



529 Stevenson Street

SOMA | San Francisco, CA

Offering Memorandum

Colliers

Accelerating success.



529 Stevenson Street

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529 Stevenson Street

Table of Contents

06

Offering Summary

09

The Property

10

Financial Overview

13

Property Photos

16

Amenities Map

18

Transportation Map

Offering Summary

Colliers is pleased to present 529 Stevenson Street, a 61-unit multifamily property located in the SOMA neighborhood of San Francisco that was built in 1924 and renovated throughout. The original structure was a warehouse building consistent with the previous use in the area. In 2015, the property was converted to a residential building. The property encompasses approximately 37,067 square feet on a 10,646-square-foot lot and features a unit mix of 47 one-bedroom units, 13 studios, and one commercial space. Nine of the units are BMR rent restricted.

The building has been well maintained and offers an attractive combination of classic San Francisco character and modern functionality. Many units feature hardwood flooring, quartz countertops, tile backsplashes, and in-unit laundry, with abundant natural light throughout. The property also benefits from a soft-story retrofit, compliance with fire safety ordinances, in-unit sprinklers and a modern elevator.

Positioned in a central, transit-oriented location, the property offers residents easy access to downtown San Francisco, BART, Muni, and major tech shuttle routes, as well as a wide variety of nearby restaurants, cafés, and neighborhood amenities.

With its large unit count, efficient layouts, and non-rent controlled designation, 529 Stevenson Street represents an exceptional opportunity to acquire a well-located, income-producing multifamily asset in one of San Francisco's most dynamic and evolving submarkets.





The Property

Property Information
Address: 529 Stevenson Street, San Francisco, CA 94103
District: SOMA
Property Type: Mixed-Use
APN: 3703-012
Building Square Feet: 37,067 SqFt
Units: 61
Lot Size: 10,646 SqFt
Constructed: 1924
Zoning: C3G

Building Systems
Foundation: Concrete
Structure: Wood Frame
Façade: Stucco
Rear of Building: Wood
Roof Composition & Age: Modified Bitumen
Electrical Service: Separately Metered
Gas Service: Master Metered
Fire Protection System: Local Fire Alarm System
Windows: Aluminum Single Paned Windows (2012)
HVAC / Heat Source: Individual Units
Hot Water: Water Heaters
Plumbing: Mostly Copper
Door Entry System: AI Phone
Front Landing: Concrete
Mailboxes: In Lobby
Common Areas Lights: Sconces & Overhead Lighting
Lobby / Common Areas: Tile Flooring
Garbage: In Tradesman Area
Fire Escapes: Interior Stairwells
Apartment Access: Staircase / Elevator
Laundry: In-Unit Washer & Dryer
Storage: Storage Area
Outdoor Space: Courtyard

Building Information
Unit Mix: 13 - Studio
47 - 1 Bed, 1 Bath
1 - Commercial
61 - Total Units
Kitchens: Wood Flooring
Electric Stoves / Ovens
Built-In Cabinetry
Quartz Countertop
Over / Under Refrigerators
Dishwashers
Single Basin Sinks
Tile Backsplash
Bathrooms: Tile Flooring
Large Hung Mirror
Built-In Cabinetry with Sink
Standalone Shower
Sconces
Bedrooms: Hardwood Flooring
Large Windows
Mirrored Closet Sliders with Built-In Organization
Recessed Lighting

Notes
- San Francisco Soft-Story Work - Completed
- Building is compliant with the Fire Alarm Sleeping Room Ordinance (2013 - NFPA 72 Section 18.4.1)
Disclaimer: This building is being sold subject to court confirmation and overbid.

Financial Analysis

529 Stevenson Street

Financial Summary	
Price	Unpriced
Down Payment	TBD
Number of Units	61
Price/Unit	TBD
Gross Square Feet	37,067
Price/Square Feet	TBD
CAP Rate - Current	TBD
CAP Rate - Proforma	TBD
GRM - Current	TBD
GRM - Pro Forma	TBD
Year Built	1924
Lot Size	10,646

Financing		Cash Flow After Debt Service	
Loan Amount	N/A	Less Debt Service	TBD
Loan Type	Interest Only	Cash Flow	\$947,066
Interest Rate	N/A	Cash on Cash Return	TBD
Program	N/A	Expenses as % of Gross	31%
Loan to Value	N/A	Expenses per Unit	\$7,650

Reach out to Colliers for financing options.

