

5800 Geary Boulevard

Central Richmond | San Francisco, CA

Investment Opportunity | Offering Memorandum



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Accelerating success.

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Offering Summary

5800–5816 Geary Boulevard presents the opportunity to acquire a well-maintained, ten-unit mixed-use property in San Francisco’s desirable Central Richmond neighborhood. The approximately 15,235-square-foot building consists of six residential apartments - two one-bedroom and four two-bedroom units - along with four ground-floor commercial spaces. The property offers a diversified income stream, strong in-place occupancy and meaningful rental upside.

The residential units feature spacious, light-filled floor plans, with four apartments thoughtfully remodeled to include updated kitchens, bathrooms and contemporary finishes. Additional amenities include on-site parking, coin-operated laundry, separately metered gas and electricity, and a series of recent capital improvements, including SB 721 repairs, an upgraded intercom system, roof and exterior work, and select electrical and plumbing upgrades.

Prominently positioned along the Geary Boulevard commercial corridor, the property provides residents and commercial tenants with convenient access to neighborhood restaurants, cafés, shopping and daily services throughout the Richmond District. Golden Gate Park, the Presidio and numerous Muni lines are also nearby, offering excellent connectivity across San Francisco. Combining a balanced residential and commercial unit mix, ongoing property improvements and a highly desirable location, 5800–5816 Geary Boulevard represents an attractive investment opportunity with stable income and long-term growth potential.

Capital Improvements

- Electrical Upgrade (*Unit 1*)
 - SB721 Repairs Complete (*2025*)
 - New Intercom System (*2025*)
 - Complete Renovation including New Bath & Electrical (*Unit 2 of 5816 - 2024*)
- Fence and Roof Work (*2023*)
 - Complete Renovation including New Bath & Electrical (*Unit 1 of 385 22nd Ave - 2022*)
 - Paint Interior & Replace Window Treatments (Unit 1 - 2021)
- Paint Exterior & Replace Window Trims on Front of Building (*2021*)
 - Seismic Retrofit on Parcel (*1454-018, 2019*)
 - Replace Pipes to Boiler (*2018*)
 - New Roof (*2017*)

The Property

Property Information	
Address:	5800-5816 Geary Boulevard, San Francisco, CA 94121
District:	Central Richmond
Property Type:	Mixed-Use
APN:	1454-018 & 1454-019
Building Square Feet:	15,235 (<i>per Owner's Record</i>)
Units:	10
Lot Size (<i>SqFt</i>):	3,000
Constructed:	1922
Zoning:	NC-3

Building Systems	
Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco
Rear of Building:	Wood
Roof Composition:	Modified Bitumen
Gas Service:	Separately Metered
Electric Service:	Separately Metered (<i>400 Amps - Circuit Breakers</i>)
Fire Protection System:	Local Smoke & CO Detectors
Fire Escapes:	South & East Sides of Building
Windows:	Double Paned Windows
Plumbing:	Mix of Copper and Galvanized
Door Entry System:	Door Bird Intercom System, Lock & Key
Mailboxes:	Inside Entry Gate
Front Landing:	Marble Tile
Landing Areas:	Carpeted
Common Area Lights:	Various Modern Lighting
Garbage:	Tradesman Alley
Apartment Access:	Central Staircase
Laundry:	1x - Washer & Dryer (<i>Coin-Operated</i>)
Storage:	Small Owner's Closet
SF Soft Story Work:	Building Not on List

Building Information	
Unit Mix:	2 - 1 Bed, 1 Bath 4 - 2 Bed, 1 Bath 4 - Commercial 6 - Parking 10 - Total Units
Kitchens:	Single Basin Sinks Linoleum or Ceramic Tile Flooring Gas Stoves / Ovens Over / Under Refrigerators Shaker / Wood Cabinetry Quartz Countertops Stainless Steel Appliances Garbage Disposal
Bathrooms:	Bathtub & Shower Combination Tile / Linoleum Flooring Inlaid Mirrored Cabinet Vanities Pedestal & Vanity Sinks Split Baths
Bedrooms / Living Rooms:	Engineered Hardwood Flooring Tremendous Natural Light Windows with Blinds Mirrored Sliding Door Closets

