

508-512 Sanchez Street

Castro - Eureka Valley | San Francisco, CA

Offering Memorandum

The Colliers logo is a blue rounded rectangle with the word "Colliers" in white serif font. Below the text are three horizontal stripes: a yellow one on top, a red one in the middle, and a blue one on the bottom.

Colliers





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Offering Summary

508-512 Sanchez Street presents a rare opportunity to acquire a pride-of-ownership four-unit apartment building in San Francisco's highly desirable Castro/Eureka Valley neighborhood. Situated just moments from the vibrant Castro, Noe Valley, and Valencia Street retail corridors. The property enjoys a highly walkable location with convenient access to public transportation and major commuter routes, along with an abundance of grocery stores, renowned restaurants, neighborhood cafés, shopping, and distinctive local boutiques that contribute to the character and appeal of the surrounding neighborhood.

The property offers a desirable and diverse unit mix ranging from a studio to a three-bedroom residence, providing broad appeal to individuals, couples, roommates, and families.

Total of 4 Units Consisting Of:

- 1 Studio Unit
- 1 One-Bedroom / One-Bathroom Unit
- 1 Two-Bedroom / Two-Bathroom Unit
- 1 Three-Bedroom / One-and-One-Half-Bathroom Unit

Held under long-term family ownership, the property has benefited from decades of proactive maintenance and thoughtful capital improvements. Historically low tenant turnover, strong occupancy, and extensive system upgrades have created a stable and well-maintained asset with reduced near-term capital expenditure requirements.

- Quiet residential street
- Convenient access to Castro, Noe Valley, Mission Dolores, Duboce Triangle, Haight-Ashbury, Upper Market, and the Valencia Corridor
- Electrical upgrades, electrical submetering system, and separately metered utilities
- Fire sprinkler system serving the ADU
- Upgraded water service infrastructure and meter supporting the fire sprinkler system
- Some seismic improvements completed around 1988
- SB721 Balcony Inspection and Section 604 inspection compliants
- Updated kitchens and bathrooms
- Classic San Francisco architecture combined with modern updates
- Private outdoor space for select units

Combining a highly walkable location, diverse unit mix, extensive capital improvements, attractive outdoor space, and strong tenant appeal, 508-512 Sanchez Street offers investors an exceptional opportunity for stable income, long-term appreciation, and future rental upside in one of San Francisco's most desirable and supply-constrained rental markets.

Property Information

Property Information	
Address:	508-512 Sanchez Street, San Francisco CA, 94114
District:	The Castro - Eureka Valley
Property Type:	Apartment Building
APN:	3584-003
Building Square Feet:	3,201 square feet <i>(per tax records)</i>
Units:	4
Lot Size:	2,625 square feet <i>(per tax records)</i>
Stories:	2
Constructed:	1900
Zoning:	RH-3

Building Systems	
Structure:	Wood Frame
Façade:	Horizontal Wood Planks + T-111
Roof Composition:	Tar & Gravel
Electrical Service:	3x - Electric Meters <i>(Circuit Breakers in Units)</i>
Gas Service:	3x - Gas Meters
Fire Protection System:	Local Smoke + CO Detectors
Fire Escapes:	Wooden Stairs
Heat Source:	Electric Wall & Gas Furnace Heat
Hot Water:	4x - Storage Tanks <i>(20, 29, 38 & 40 Gallons)</i>
Plumbing:	Predominantly Copper Plumbing
Door Entry System:	Key System
Mailboxes:	Outside Entry Door - North Side
Apartment Access:	Stairs
Skylight:	Yes
Windows:	Mostly Dual Paned Windows Throughout
Garbage:	Rear Yard
Laundry:	Located in Room Off Backyard <i>(Coin-Operated)</i>
Front Landing:	Aggregate
Sprinklers:	Partially Sprinklered <i>(508A Only)</i>
Backyard:	Expansive shared backyard and patio area