Annual Gross Income		Current	Proforma
Gross Potential Income		\$1,488,133	\$1,582,770
Vacancy (5.0%)		\$74,407	\$79,139
AGI		\$1,413,726	\$1,503,632
Expenses		\$466,660	\$471,391
NOI		\$947,066	\$1,032,240
Expense per Gross Income		31%	30%
Expense per Unit		\$7,650	\$7,728

Operating Expenses

529 Stevenson Street

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	1.17144% of Sales Price	TBD	TBD	-	TBD	TBD	-
Special Assessment Tax	From Owner's 2024-25 Tax Bill	\$13,635	\$224	3%	\$13,635	\$224	3%
Insurance	From Owner's 2024 Financials	\$96,177	\$1,577	21%	\$96,177	\$1,577	20%
Property Management	Estimated at 5% of Gross Income	\$74,407	\$1,220	16%	\$79,139	\$1,297	17%
On Site Manager	Estimated at \$1800/month	\$21,600	\$354	5%	\$21,600	\$354	5%
Repairs & Maintenance	Estimated at \$1000/unit	\$61,000	\$1,000	13%	\$61,000	\$1,000	13%
Internet	From Owner's 2024 Financials	\$17,400	\$285	4%	\$17,400	\$285	4%
Telephone	From Owner's 2024 Financials	\$9,650	\$158	2%	\$9,650	\$158	2%
Janitorial	From Owner's 2024 Financials	\$20,001	\$328	4%	\$20,001	\$328	4%
Gardening	From Owner's 2024 Financials	\$3,550	\$58	1%	\$3,550	\$58	1%
Pest Control	From Owner's 2024 Financials	\$3,589	\$59	1%	\$3,589	\$59	1%
Security Service	From Owner's 2024 Financials	\$16,946	\$278	4%	\$16,946	\$278	4%
Electricity and Gas	From Owner's 2024 Financials	\$24,395	\$400	5%	\$24,395	\$400	5%
Water & Sewer	From Owner's 2025 Financials	\$50,952	\$835	11%	\$50,952	\$835	11%
Trash Disposal	From Owner's 2024 Financials	\$30,962	\$508	7%	\$30,962	\$508	7%
Leasing Commission	From Owner's 2024 Financials	\$22,395	\$367	5%	\$22,395	\$367	5%
Total Operating Expenses		\$466,660	\$7,650	100%	\$471,391	\$7,728	100%

Gross Potential Income	\$1,488,133	\$1,582,770
Vacancy (5.0%)	\$74,407	\$79,139
AGI	\$1,413,726	\$1,503,632
Expenses	\$466,660	\$471,391
NOI	\$947,066	\$1,032,240

Expenses as % of Gross Income	31%	30%
Expense per Unit	\$7,650	\$7,728

Rent Roll

Unit No.	Unit Type	Rents	Market Rent	Move In Date	SqFt
100	Commercial	\$1,102.50	\$1,103	Vacant	441
102 (BMR)	Studio	\$1,089.58	\$1,210	10/1/2022	348
104	Studio	\$1,895.00	\$2,000	7/28/2025	486
106	1 Bed, 1 Bath	\$2,050.00	\$2,350	4/1/2024	478
110 (BMR)	1 Bed, 1 Bath	\$964.53	\$1,210	10/1/2022	416
112	1 Bed, 1 Bath	\$2,250.00	\$2,350	6/6/2025	607
114	1 Bed, 1 Bath	\$2,295.00	\$2,350	12/13/2022	625
115	1 Bed, 1 Bath	\$2,095.00	\$2,350	9/10/2024	643
116 (BMR)	1 Bed, 1 Bath	\$1,089.58	\$1,210	1/1/2019	428
117	1 Bed, 1 Bath	\$2,150.00	\$2,350	1/29/2024	646
118	1 Bed, 1 Bath	\$2,150.00	\$2,350	5/10/2025	625
121	1 Bed, 1 Bath	\$1,709.40	\$2,350	1/20/2022	395
122	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	395
201	Studio	\$1,895.00	\$2,000	7/27/2025	406
202	Studio	\$1,895.00	\$2,000	8/22/2025	488
203	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	468
204 (BMR)	1 Bed, 1 Bath	\$1,089.58	\$1,210	10/1/2022	474
205	Studio	\$1,950.00	\$2,000	6/14/2025	522
206	Studio	\$1,935.00	\$2,000	7/8/2022	405
210	1 Bed, 1 Bath	\$2,495.00	\$2,350	5/20/2025	585
211 (BMR)	1 Bed, 1 Bath	\$1,210.00	\$1,210	Vacant	483
212	1 Bed, 1 Bath	\$2,195.00	\$2,350	9/13/2025	639
213	1 Bed, 1 Bath	\$2,195.00	\$2,350	10/1/2025	564
214	1 Bed, 1 Bath	\$2,250.00	\$2,350	8/1/2025	649
215	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	620
216	1 Bed, 1 Bath	\$1,950.00	\$2,350	8/1/2024	595
217	1 Bed, 1 Bath	\$2,195.00	\$2,350	9/14/2025	642
218	1 Bed, 1 Bath	\$2,250.00	\$2,350	8/17/2022	605
219	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	520
301 (BMR)	1 Bed, 1 Bath	\$1,210.00	\$1,210	6/24/2022	402

