

521 Arguello Boulevard

Inner Richmond | San Francisco, CA

Investment Opportunity | Offering Memorandum



Colliers

Accelerating success.

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

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

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



Table of Contents

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

Offering Summary

521 Arguello Boulevard presents the opportunity to acquire a well-maintained six (6) unit apartment building in San Francisco's highly desirable Inner Richmond neighborhood. Built in 1971, the property consists of four (4) spacious two-bedroom, one-bath apartments, two (2) one-bedroom, one-bath apartments and six (6) on-site parking spaces across approximately 4,524 square feet. The property's highly desirable unit mix, dedicated parking, and strong in-place income position it as an attractive investment in one of San Francisco's most consistently sought-after rental neighborhoods.

The residential units feature spacious floor plans with abundant natural light and practical layouts that continue to appeal to today's renters. Four (4) units have been thoughtfully renovated with updated kitchens and contemporary finishes, while the building also offers secure entry, on-site coin-operated laundry, and individually metered gas and electric service. Ownership has consistently maintained the property, providing investors with a well-cared-for asset requiring minimal deferred maintenance.

Ideally situated along Arguello Boulevard, the property is just steps from the vibrant Clement Street commercial corridor, Golden Gate Park, and UCSF Medical Center. Residents enjoy immediate access to an exceptional collection of neighborhood restaurants, cafés, shopping, and public transportation, offering convenient connectivity throughout San Francisco. Combining a desirable unit mix, six (6) on-site parking spaces, and a premier Inner Richmond location, 521 Arguello Boulevard represents an outstanding opportunity to acquire a quality multifamily asset with stable income and long-term appreciation potential.

The Property

Property Information	
Address:	521 Arguello Boulevard, San Francisco, CA 94118
District:	Inner Richmond
Property Type:	Multifamily
APN:	1543-002A
Building Square Feet:	4,524
Units:	6
Lot Size (SqFt):	2,996
Constructed:	1971
Zoning:	RM-2

Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Wood Exterior
Rear of Building:	Wood
Roof Composition:	Modified Bitumen
Gas Service:	Separately Metered
Electric Service:	Separately Metered (400 Amps - 90 Amps/Unit)
Fire Protection System:	AES Intellinet 2.0 Fire Subscriber
Fire Escapes:	Front & Rear of Building
Windows:	Single Paned Wood Frame & Double Vinyl Paned
Heat Source:	Forced Air Heat
Hot Water:	1x - Bradford + White (100 Gallons)
Plumbing:	Mix of Copper and Galvanized
Door Entry System:	Lock & Key
Mailboxes:	At Front Entry
Front Landing:	Terrazzo
Landing Areas:	Terrazzo
Common Area Lights:	Various Modern Lighting
Garbage:	In Garbage Room
Apartment Access:	Central Staircase
Laundry:	1x - Washer & Dryer (Coin-Operated)
Skylight:	Yes

Building Information	
Unit Mix:	2 - 1 Bed, 1 Bath
	4 - 2 Bed, 1 Bath
	6 - Parking
6 - Total Units	
Kitchens:	Single Basin Sinks
	Tile Countertops
	Electric Stoves / Ovens
	Over / Under Refrigerators
	Dishwashers
	Ample Natural Light
Bathrooms:	Bathtub & Shower Combination
	Tile Flooring
	Inlaid Mirrored Cabinet Vanities
	Pedestal & Cabinet Sinks
	Fan Ventilation
Bedrooms /	Engineered Hardwood Flooring
Living Rooms:	Tremendous Natural Light
	Windows with Blinds
	Mirrored Sliding Door Closets

Notes
- Units 1, 3, 5 & 6 have been remodeled

Financial Analysis

521 Arguello Boulevard

Financial Summary	
Price	\$2,600,000
Down Payment	\$1,040,000
Number of Units	6
Price/Unit	\$433,333
Gross Square Feet	4,524
Price/Square Foot	\$575
CAP Rate - Current	5.69%
CAP Rate - Proforma	8.04%
GRM - Current	11.76
GRM - Pro Forma	9.05
Year Built	1971
Lot Size (SqFt)	2,996