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

Financial Analysis

5800 Geary Boulevard

Financial Summary	
Price	\$5,075,000
Down Payment	\$2,436,000
Number of Units	10
Price/Unit	\$507,500
Gross Square Feet <i>(Per Owner's Records)</i>	15,235
Price/Square Foot	\$333
CAP Rate - Current	5.00%
CAP Rate - Proforma	10.15%
GRM - Current	12.86
GRM - Pro Forma	7.48
Year Built	1922
Lot Size <i>(SqFt)</i>	3,000

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$60,021	\$6,002	46%	\$60,021	\$6,002	42%
Special Assessment Tax	<i>From Owner's 2025-26 Tax Bill</i>	\$2,157	\$216	2%	\$2,157	\$216	2%
Insurance	<i>From Owner's 2025 Financials</i>	\$15,596	\$1,560	12%	\$15,596	\$1,560	11%
Property Management	<i>Estimated at 5% of Gross Income</i>	\$19,731	\$1,973	15%	\$33,930	\$3,393	24%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$10,000	\$1,000	8%	\$10,000	\$1,000	7%
PG&E	<i>From Owner's 2025 Financials</i>	\$8,645	\$865	7%	\$8,645	\$865	6%
Water	<i>From Owner's 2025 Financials</i>	\$7,217	\$722	6%	\$7,217	\$722	5%
Recology	<i>From Owner's 2025 Financials</i>	\$2,792	\$279	2%	\$2,792	\$279	2%
Janitorial	<i>From Owner's 2025 Financials</i>	\$2,400	\$240	2%	\$2,400	\$240	2%
Pest Control	<i>From Owner's 2025 Financials</i>	\$532	\$53	0%	\$532	\$53	0%
Total Operating Expenses		\$129,091	\$12,909	100%	\$143,291	\$14,329	100%

Financing		Cash Flow After Debt Service		Current	Proforma
Loan Amount	\$2,639,000	Less Debt Service		\$167,577	\$167,577
Loan Type	Interest Only	Cash Flow		\$86,108	\$347,375
Interest Rate	6.35%	Cash on Cash Return		3.53%	14.26%
Program	5/30 Year Fixed	Expenses as % of Gross		33%	21%
Loan to Value	52%	Expenses per Unit		\$12,909	\$14,329

SLATT Capital Loan Quote: Estimated at 52% LTV at 6.35% 5/30 Interest Only
(Loan information is time-sensitive & subject to change)

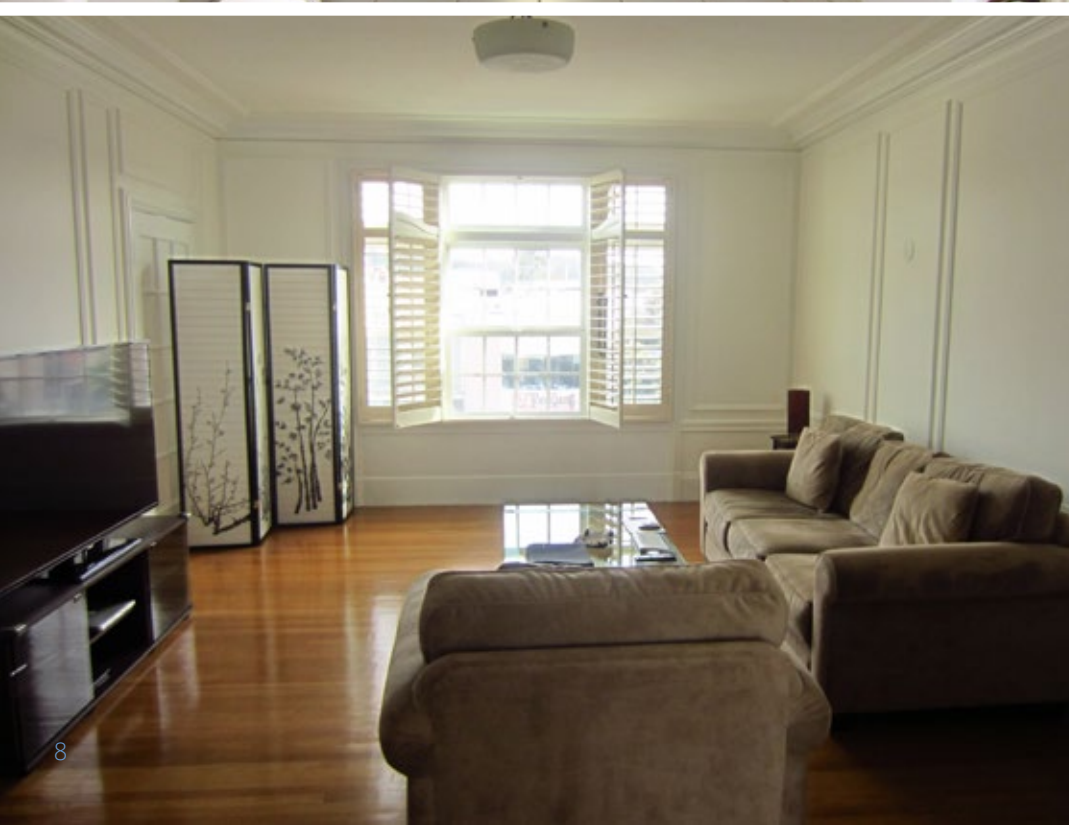
Annual Gross Income		Current	Proforma
Gross Potential Income		\$394,614	\$678,600
Vacancy <i>(3.0%)</i>		\$11,838	\$20,358
AGI		\$382,776	\$658,242
Expenses		\$129,091	\$143,291
NOI		\$253,684	\$514,951
Expense per Gross Income		33%	21%
Expense per Unit		\$12,909	\$14,329