Building Information	
Unit Mix:	Studio - 1
	1 Bed, 1 Bath - 1
	2 Bed, 2 Bath - 1
	3 Bed, 1.5 Bath - 1
	4 - Total Units
Kitchens:	Electric & Gas Stoves/Ovens
	Various Types of Countertops
	Single & Basin Double Stainless Steel Sinks
	Freezer Over Refrigerator
	Flood Lighting
	Wood Cabinetry
	Dishwashers <i>(In Some Units)</i>
Bathrooms:	Laminate Tile Flooring
	Standalone Showers
	Vanity Sinks
	Inlaid Mirrored Medicine Cabinet
	Fan Ventilation
Bedrooms:	Laminate & Luxury Vinyl Plank Flooring
	Blinds
	Sliding Mirrored Closets
Living Room Area:	Laminate & Luxury Vinyl Plank Flooring
	Bay Windows w/ Blinds
	Recessed Lighting <i>(In Several Units)</i>
	Tremendous Natural Light
Notes:	
	- San Francisco Soft-Story Work - Not on List
	- California SB721 Balcony Inspection - Compliant
	- Section 604 Inspection - Compliant

Financial Analysis

508-512 Sanchez Street

Financial Summary	
Price	\$1,900,000
Down Payment	\$760,000
Number of Units	4
Price/Unit	\$475,000
Gross Square Feet	3,201
Price/Square Foot	\$594
CAP Rate - Current	4.33%
CAP Rate - Proforma	7.43%
GRM - Current	13.39
GRM - Pro Forma	9.16
Year Built	1900
Lot Size	2,625

Annual Gross Income	Current	Proforma
Gross Potential Income	\$141,899	\$207,321
Vacancy (5.0%)	\$7,095	\$10,366
AGI	\$134,804	\$196,955
Expenses	\$52,441	\$55,712
NOI	\$82,364	\$141,243
Expense per Gross Income	37%	27%
Expense per Unit	\$13,110	\$13,928

Expense Categories		Current	Exp/Unit	%/Exp	Market	Exp/Unit	%/Exp
Property Taxes	1.18268% of Sales Price	\$22,471	\$5,618	43%	\$22,471	\$5,618	40%
Special Assessment Tax	From Owner's 2025-26 Tax Bill	\$1,651	\$413	3%	\$1,651	\$413	3%
Insurance	From Owner's 2025 Financials	\$4,515	\$1,129	9%	\$4,515	\$1,129	8%
Property Management	Estimated at 5% of Gross Income	\$7,095	\$1,774	14%	\$10,366	\$2,592	19%
Repairs & Maintenance	Estimated at \$1000/unit	\$4,000	\$1,000	8%	\$4,000	\$1,000	7%
PG&E	From Owner's 2025 Financials	\$792	\$198	2%	\$792	\$198	1%
Water	From Owner's 2025 Financials	\$7,843	\$1,961	15%	\$7,843	\$1,961	14%
Recology	From Owner's 2025 Financials	\$3,348	\$837	6%	\$3,348	\$837	6%
Gardening	From Owner's 2025 Financials	\$725	\$181	1%	\$725	\$181	1%
Total Operating Expenses		\$52,441	\$13,110	100%	\$55,712	\$13,928	100%

Financing		Cash Flow After Debt Service	
		Current	Proforma
Loan Amount	\$1,140,000	Less Debt Service	\$68,400
Loan Type	Interest Only	Cash Flow	\$13,964
Interest Rate	6.00%	Cash on Cash Return	1.84%
Program	5/30 Year Fixed	Expenses as % of Gross	37%
Loan to Value	60%	Expenses per Unit	\$13,110
			\$13,928

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

Rent Roll

508-512 Sanchez Street

Unit No.	Unit Type	Rent	Banked Rent	Market Rents	Move-In Date	Notes
508	1 Bed, 1 Bath	\$2,575.00	\$213.73	\$3,300	11/5/2020	
508A	Studio	\$1,650.00	\$26.40	\$2,500	12/5/2025	
510	2 Bed, 2 Bath	\$3,833.20	\$180.16	\$5,000	8/31/2022	
512	3 Bed, 1.5 Bath	\$3,090.00	\$256.47	\$5,800	2/20/2021	
Monthly Income		\$11,148.20		\$16,600		
Banked Rents		\$676.76		\$677		
Laundry		\$60.00		\$60		Estimated
Total Monthly Income		\$11,824.96		\$17,276.76		
Total Annual Income		\$141,899		\$207,321		Upside: 46%

