

529 Stevenson Street

SOMA | San Francisco, CA

Offering Memorandum



Colliers

Accelerating success



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Showings by Appointment
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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

		Cash Flow After Debt Service		Current	Proforma
Financing		Less Debt Service		TBD	TBD
Loan Amount	N/A	Cash Flow	\$947,066	\$1,032,240	
Loan Type	Interest Only	Cash on Cash Return		TBD	TBD
Interest Rate	N/A	Expenses as % of Gross	31%	30%	
Program	N/A	Expenses per Unit	\$7,650	\$7,728	

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 Type	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
Insurance	From Owner's 2024 Financials	\$96,177	\$1,577	21%	\$96,177	\$1,577
Property Management	Estimated at 5% of Gross Income	\$74,407	\$1,220	16%	\$79,139	\$1,297
On Site Manager	Estimated at \$1800/month	\$21,600	\$354	5%	\$21,600	\$354
Repairs & Maintenance	Estimated at \$1000/unit	\$61,000	\$1,000	13%	\$61,000	\$1,000
Internet	From Owner's 2024 Financials	\$17,400	\$285	4%	\$17,400	\$285
Telephone	From Owner's 2024 Financials	\$9,650	\$158	2%	\$9,650	\$158
Janitorial	From Owner's 2024 Financials	\$20,001	\$328	4%	\$20,001	\$328
Gardening	From Owner's 2024 Financials	\$3,550	\$58	1%	\$3,550	\$58
Pest Control	From Owner's 2024 Financials	\$3,589	\$59	1%	\$3,589	\$59
Security Service	From Owner's 2024 Financials	\$16,946	\$278	4%	\$16,946	\$278
Electricity and Gas	From Owner's 2024 Financials	\$24,395	\$400	5%	\$24,395	\$400
Water & Sewer	From Owner's 2025 Financials	\$50,952	\$835	11%	\$50,952	\$835
Trash Disposal	From Owner's 2024 Financials	\$30,962	\$508	7%	\$30,962	\$508
Leasing Commission	From Owner's 2024 Financials	\$22,395	\$367	5%	\$22,395	\$367

