

1926 Anza Street

Inner Richmond | San Francisco, CA

Investment Opportunity | Offering Memorandum

Colliers

Accelerating success.

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Offering **Summary**

1926 Anza Street presents the opportunity to acquire a five (5) unit apartment building in San Francisco's desirable Inner Richmond neighborhood. Built in 1924, the property consists of one (1) studio, two (2) one-bedroom, one-bath apartments, and two (2) two-bedroom, one-bath apartments across approximately 4,139 square feet on a 2,500-square-foot lot. The property also includes one (1) on-site parking space and offers a versatile unit mix in a well-established residential neighborhood.

The apartments feature practical layouts with hardwood and carpeted flooring, abundant natural light, and kitchens equipped with gas ranges, dishwashers, and ample cabinetry. Building amenities include a shared backyard, a skylight, and basement sprinklers. The property is separately metered for gas and electricity, and the San Francisco soft-story work has been completed.

Located in the Inner Richmond, 1926 Anza Street is near neighborhood restaurants, cafés, grocery stores, and shops, with convenient access to Golden Gate Park and the Presidio. Multiple Muni bus lines along Geary Boulevard, California Street, Clement Street, and Fulton Street connect residents to Downtown, the Financial District, UCSF, and other San Francisco destinations. The property's residential setting, practical unit mix, and convenient access to neighborhood amenities and transit make it an appealing multifamily investment opportunity.

The **Property**

Property Information	
Address:	1926 Anza Street, San Francisco, CA 94118
District:	Inner Richmond
Property Type:	Multifamily
APN:	1534-020
Building Square Feet:	4,139 *(per Appraisal)*
Units:	5
Lot Size *(SqFt)*:	2,500
Constructed:	1924
Zoning:	RH-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 *(100 Amps)*
Fire Protection System:	Edwards 1526 Fire Alarm System
Windows:	Single Paned Wood, Vinyl & Aluminum Framed
Heat Source:	Payne Forced Air Heat / Electric Wall Heat
Hot Water:	3x - Bradford + White *(40 Gallon Tanks)*
Plumbing:	Mix of Copper and Galvanized
Door Entry System:	Lock & Key
Mailboxes:	Inside the Lobby
Front Landing:	Hexagon Tile
Landing Areas:	Carpeted
Common Area Lights:	Sconces & Overhead Lighting
Garbage:	In the Tradesman
Apartment Access:	Central Staircase
Sprinklers:	Yes - In Basement
Backyard:	Yes
Skylight:	Yes

Building Information	
Unit Mix:	1 - Studio
	2 - 1 Bed, 1 Bath
	2 - 2 Bed, 1 Bath
	1 - Parking
	5 - Total Units
Kitchens:	Aluminum Basin Sinks
	Tile Countertops
	Gas Stoves / Ovens with Exhaust Fan
	Over / Under Refrigerators
	Dishwashers
	Ample Natural Light
Bathrooms:	Bathtub & Shower Combination
	Various Types of Tile Flooring
	Inlaid Mirrored Cabinet Vanities
	Cabinet Sinks
	Window Ventilation
Bedrooms / Living Rooms:	Hardwood & Carpeted Flooring
	Tremendous Natural Light
	Windows with Blinds
	Overhead Lighting

Notes
- San Francisco Soft-Story Work - **Work Completed**
- Building **will be compliant** by December 2026 with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)

Financial **Analysis**

1926 Anza Street

Financial Summary	
Price	$1,750,000
Down Payment	$700,000
Number of Units	5
Price/Unit	$350,000
Gross Square Feet *(per Appraisal)*	4,139
Price/Square Foot	$423
CAP Rate - Current	5.27%
CAP Rate - Proforma	9.97%
GRM - Current	12.22
GRM - Pro Forma	7.52
Year Built	1924
Lot Size *(SqFt)*	2,500

Annual Gross Income	Current	Proforma
Gross Potential Income	$143,246	$232,740
Vacancy *(3.0%)*	$4,297	$6,982
AGI	$138,949	$225,758
Expenses	$46,787	$51,262
NOI	$92,161	$174,496
Expense per Gross Income	33%	22%
Expense per Unit	$9,357	$10,252