Units

Studio - 13
1 Bed, 1 Bath - 47
Commercial - 1

61 - Total Units

Notes

Market rents estimated using Rentometer.com
Laundry income from owner's financials
Commercial rent estimated at \$2.5 per square foot

Unit No.	Unit Type	Rents	Market Rent	Move In Date	SqFt
302	Studio	\$1,950.00	\$2,000	6/28/2025	488
303	1 Bed, 1 Bath	\$1,870.83	\$2,350	10/1/2024	497
304	1 Bed, 1 Bath	\$2,250.00	\$2,350	7/1/2025	478
305	Studio	\$2,027.30	\$2,000	11/1/2022	517
306	Studio	\$1,895.00	\$2,000	8/22/2025	394
310	1 Bed, 1 Bath	\$2,350.00	\$2,350	1/14/2022	378
311	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	498
312	1 Bed, 1 Bath	\$2,170.00	\$2,350	1/27/2023	612
313	1 Bed, 1 Bath	\$2,722.88	\$2,350	4/1/2021	561
314	1 Bed, 1 Bath	\$2,145.00	\$2,350	9/12/2025	633
315 (BMR)	Studio	\$1,375.00	\$1,409	Vacant	645
316	1 Bed, 1 Bath	\$2,195.00	\$2,350	8/15/2025	586
317	1 Bed, 1 Bath	\$2,195.00	\$2,350	9/1/2025	643
318	1 Bed, 1 Bath	\$2,350.00	\$2,350	9/1/2023	421
319	1 Bed, 1 Bath	\$2,195.00	\$2,350	8/9/2025	527
401	1 Bed, 1 Bath	\$2,095.00	\$2,350	7/27/2022	439
402	1 Bed, 1 Bath	\$2,200.00	\$2,350	9/1/2021	482
403 (BMR)	Studio	\$1,089.58	\$1,409	10/1/2022	524
404	1 Bed, 1 Bath	\$2,382.80	\$2,350	2/4/2022	571
405	1 Bed, 1 Bath	\$2,319.75	\$2,350	6/30/2023	529
406	1 Bed, 1 Bath	\$1,895.00	\$2,350	6/1/2024	405
410	Studio	\$2,050.00	\$2,000	7/15/2025	474
411	1 Bed, 1 Bath	\$2,295.00	\$2,350	7/17/2023	551
412 (RM)	1 Bed, 1 Bath	\$2,350.00	\$2,350	5/23/2025	677
413	1 Bed, 1 Bath	\$2,295.00	\$2,350	8/1/2022	673
414	1 Bed, 1 Bath	\$2,350.00	\$2,350	8/9/2025	686
415	1 Bed, 1 Bath	\$2,500.00	\$2,350	3/1/2022	713
416	1 Bed, 1 Bath	\$2,129.40	\$2,350	9/17/2024	682
417	1 Bed, 1 Bath	\$2,350.00	\$2,350	7/22/2025	714
418	1 Bed, 1 Bath	\$2,295.00	\$2,350	Vacant	533
419 (BMR)	Studio	\$1,375.00	\$1,409	Vacant	599
Monthly Income		\$122,597.04	\$130,484		
Pet Rent		\$314.58	\$315		
Internet Income		\$1,099.43	\$1,099		
Total Monthly Income		\$124,011.05	\$131,897.51		
Total Annual Income		\$1,488,133	\$1,582,770	Upside: 6%	