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
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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	Unit No.	Unit Type	Rents	Market Rent	Move In Date	SqFt
100	Commercial	\$1,102.50	\$1,103	Vacant	441	302	Studio	\$1,950.00	\$2,000	6/28/2025	488
102 (BMR)	Studio	\$1,089.58	\$1,210	10/1/2022	348	303	1 Bed, 1 Bath	\$1,870.83	\$2,350	10/1/2024	497
104	Studio	\$1,895.00	\$2,000	7/28/2025	486	304	1 Bed, 1 Bath	\$2,250.00	\$2,350	7/1/2025	478
106	1 Bed, 1 Bath	\$2,050.00	\$2,350	4/1/2024	478	305	Studio	\$2,027.30	\$2,000	11/1/2022	517
110 (BMR)	1 Bed, 1 Bath	\$964.53	\$1,210	10/1/2022	416	306	Studio	\$1,895.00	\$2,000	8/22/2025	394
112	1 Bed, 1 Bath	\$2,250.00	\$2,350	6/6/2025	607	310	1 Bed, 1 Bath	\$2,350.00	\$2,350	1/14/2022	378
114	1 Bed, 1 Bath	\$2,295.00	\$2,350	12/13/2022	625	311	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	498
115	1 Bed, 1 Bath	\$2,095.00	\$2,350	9/10/2024	643	312	1 Bed, 1 Bath	\$2,170.00	\$2,350	1/27/2023	612
116 (BMR)	1 Bed, 1 Bath	\$1,089.58	\$1,210	1/1/2019	428	313	1 Bed, 1 Bath	\$2,722.88	\$2,350	4/1/2021	561
117	1 Bed, 1 Bath	\$2,150.00	\$2,350	1/29/2024	646	314	1 Bed, 1 Bath	\$2,145.00	\$2,350	9/12/2025	633
118	1 Bed, 1 Bath	\$2,150.00	\$2,350	5/10/2025	625	315 (BMR)	Studio	\$1,375.00	\$1,409	Vacant	645
121	1 Bed, 1 Bath	\$1,709.40	\$2,350	1/20/2022	395	316	1 Bed, 1 Bath	\$2,195.00	\$2,350	8/15/2025	586
122	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	395	317	1 Bed, 1 Bath	\$2,195.00	\$2,350	9/1/2025	643
201	Studio	\$1,895.00	\$2,000	7/27/2025	406	318	1 Bed, 1 Bath	\$2,350.00	\$2,350	9/1/2023	421
202	Studio	\$1,895.00	\$2,000	8/22/2025	488	319	1 Bed, 1 Bath	\$2,195.00	\$2,350	8/9/2025	527
203	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	468	401	1 Bed, 1 Bath	\$2,095.00	\$2,350	7/27/2022	439
204 (BMR)	1 Bed, 1 Bath	\$1,089.58	\$1,210	10/1/2022	474	402	1 Bed, 1 Bath	\$2,200.00	\$2,350	9/1/2021	482
205	Studio	\$1,950.00	\$2,000	6/14/2025	522	403 (BMR)	Studio	\$1,089.58	\$1,409	10/1/2022	524
206	Studio	\$1,935.00	\$2,000	7/8/2022	405	404	1 Bed, 1 Bath	\$2,382.80	\$2,350	2/4/2022	571
210	1 Bed, 1 Bath	\$2,495.00	\$2,350	5/20/2025	585	405	1 Bed, 1 Bath	\$2,319.75	\$2,350	6/30/2023	529
211 (BMR)	1 Bed, 1 Bath	\$1,210.00	\$1,210	Vacant	483	406	1 Bed, 1 Bath	\$1,895.00	\$2,350	6/1/2024	405
212	1 Bed, 1 Bath	\$2,195.00	\$2,350	9/13/2025	639	410	Studio	\$2,050.00	\$2,000	7/15/2025	474
213	1 Bed, 1 Bath	\$2,195.00	\$2,350	10/1/2025	564	411	1 Bed, 1 Bath	\$2,295.00	\$2,350	7/17/2023	551
214	1 Bed, 1 Bath	\$2,250.00	\$2,350	8/1/2025	649	412 (RM)	1 Bed, 1 Bath	\$2,350.00	\$2,350	5/23/2025	677
215	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	620	413	1 Bed, 1 Bath	\$2,295.00	\$2,350	8/1/2022	673
216	1 Bed, 1 Bath	\$1,950.00	\$2,350	8/1/2024	595	414	1 Bed, 1 Bath	\$2,350.00	\$2,350	8/9/2025	686
217	1 Bed, 1 Bath	\$2,195.00	\$2,350	9/14/2025	642	415	1 Bed, 1 Bath	\$2,500.00	\$2,350	3/1/2022	713
218	1 Bed, 1 Bath	\$2,250.00	\$2,350	8/17/2022	605	416	1 Bed, 1 Bath	\$2,129.40	\$2,350	9/17/2024	682
219	1 Bed, 1 Bath	\$2,350.00	\$2,350	Vacant	520	417	1 Bed, 1 Bath	\$2,350.00	\$2,350	7/22/2025	714
301 (BMR)	1 Bed, 1 Bath	\$1,210.00	\$1,210	6/24/2022	402	418	1 Bed, 1 Bath	\$2,295.00	\$2,350	Vacant	533