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	*1.18268% of Sales Price*	$20,697	$4,139	44%	$20,697	$4,139	40%
Special Assessment Tax	*From Owner's 2025-26 Tax Bill*	$1,204	$241	3%	$1,204	$241	2%
Insurance	*From Owner's 2025 Financials*	$3,684	$737	8%	$3,684	$737	7%
Property Management	*Estimated at 5% of Gross Income*	$7,162	$1,432	15%	$11,637	$2,327	23%
Repairs & Maintenance	*Estimated at $750/unit*	$3,750	$750	8%	$3,750	$750	7%
PG&E	*From Owner's 2025 Financials*	$127	$25	0%	$127	$25	0%
Water & Sewer	*From Owner's 2025 Financials*	$6,277	$1,255	13%	$6,277	$1,255	12%
Recology	*From Owner's 2025 Financials*	$2,724	$545	6%	$2,724	$545	5%
Pest Control	*From Owner's 2025 Financials*	$123	$25	0%	$123	$25	0%
Fire & Life Safety	*From Owner's 2025 Financials*	$1,040	$208	2%	$1,040	$208	2%
Total Operating Expenses		$46,787	$9,357	100%	$51,262	$10,252	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	$1,050,000	Less Debt Service	$68,250	$68,250
Loan Type	Interest Only	Cash Flow	$23,911	$106,246
Interest Rate	6.50%	Cash on Cash Return	3.42%	15.18%
Program	5/30 Year Fixed	Expenses as % of Gross	33%	22%
Loan to Value	60%	Expenses per Unit	$9,357	$10,252

Estimated Loan Quote: Estimated at 60% LTV at 6.50% 5/30 Interest Only
(Loan information is time-sensitive & subject to change)

Rent **Roll**

1926 Anza Street

Unit No.	Unit Type	Rent	Passthroughs	Market Rents	Move in Date	Eligible for Increase
1	1 Bed, 1 Bath	$1,940.10	$10.67	$3,200	7/1/2002	7/1/2027
2	2 Bed, 1 Bath	$2,296.75	$5.75	$4,600	3/6/2016	7/1/2027
3	1 Bed, 1 Bath	$2,069.96	$5.75	$3,200	9/1/2013	7/1/2027
4	2 Bed, 1 Bath	$3,295.00		$4,600	4/1/2025	4/1/2027
5	Studio	$1,407.51	$10.67	$2,900	11/1/2005	7/1/2027
Monthly Income		**$11,042.16**		**$18,500**		
Vacant Storage (1)		**$500.00**		**$500**		
Parking (1)		$395.00		$395		
Monthly Income		**$11,937.16**		**$19,395.00**		
Total Annual Income		**$143,246**		**$232,740**		**Upside: 62%**