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.18268% of Sales Price	\$30,750	\$5,125	46%	\$30,750	\$5,125	44%
Special Assessment Tax	From Owner's 2025-26 Tax Bill	\$1,350	\$225	2%	\$1,350	\$225	2%
Insurance	From Owner's 2025 Financials	\$3,557	\$593	5%	\$3,557	\$593	5%
Property Management	Estimated at 5% of Gross Income	\$11,054	\$1,842	17%	\$14,370	\$2,395	21%
Repairs & Maintenance	Estimated at \$1000/unit	\$6,000	\$1,000	9%	\$6,000	\$1,000	9%
PG&E	From Owner's 2025 Financials	\$2,476	\$413	4%	\$2,476	\$413	4%
Water & Sewer	From Owner's 2025 Financials	\$6,537	\$1,090	10%	\$6,537	\$1,090	9%
Recology	From Owner's 2025 Financials	\$4,495	\$749	7%	\$4,495	\$749	6%
Fire & Life Safety	From Owner's 2025 Financials	\$200	\$33	0%	\$200	\$33	0%
Total Operating Expenses		\$66,418	\$11,070	100%	\$69,735	\$11,622	100%

Financing		Cash Flow After Debt Service		Current	Proforma
Loan Amount	\$1,560,000	Less Debt Service		\$95,940	\$95,940
Loan Type	Interest Only	Cash Flow		\$52,082	\$113,103
Interest Rate	6.15%	Cash on Cash Return		5.01%	10.88%
Program	5/30 Year Fixed	Expenses as % of Gross		30%	24%
Loan to Value	60%	Expenses per Unit		\$11,070	\$11,622

Loan Quote: Estimated at 60% LTV at 6.15% 5/30 Interest Only
(Loan information is time-sensitive & subject to change)

Annual Gross Income		Current	Proforma
Gross Potential Income		\$221,072	\$287,400
Vacancy (3.0%)		\$6,632	\$8,622
AGI		\$214,440	\$278,778
Expenses		\$66,418	\$69,735
NOI		\$148,022	\$209,043
Expense per Gross Income		30%	24%
Expense per Unit		\$11,070	\$11,622