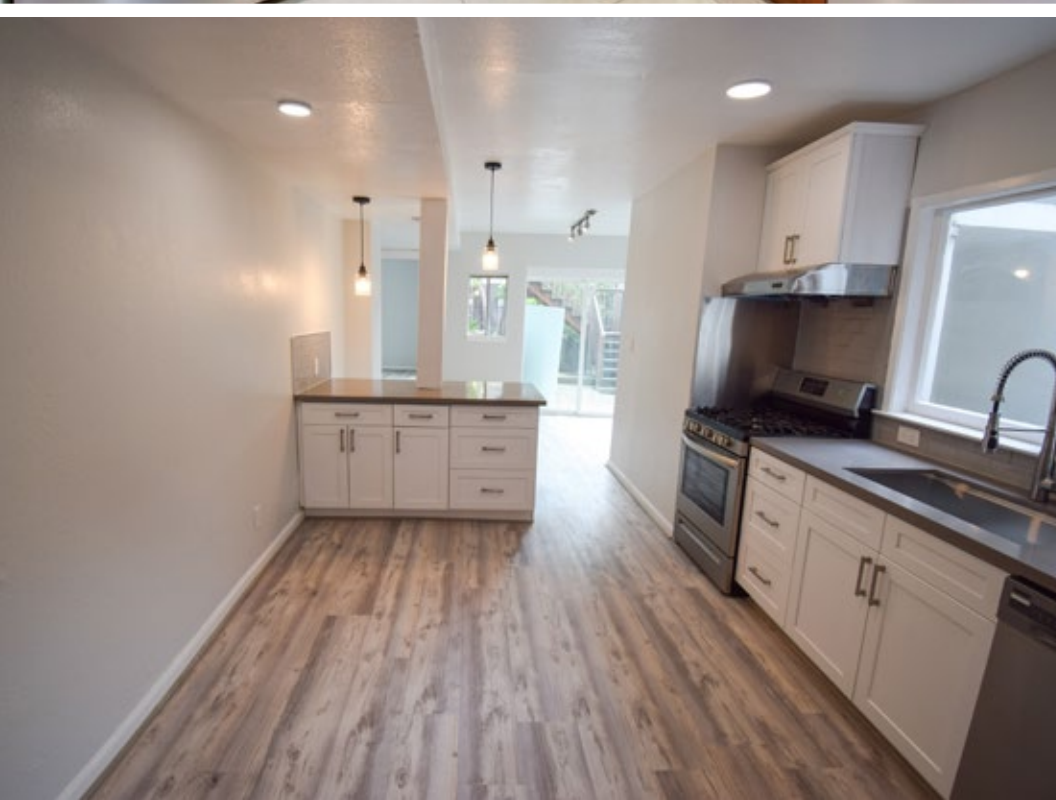
Units

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

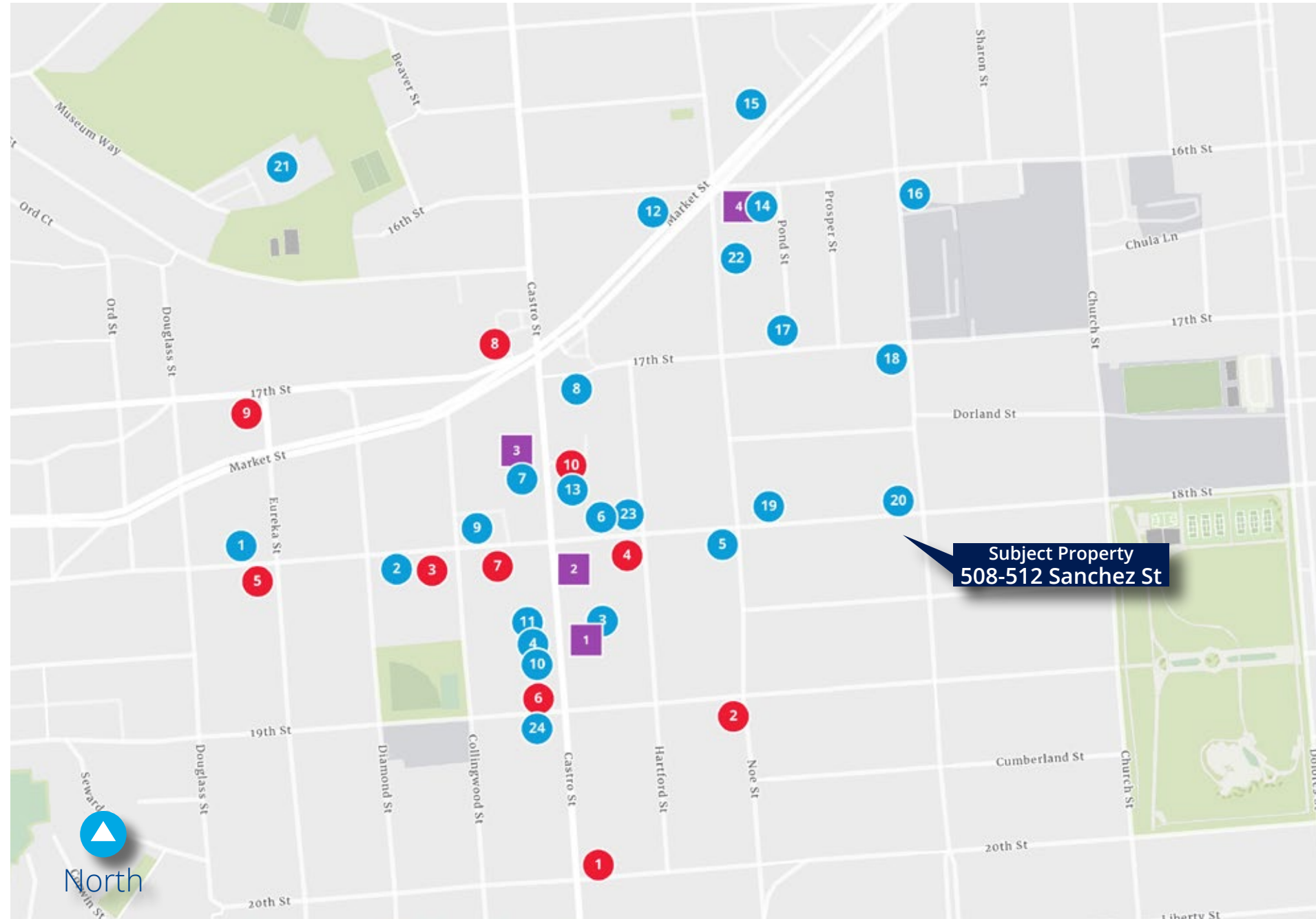
4 - Total Units

Notes

Market rents estimated using Rentometer.com
Laundry projected at \$15 per unit/month
Buyer to verify all banked rent increase calculations independently. Colliers makes no representation or warranty as to their accuracy or completeness.



