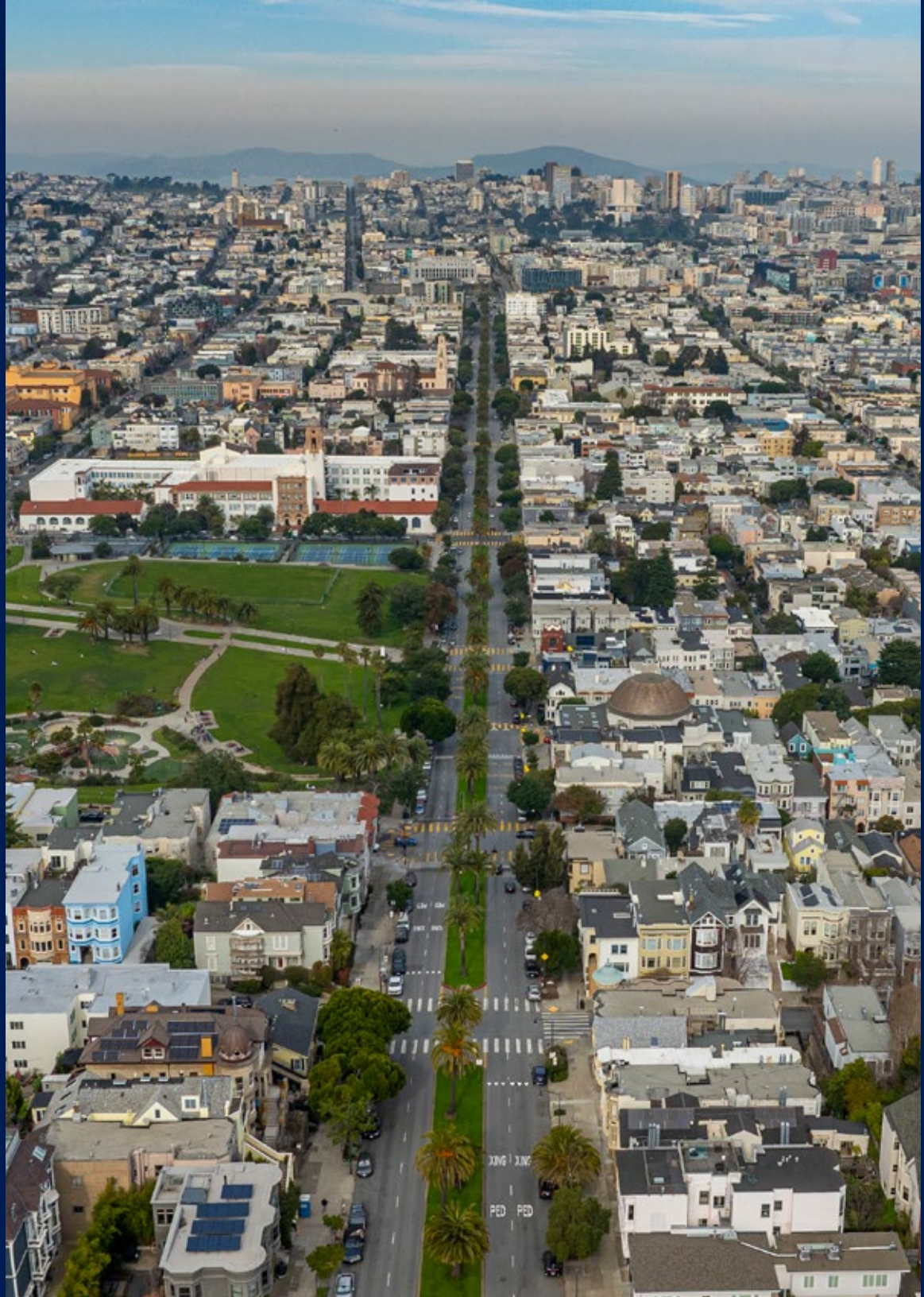
- | | | |
|---|--|--|
| <ul style="list-style-type: none"> 1 Cafe Ethiopia 2 Mixt 3 Chic n' Time 4 Lolo 5 Senor Sisig 6 Serrano's Pizza 7 Udupi Palace 8 Ritual Coffee Roasters 9 Aslam's Rasoi 10 Alnico 11 Aditi Indian Cuisine 12 Esperpento 13 Deccan House | <ul style="list-style-type: none"> 14 Foreign Cinema 15 Cafe La Taza 16 Mission Curry House 17 Pete's Bar B-Que 18 Little Heaven 19 Cha Cha Cha 20 Kimbara 21 Lazy Bear 22 Souvla 23 Mission Chinese Food 24 Prubechu 25 Tartine Bakery 26 Liholiho Yacht Club | <ul style="list-style-type: none"> 27 Dandelion Chocolate 28 Flour+Water Pizzeria 29 Regalito Rosticera 30 Beehive 31 The Handroll Project 1 Pay & Save Grocery 2 Bi-Rite Market 3 City & Discount Grocery 4 Mission Grocery & Liquor 5 Evergreen Market 1 Chase Bank 2 Wells Fargo Bank 3 Bank of America |
|---|--|--|

Public Transportation



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

The area around 2637 Mission 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.





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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 2637 Mission 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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