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

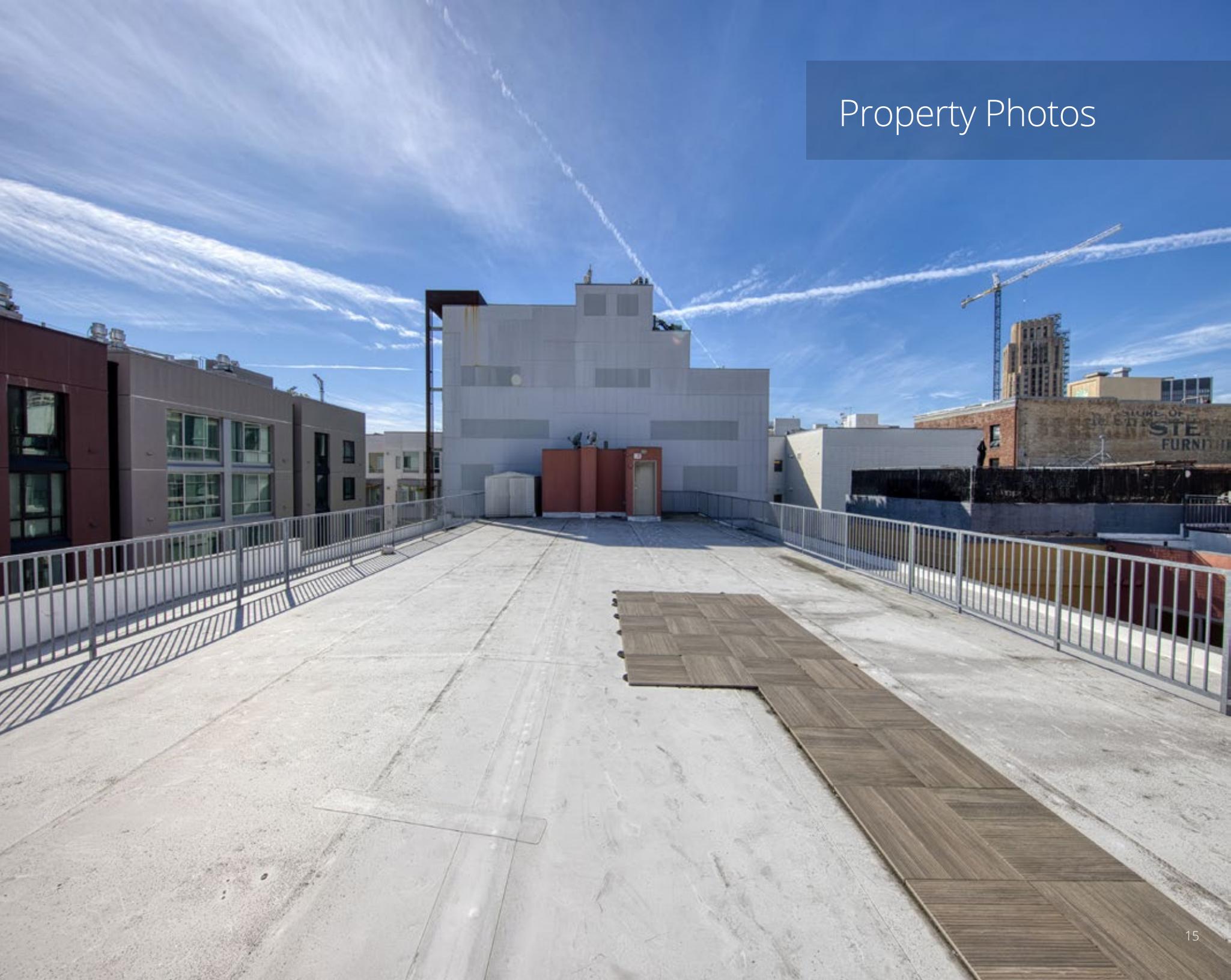
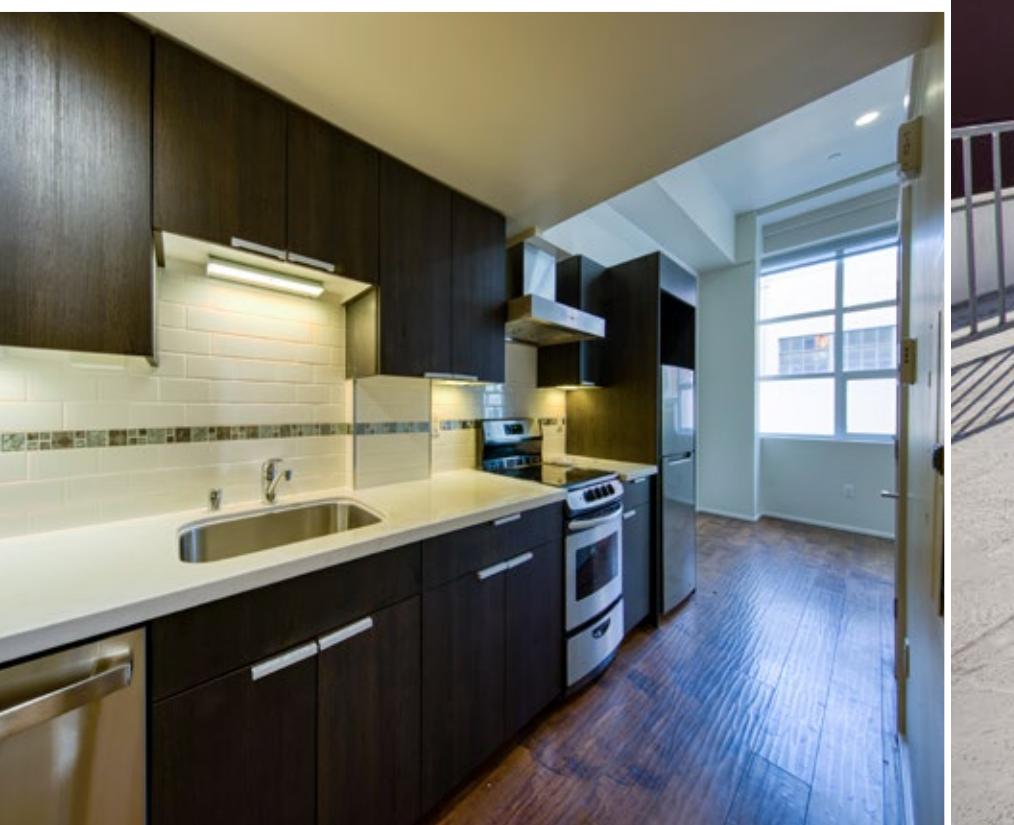
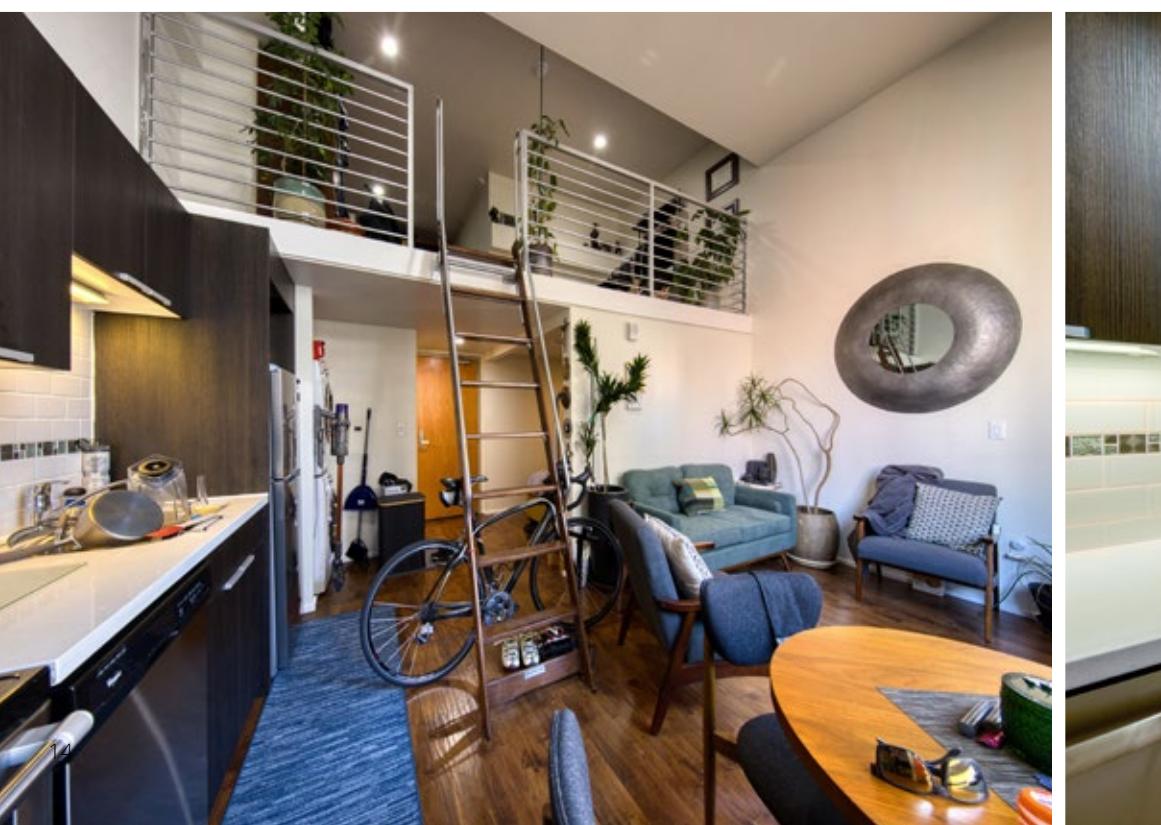
Monthly Income	\$122,597.04	\$130,484
Pet Rent	\$314.58	\$315
Internet Income	\$1,099.43	\$1,099
Total Monthly Income	\$124,011.05	\$131,897.51
Total Annual Income	\$1,488,133	\$1,582,770
		Upside: 6%