Rent Roll

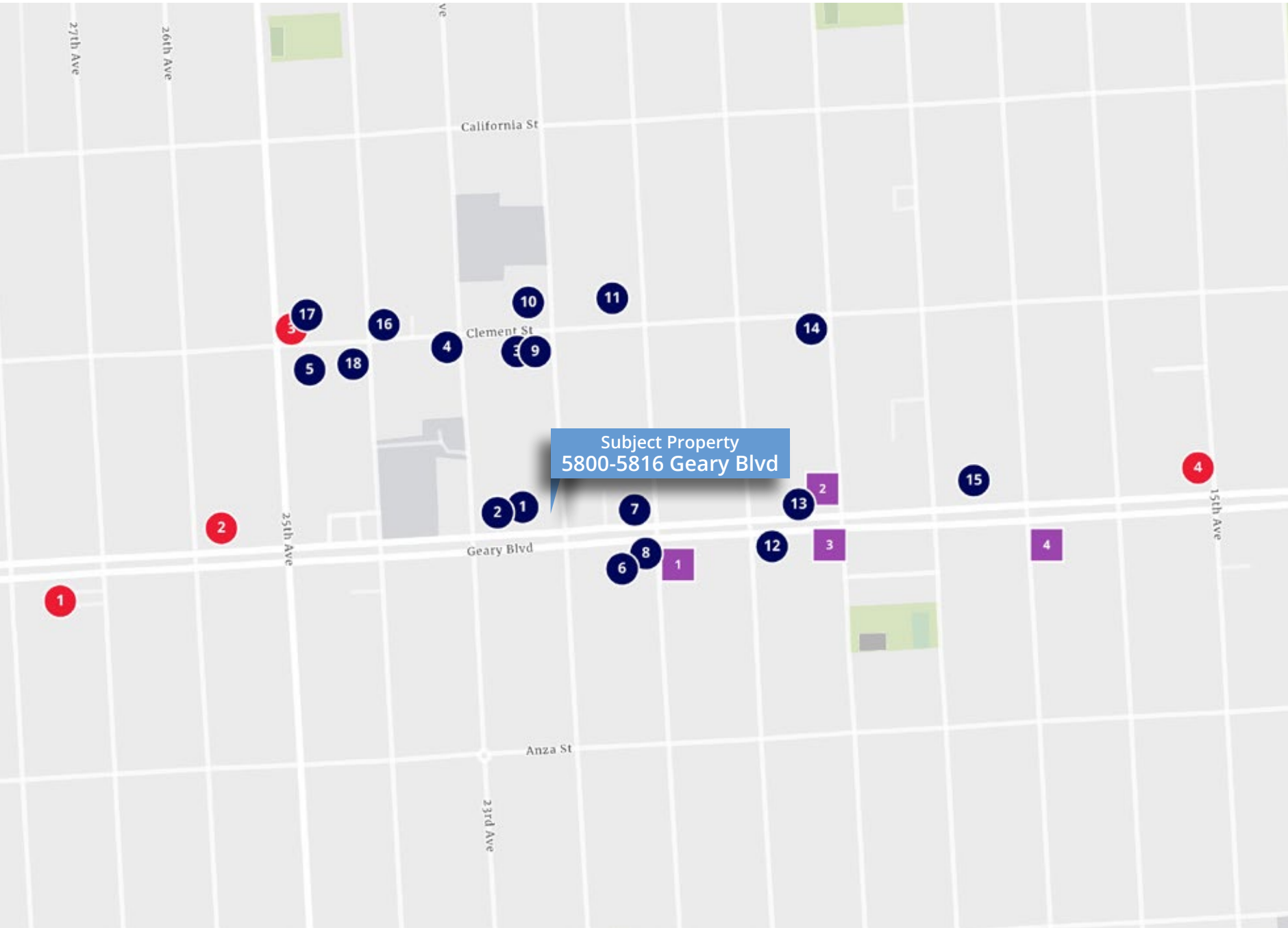
5800 Geary Boulevard

Unit No.	Unit Type	Rents	Market Rent	Move-In Date	Lease Expiration	Notes
385 22nd Ave - 1	1 Bed, 1 Bath + Office	\$2,831.00	\$3,100	10/1/2022	MTM	Bonus Room/Office
385 22nd Ave - 2	1 Bed, 1 Bath	\$1,446.00	\$3,450	1/16/2006	MTM	
5800 Geary Blvd*	Commercial	\$5,000.00	\$15,000	3/1/2005	3/31/2030	Aziza Restaurant
5812 Geary Blvd**	Commercial	\$3,373.00	\$5,000	10/1/2013	9/30/2026	Safe Harbor CPA
5816 Geary Blvd - 1	2 Bed, 1 Bath	\$4,975.00	\$5,000	4/15/2026	MTM	
5816 Geary Blvd - 2	2 Bed, 1 Bath	\$3,800.00	\$5,000	5/1/2024	MTM	
5816 Geary Blvd - 3	2 Bed, 1 Bath	\$1,839.00	\$5,000	8/27/1995	MTM	
5816 Geary Blvd - 4	2 Bed, 1 Bath	\$2,916.00	\$5,000	11/16/2011	MTM	
5820 Geary Blvd***	Commercial	\$3,204.50	\$5,000	11/1/2012	6/30/2028	Brooke Raymond Sublessee
5822 Geary Blvd****	Commercial	\$3,500.00	\$5,000	11/1/2012	12/31/2026	City Spine Center
Total Monthly Income		\$32,884.50	\$56,550			
Annual Income		\$394,614	\$678,600	Upside: 72%		

Units	Notes
1 Bed, 1 Bath - 1	Market rents estimated using Rentometer.com
1 Bed, 1 Bath + Office	*5800 Geary Blvd - 5 year extension option commencing 3/31/30 (\$5,500/month)
2 Bed, 1 Bath - 4	*5800 Geary Blvd - Tenant responsible for utilities
Commercial - 4	**5812 Geary Blvd - Tenant has 2 optional, 1 year extensions at current terms
10 - Total Units	***5820 Geary Blvd rent Includes \$500 "NNN" charges
	****5822 Geary Blvd has an optional 2-year extension at market rent



