



COLDWELL BANKER
COMMERCIAL
REALTY

6 HUGE FLATS ON OVERSIZED LOT

241-251 DOLORES STREET
MISSION DOLORES | SAN FRANCISCO

FOR SALE



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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave Fl 2, San Francisco, CA 94109
415.474.1750

SALE 6 UNIT APARTMENT BUILDING | PRIME MISSION DOLORES

241-251 Dolores Street San Francisco, CA 94103



PROPERTY HIGHLIGHTS

- Prime Mission Dolores Location!
- Between 15th and 16th Streets
- 6 Huge Six Room Flats
- Flexible Floorplans; Can be used as 3 or 4 Bedrooms Depending on Tenant Preference
- Charming Period Details
- Hardwood Floors
- Coin Operated Laundry
- 4 Large Sprinklered & Secure Storage Areas
- Huge Backyard with Potential to Add Units
- Separate Heat & Hot Water
- Separately Metered for Gas & Electricity
- Owners Pays for Water
- 400 AMP Electrical
- Not on SF Soft Story List

OFFERING SUMMARY

OFFERED AT: \$2,700,000

Number of Units:	6
Cap Rate:	5.3%
GRM:	12.8
Gross Income:	\$211,604
NOI:	\$144,282
Price/SF:	\$294
Building Size:	Approx. 9,192 SF*
Lot Size:	Approx. 9,239 SF*
Lot Dimensions:	Irregular*
Year Built:	1909*
Zoning:	RM1*
APN:	3567-022*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

241-251 Dolores Street is a 6 Unit apartment building ideally located in the highly desirable Mission Dolores District of San Francisco. All the units are oversized 6 room flats with either 4 or 5 bedrooms, depending on current tenant preference, and one full bath, except 245 Dolores which has an additional full bath. The units feature hardwood floors, high ceilings, decorative fireplaces, and lovely period details throughout. Both first floor flats, 245 and 247, have been beautifully renovated. The building has an oversized backyard, abundant sprinklered storage, and coin operated laundry. It is situated on an oversized lot that is zoned RM1, which may allow for the addition of 6-8 units by building a separate structure on the rear of the lot. Buyer should verify the ability to add units to their own satisfaction. All units are separately metered for gas and electricity. Separate heat and hot water. Owner pays for water.

LOCATION DESCRIPTION

Located in the esteemed Mission Dolores District, this incredible location provides tenants with easy access to the countless amenities of the Mission District, Mid-Market, and Dolores Park. This is one of the most sought-after locations in all of San Francisco. It is close to popular sites such as Dolores Park, the Rainbow Honor Walk, Twin Peaks and The Castro Theatre. The location is a Walker's Paradise (Walk Score of 97) with excellent bike lanes (Bike Score of 99) and easy access to transportation (Transit Score of 100). It offers suburban-like amenities including pedestrian friendly streets, Victorian homes on historic Dolores Street and an array of trendy stores and outdoor cafes. It is saturated with popular bars and top restaurants and is well known for its high-end homes, condominiums, and apartment buildings. It is within a few short blocks to the 16th Street Mission Bay Area Rapid Transit (BART) station providing easy access to the Financial District and Downtown San Francisco. Public transportation to all parts of the City, as well as the Peninsula and Marin County, is very accessible. The Golden Gate Bridge, San Francisco Bay Bridge and freeways are within a short driving distance, giving easy access to all parts of the Bay Area.

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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income (See Attached Rent Roll)	\$211,604
Less Vacancy (estimated at 3%)	(6,348)
Adjusted Annual Gross Income	\$205,256

Annual Property Expenses¹:

Property Tax (Estimated at 1.1714% of \$2.7M)	\$31,628
Insurance ²	2,456
Gas & Electricity	420
Water & Sewer	8,400
Trash	2,508
Gardener	800
Repairs & Maintenance (Estimated at \$750 per unit)	4,500
Professional Management (Estimated at 5% of Adjusted Gross Income)	10,263

Estimated Annual Operating Expenses: **(60,974)**

Estimated Net Operating Income: **\$144,282**

1. All income and expenses estimated based on 2024 Year End Income & Expense Statement provided by Owner and Industry Standards.
2. Owner's Actual Insurance Cost. Lately, Insurance has been difficult to secure and has become more expensive. Buyers should obtain and use their own estimate for insurance.