Property Photos

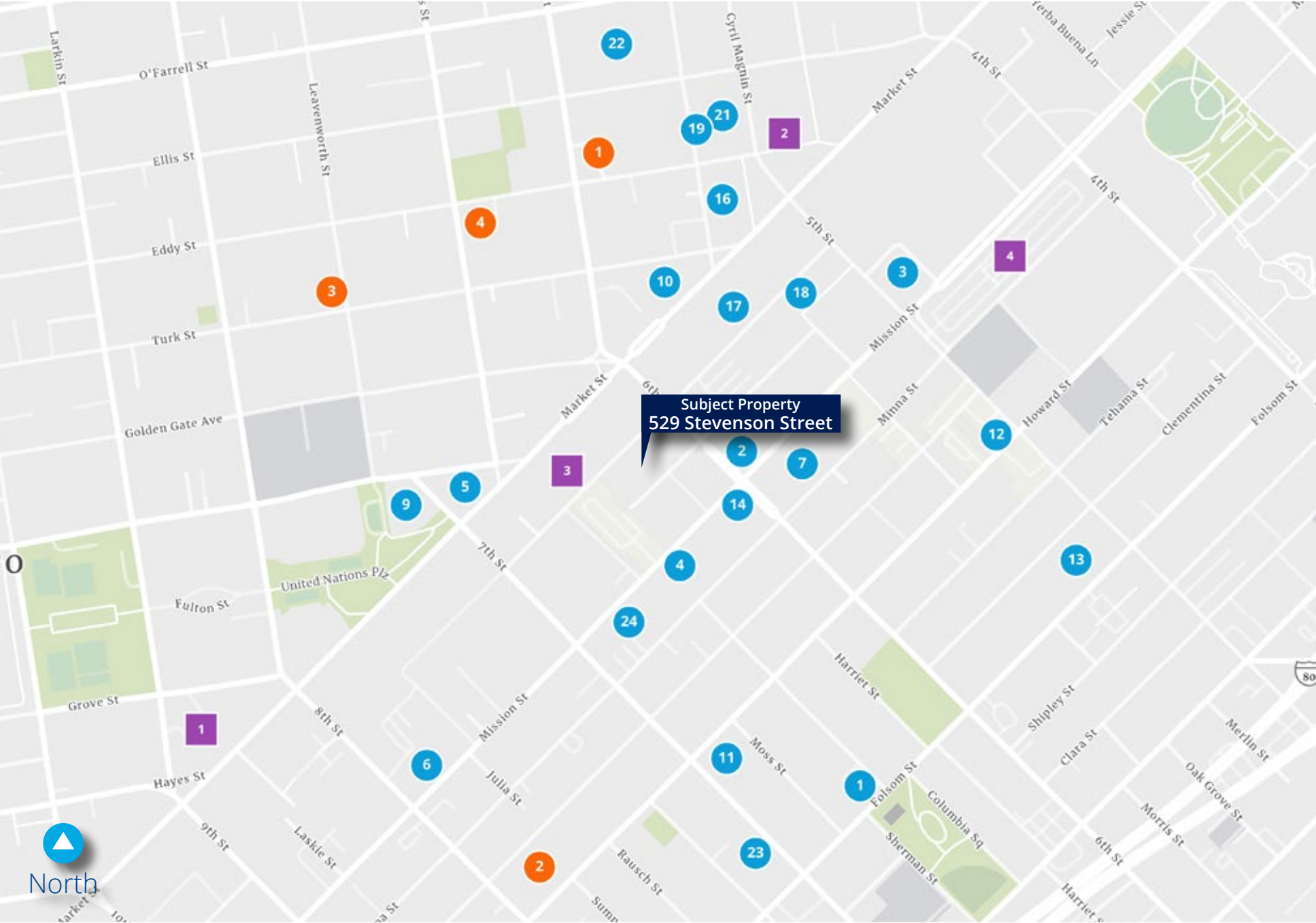
Property Photos



Property Photos



Amenities Map

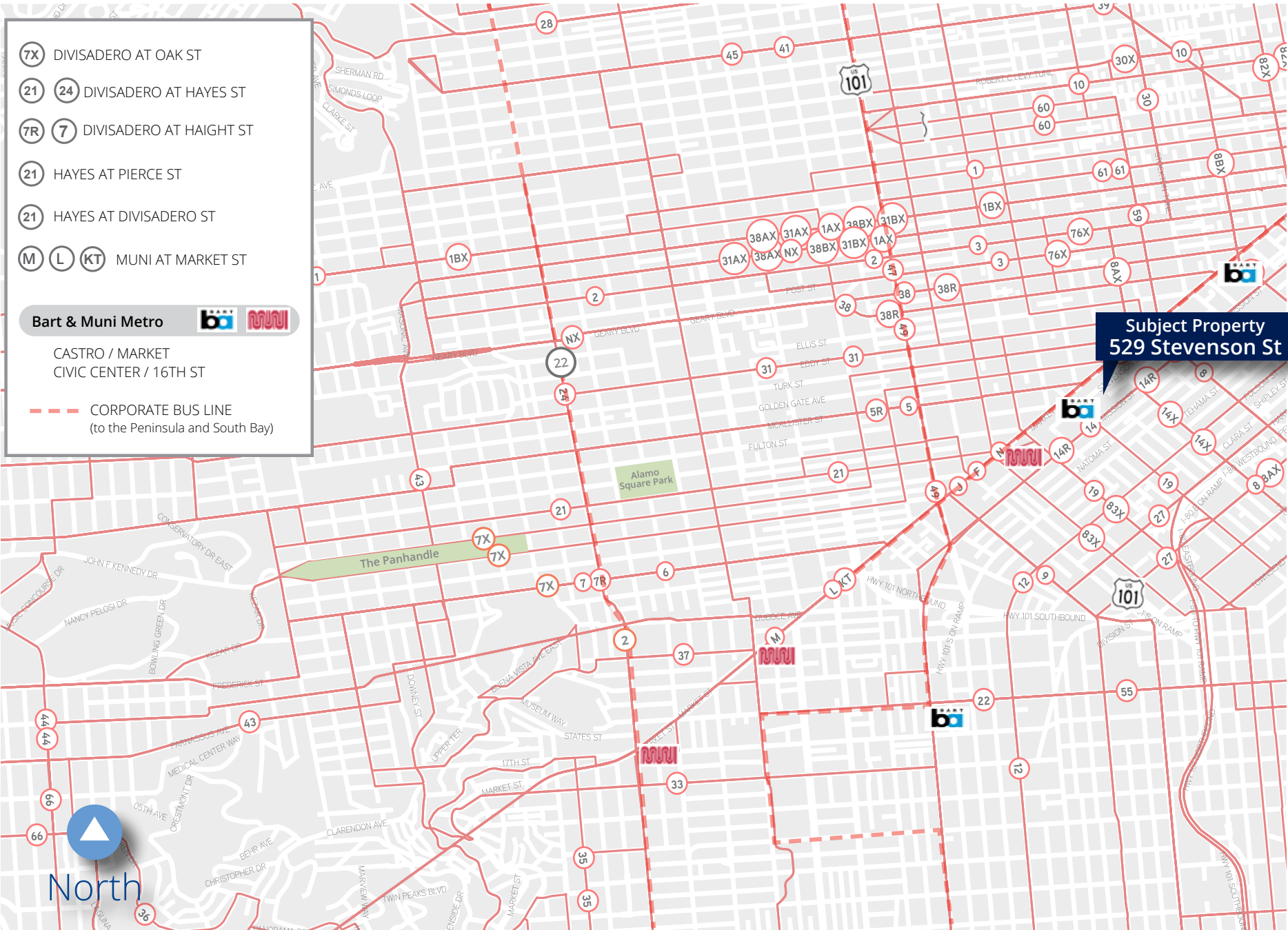


● Restaurants & Bars ● Convenience & Grocery Stores ● Banks & ATM's

Neighborhood Amenities

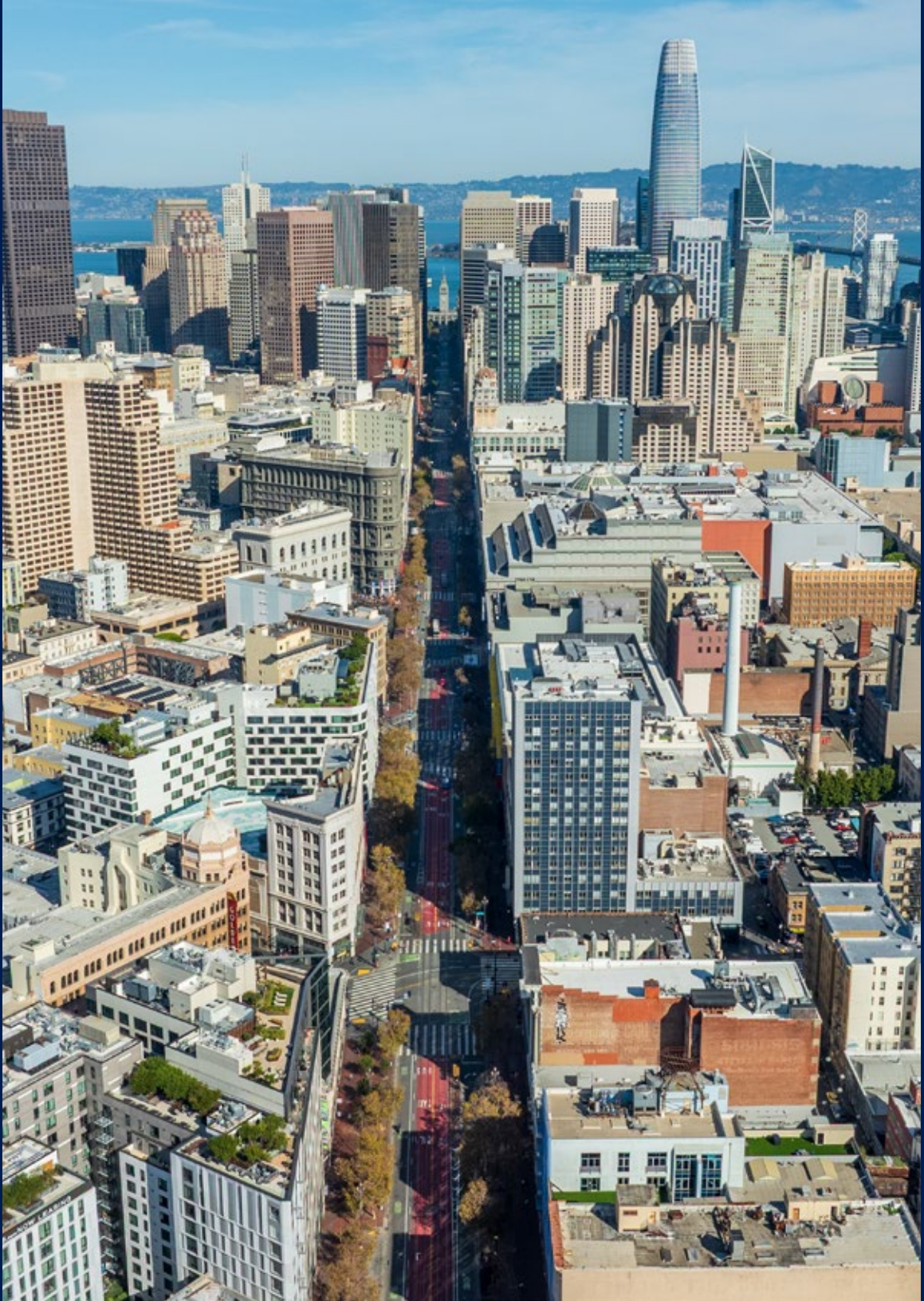
1	Deli Board	9	Arsicault Bakery	17	Curry Up Now	1	Daldas Grocery
2	The Bite	10	Rise Over Run	18	Burma Love	2	Harvest Urban Market
3	Zevi Cafe & Bistro	11	SF Champagne Society	19	Bodega SF	3	Golden Gate Market
4	Birdsong	12	Irish Pub & Restaurant	20	Barbary Coast	4	Downtown Grocery Market
5	Villon	13	Mr. East Kitchen	21	Kin Kaho	1	Wells Fargo
6	Turquaz SF	14	Miss Saigon	22	Cityscape	2	Bank of America
7	Trellis Cafe	15	Lagom Bar	23	Sightglass Coffee	3	ATM
8	Spoke Cafe	16	The Beer Hall	24	Square Pie Guys	4	Wells Fargo Atm

Public Transportation



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

The area around 529 Stevenson 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.





Property Photos

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 529 Stevenson Street, San Francisco, CA 94103. 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 529 Stevenson 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 529 Stevenson 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 529 Stevenson 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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