Units
Studio - 1
1 Bed, 1 Bath - 2
2 Bed, 1 Bath - 2
Parking - 1
5 - Total Units

Notes
Market rents estimated using Rentometer.com


Property Photos






Property Photos

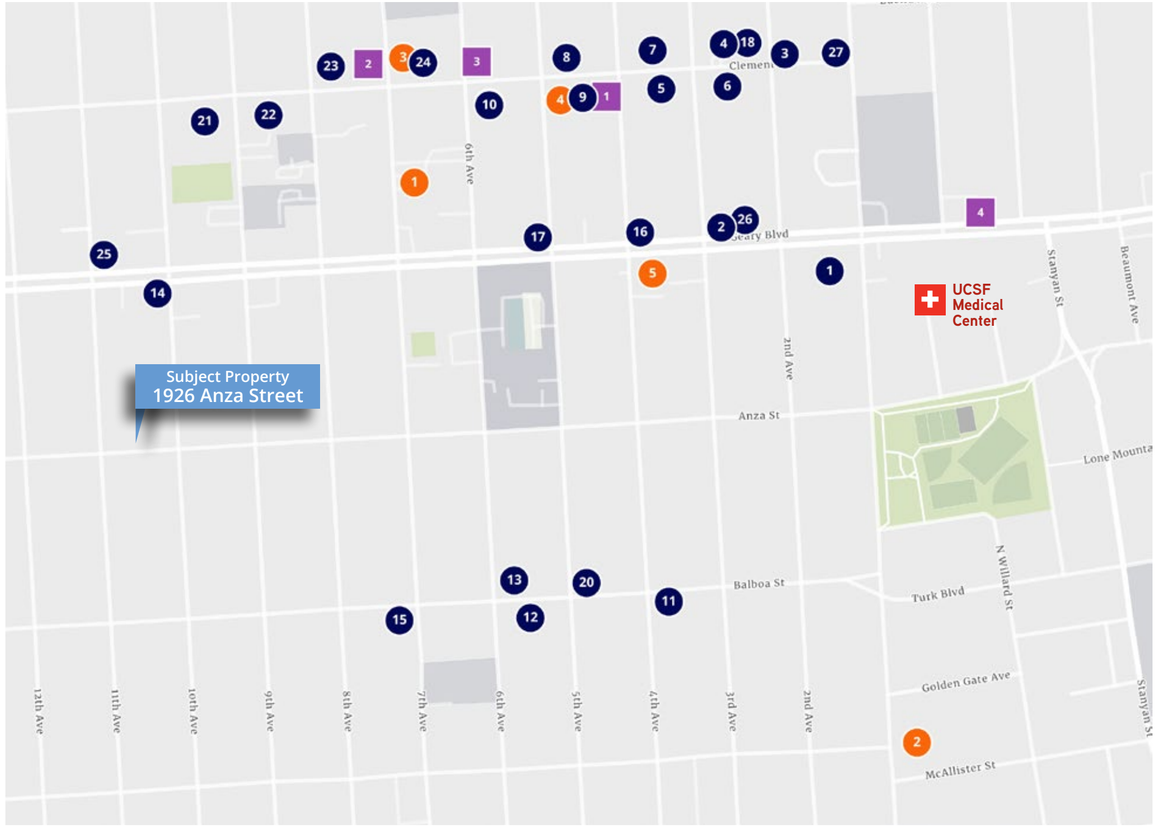








Amenities Map

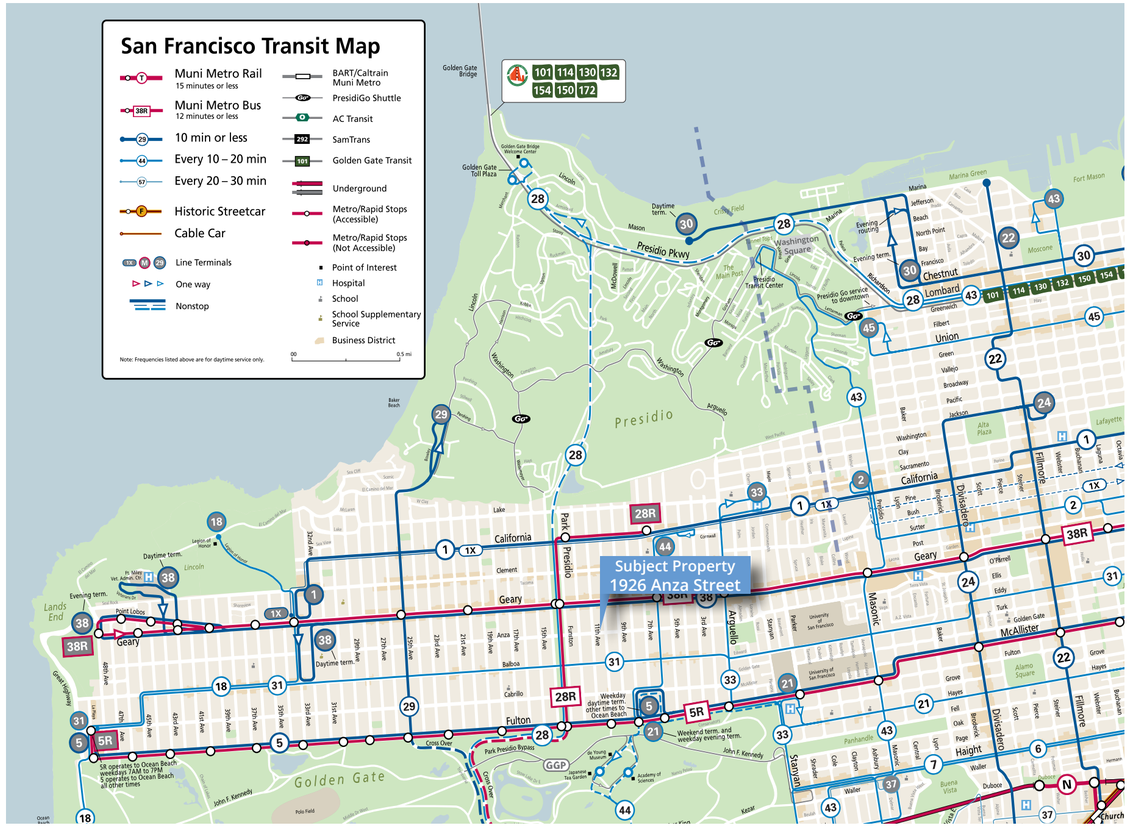


Restaurants & Bars | Convenience & Grocery Stores | Banks & ATM's | Clinics & Health Centers

Neighborhood Amenities

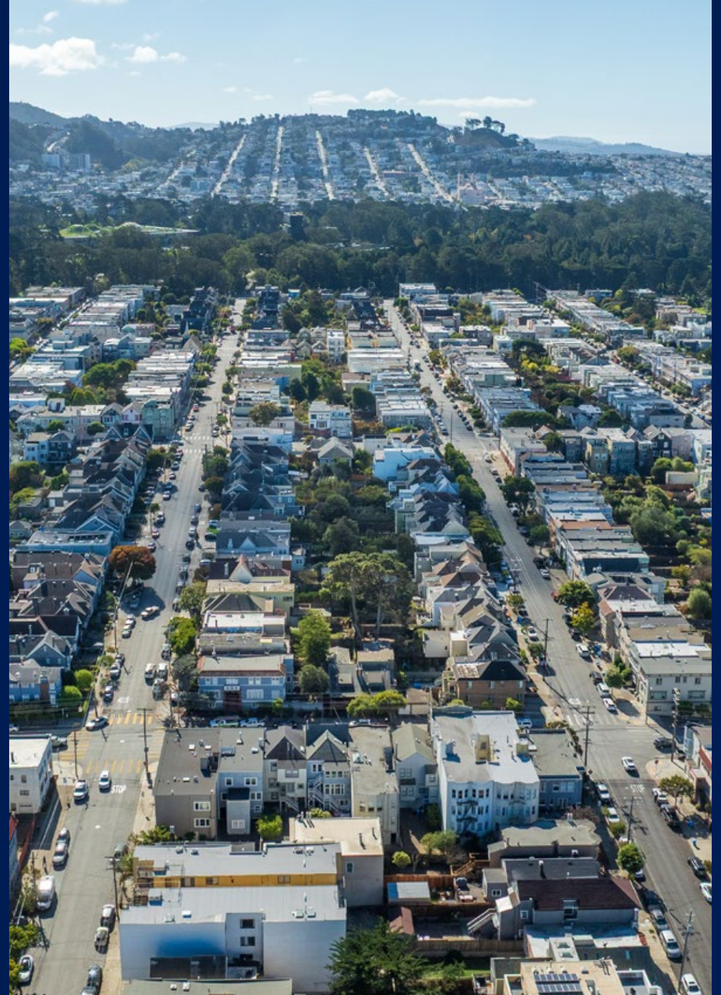
1	Star India	13	Foghorn Taproom	25	Would You Believe
2	Bella Trattoria	14	Phi Long	26	Little Sweet
3	Eats	15	The Richmond	27	Breck's
4	Chapeau	16	Fizzee's	1	Smart & Final
5	Lily	17	The Abbey Tavern	2	Arguello Market
6	Le Soleil	18	The Plough and the Stars	3	7th and Clement Market
7	Pasta Supply Co.	19	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 1926 Anza Street 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.





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This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 1926 Anza Street, 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 1926 Anza 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 or 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 1926 Anza 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 1926 Anza 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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