Amenities Map



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

 Clinics & Health Centers

Nearby Amenities

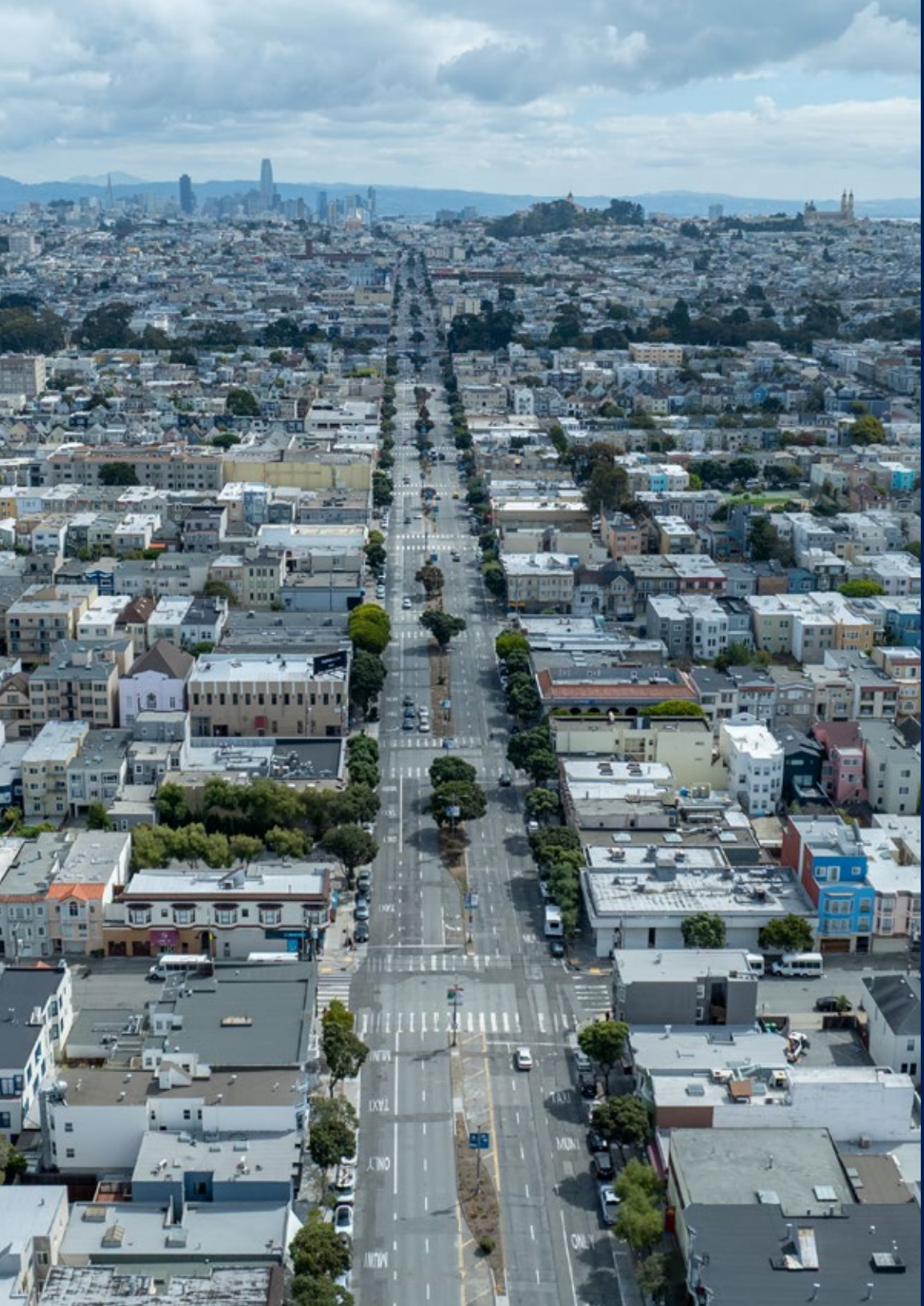
1	Rice & Shine	9	Big Fish House	17	Royal Ground Coffee
2	Que Chulada	10	Mulan Malatang	18	Violet's
3	CQ Noodles	11	Home Coffee Roasters	1	Grocery Outlet
4	Thanh Thanh Cafe	12	Hummus Bodega	2	Hollywood Food Center
5	Fiorella Clement	13	Jijime	3	25th & Clement Produce Market
6	Kitaro	14	Lokoma	4	7-Eleven
7	Dragon Beaux	15	Taste of Old Street	1	Chase Bank
8	Taj Indian Cuisine	16	Gordo Taqueria	2	Bank of America
				3	East West Bank
				4	California Bank & Trust

Public Transportation



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

The area around 5800-5816 Geary 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 located directly along the Geary Boulevard transit corridor, with multiple Muni lines providing convenient connections to Downtown, the Financial District, and other major employment centers. Nearby California Street and Clement Street offer additional transit options, while easy access to Park Presidio Boulevard and US-101 provides strong regional connectivity. Residents also enjoy close proximity to Golden Gate Park, the Presidio, and the shops, restaurants, and neighborhood amenities of the Richmond District.





5800-5816 Geary Blvd

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By acknowledging your receipt of this Offering Memorandum from 5800-5816 Geary 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.

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If you wish not to pursue negotiations leading to the acquisition of 5800-5816 Geary 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.

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