Amenities Map

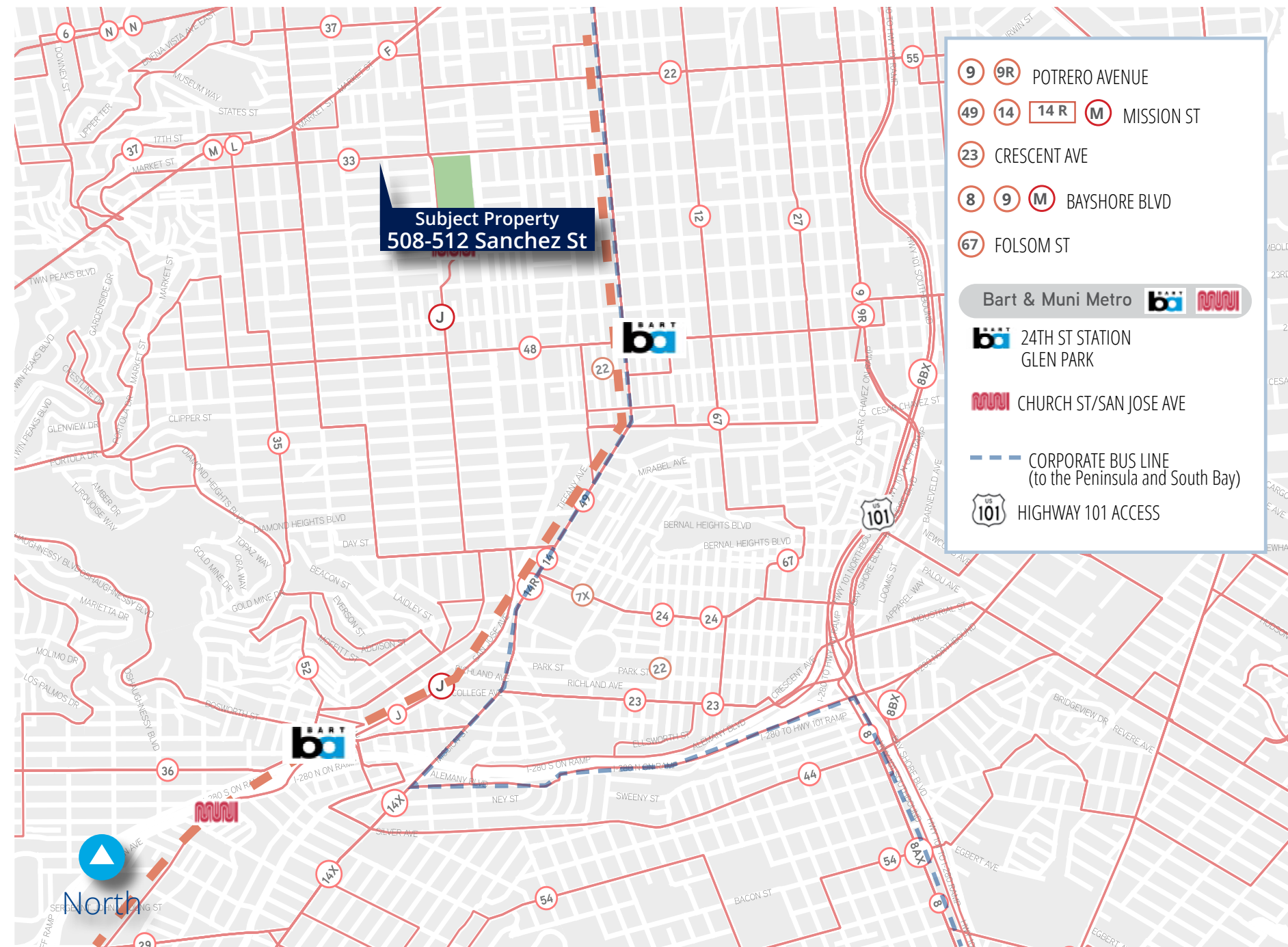


- Restaurants & Bars
- Convenience & Grocery Stores
- Banks & ATM's
- Clinics

Neighborhood Amenities

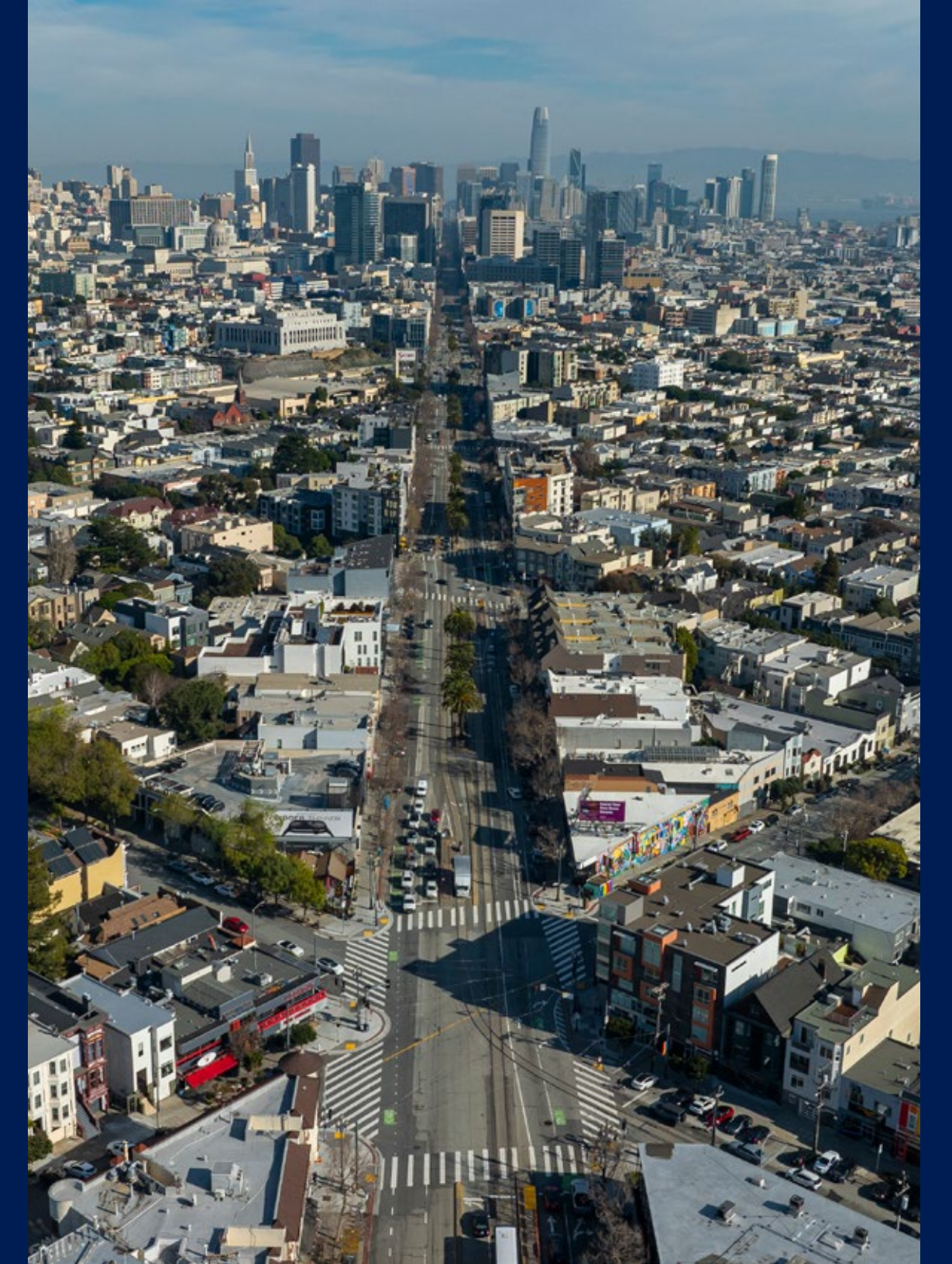
- | | | |
|--|---|--|
| <ul style="list-style-type: none"> 1 Mama Ji's 2 Takara Sushi 3 Anchor Oyster Bar 4 Fable 5 Italian Pasta Kitchen 6 Poesia 7 Cafe Mystique 8 Cafe de Casa 9 Pasta Panino 10 Heroic Italian 11 Dumpling Kitchen 12 Super Duper Burger 13 Tanglad | <ul style="list-style-type: none"> 14 Tanglad 15 Starbelly 16 Canela 17 Kitchen Story 18 Frances 19 Saucy Asian 20 Last Call Bar 21 Le Marais 22 Cafe Josephine 23 Dumpling House 24 Lark 25 Spike's Coffees & Teas 1 Reliance Market | <ul style="list-style-type: none"> 2 Noe Hill Market 3 Mollie Stone's Market 4 SF Grocery Outlet 5 The Rainbow 6 Buffalo Whole Food & Grain Co. 7 Walgreens Pharmacy 8 KS's Grog & Grocery 9 Eureka Market 10 CVS Pharmacy 1 Wells Fargo 2 Bank of America 3 Citibank 4 BMO Bank |
|--|---|--|

Public Transportation



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

The area surrounding 508–512 Sanchez Street benefits from exceptional access to San Francisco's public transportation network, providing convenient connectivity throughout the city and the greater Bay Area. Located just steps from the Castro and Church Street transit corridors, residents enjoy easy access to multiple Muni Metro lines, including the K, L, M, N, S, and T lines, as well as numerous bus routes along Market Street. The nearby Castro and Church Street Muni stations offer direct connections to Downtown San Francisco, the Financial District, and regional transit via BART at Civic Center, Powell Street, Montgomery Street, and Embarcadero stations. The property's central location also provides convenient access to major employment centers, neighborhood amenities, and commuter shuttle services operating throughout the Market Street corridor.





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