Rent Roll

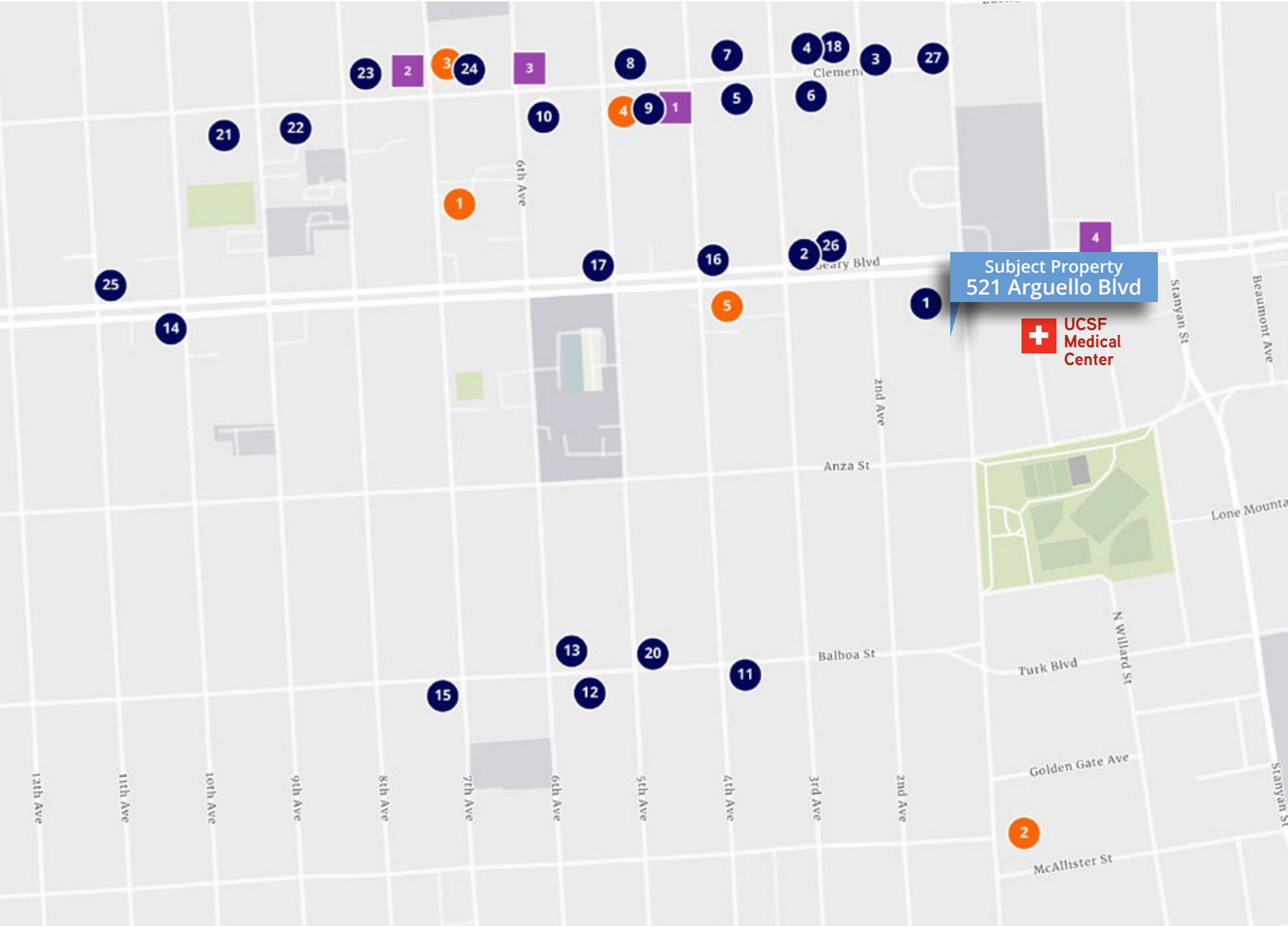
521 Arguello Boulevard

Unit No.	Unit Type	Rents	Market Rent	Move-In Date
1	2 Bed, 1 Bath	\$3,152.70	\$4,000	4/1/2023
2	1 Bed, 1 Bath	\$3,000.00	\$3,000	7/1/2026
3	2 Bed, 1 Bath	\$3,094.64	\$4,000	5/1/2023
4	2 Bed, 1 Bath	\$3,149.60	\$4,000	2/17/2024
5	1 Bed, 1 Bath	\$2,737.80	\$3,000	12/1/2024
6	2 Bed, 1 Bath	\$3,137.96	\$4,000	3/1/2023
Monthly Income		\$18,272.70	\$22,000	
Parking (6)		\$0.00	\$1,800	
Laundry		\$150.00	\$150	
Monthly Income		\$18,422.70	\$23,950.00	
Total Annual Income		\$221,072	\$287,400	Upside: 30%

Units	Notes
1 Bed, 1 Bath - 2	Market rents estimated using Rentometer.com
2 Bed, 1 Bath - 4	Parking projected at \$300 per space/month
Parking - 6	Laundry income from owner's financials
6 - Total Units	



Amenities Map



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

Nearby Amenities

1	Star India	13	Foghorn Taproom	25	Would You Believe
2	Bella Trattoria	14	Phi Long	26	Little Sweet
3	Eats	15	The Richmond	27	Breck's
4	Chapeau	16	Fizzee's	1	Smart & Final
5	Lily	17	The Abbey Tavern	2	Arguello Market
6	Le Soleil	18	The Plough and the Stars	3	7th and Clement Market
7	Pasta Supply Co.	19	The Bitter End	4	T&L Market
8	Dumpling King	20	O'Keeffe's Bar	5	Abraham Farmers Market
9	Taqueria Los Mayas	21	Lost Marbles Brewery	1	Chase Bank
10	Lucky Food	22	Steins	2	Bank of America
11	Uncle Boy's	23	Richmond Republic Draught House	3	East West Bank
12	Cantina Los Mayas	24	540 Bar	4	US Bank

Public Transportation



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

The area around 521 Arguello Boulevard offers excellent transportation options, providing convenient access throughout San Francisco and the greater Bay Area. Atlantic Cities' "Access Across America, Transit 2021" ranked San Francisco second only to New York for public transit efficiency, based on the number of jobs accessible within a 10- to 30-minute morning commute. The property is just steps from multiple Muni bus lines along Geary Boulevard, California Street, Clement Street, and Fulton Street, offering seamless connections to Downtown, the Financial District, UCSF, and other major employment centers. With immediate access to Park Presidio Boulevard, US-101, Golden Gate Park, and the Presidio, residents enjoy exceptional regional connectivity while living in one of San Francisco's most desirable residential neighborhoods.





521 Arguello Blvd

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 521 Arguello Boulevard, San Francisco, CA 94118. 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 521 Arguello Boulevard 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 521 Arguello Boulevard 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 521 Arguello Boulevard 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.

Dustin Dolby

Vice Chair

+1 415 288 7869

dustin.dolby@colliers.com

*Lic #01963487***Brad Lagomarsino**

Senior Vice Chair

+1 415 288 7847

brad.lago@colliers.com

*Lic #01058500***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.

521 Arguello Boulevard

Inner Richmond | San Francisco, CA

Investment Opportunity | Offering Memorandum