Property Photos

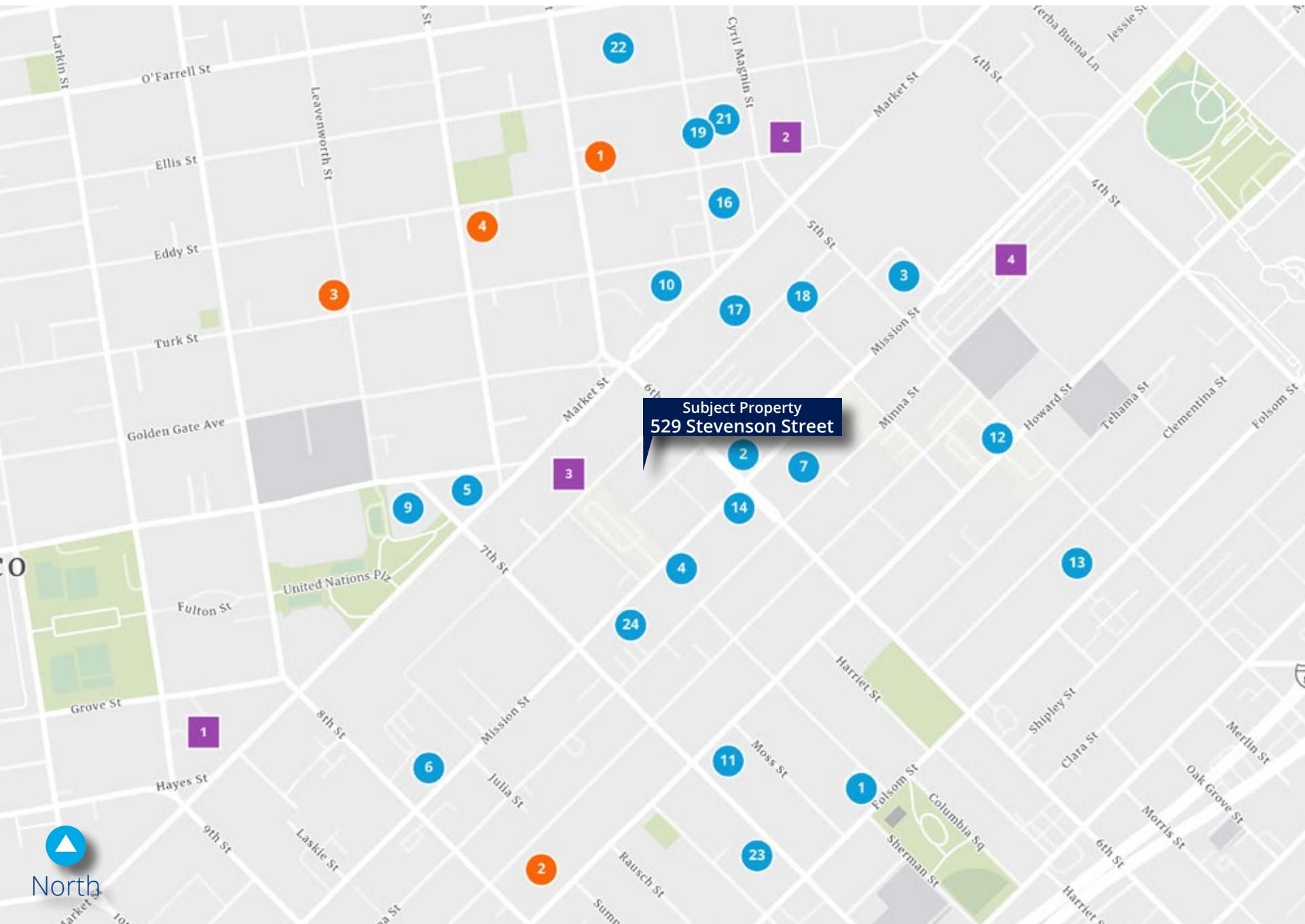


Property Photos



Property Photos

Amenities Map

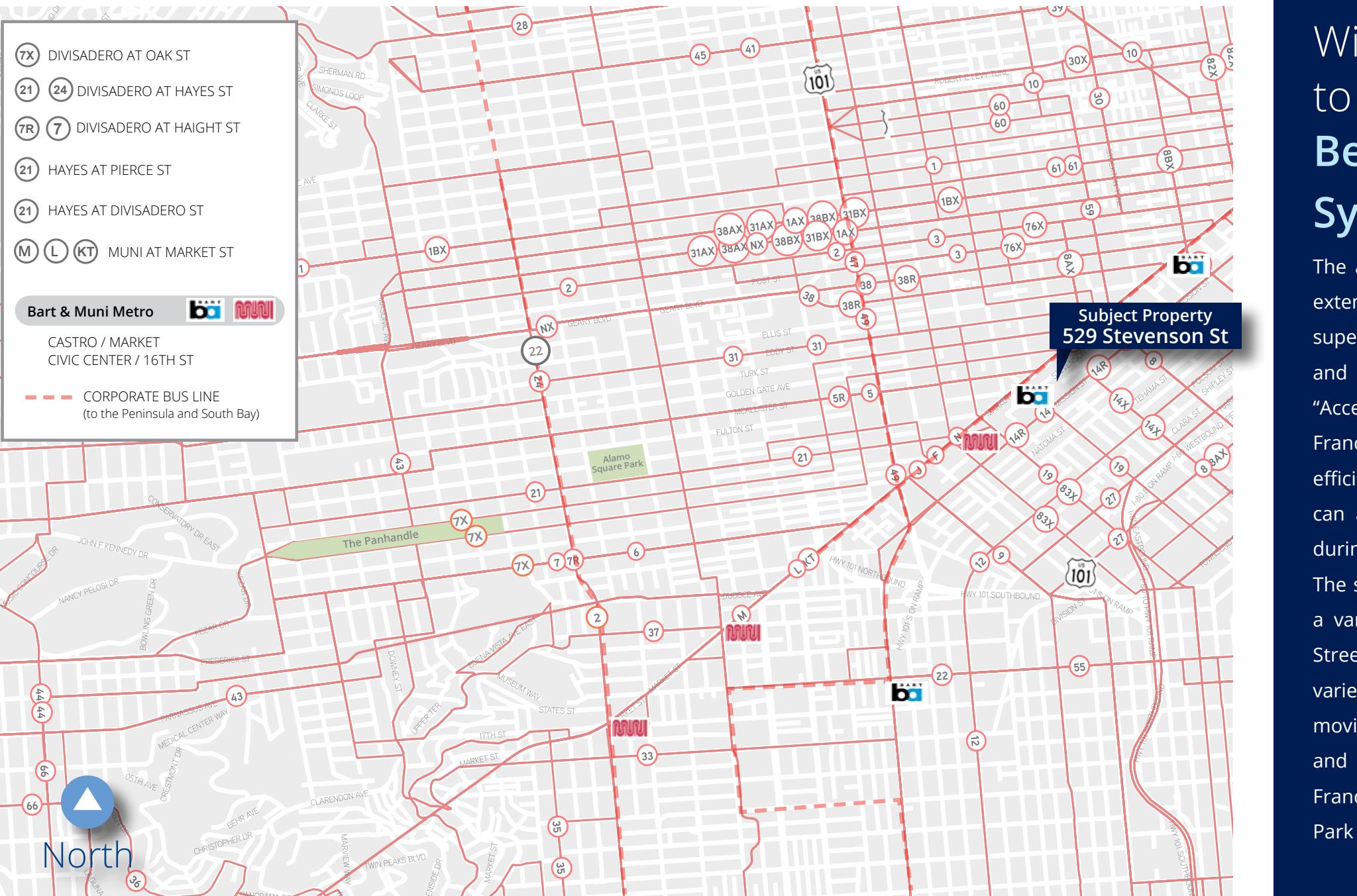


● Restaurants & Bars ● Convenience & Grocery Stores ● Banks & ATM's

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



Get Immediate Access to One of the Nation's Best Public Transit Sys- tems

a around 529 Stevenson Street offers an
ve transportation network which ensures
r regional access throughout San Francisco
e surrounding Bay Area. Atlantic Cities'
Across America, Transit 2022" ranked San
o second only to New York for public transit
ty, based on how many jobs a resident
ess within a 10 to 30 minute commute
the morning rush hours of 7am to 9am.
ject property is within walking distance of
y of public transit systems on California
Park Presidio & Geary Blvd, in addition to a
of San Francisco's caravan of 'Tech Shuttles'
busloads of Google, Genentech, Facebook,
le employees from their homes in San
o to their job centers in Silicon Valley via
esidio Boulevard.





Property Photos

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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.

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SOMA | San Francisco, CA

Investment Opportunity | Offering Memorandum

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