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Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



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RENT ROLL				
Unit #	Unit Type	Current Rent	Move In Date	Last Increase Date
241	6 Room Flat	\$1,135.43	1982 ¹	07/01/2025
243	6 Room Flat	\$1,167.45	Unkown ²	07/01/2025
245	6 Room Flat	\$5,500.00	Oct. 2023	
247	6 Room Flat/2 Bath	\$5,300.00	07/01/2019	
249	6 Room Flat	\$1,143.79	Unkown ²	07/01/2025
251	6 Room Flat	\$1,292.02	Oct. 1986	07/01/2025
Storage	Sprinklered	\$695.00	Feb. 2000	
Storage	Sprinklered	\$900.00	2024	
Storage	Sprinklered	\$500.00	2024	
Total Monthly		\$17,633.69		
Total Annual		\$211,604.28		

1. Seller does not have a lease for this unit. Tenant provided the year of their move in on their estoppel.
2. Seller does not have a lease for this unit. Tenant occupied the unit prior to ownership being transferred to current Seller.

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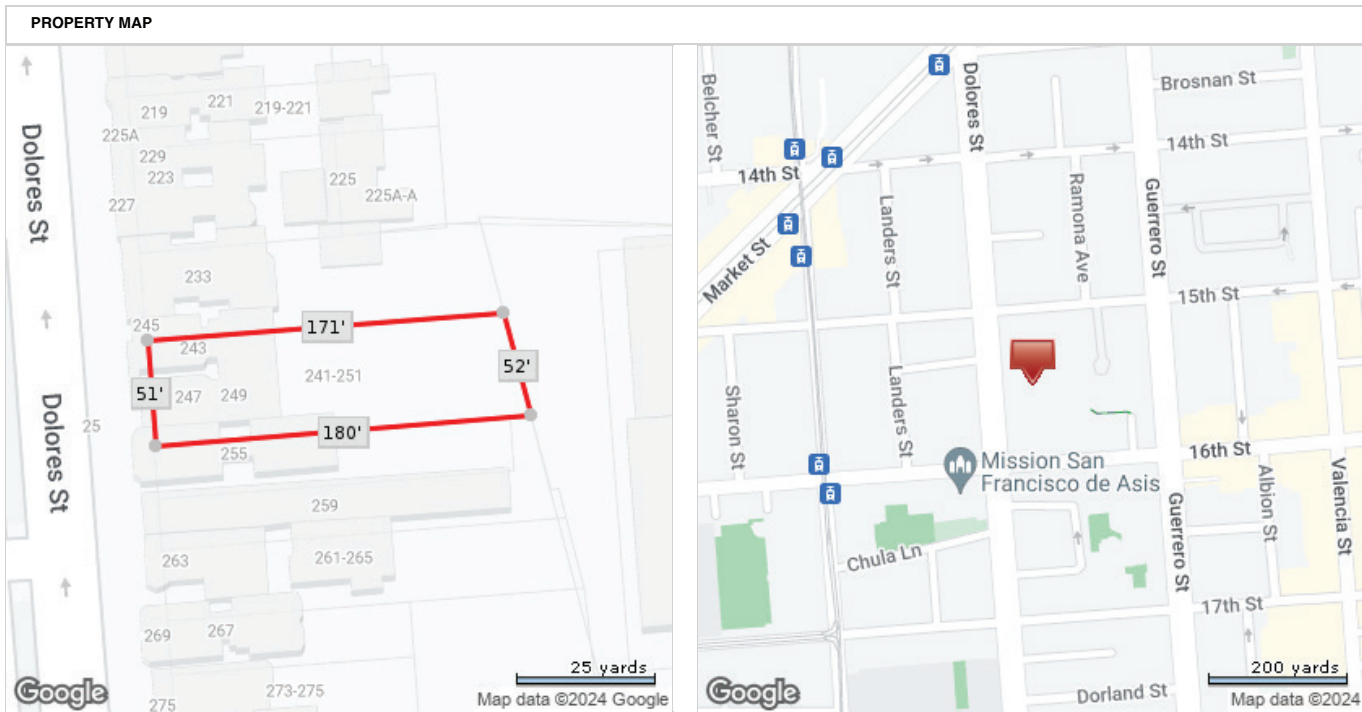
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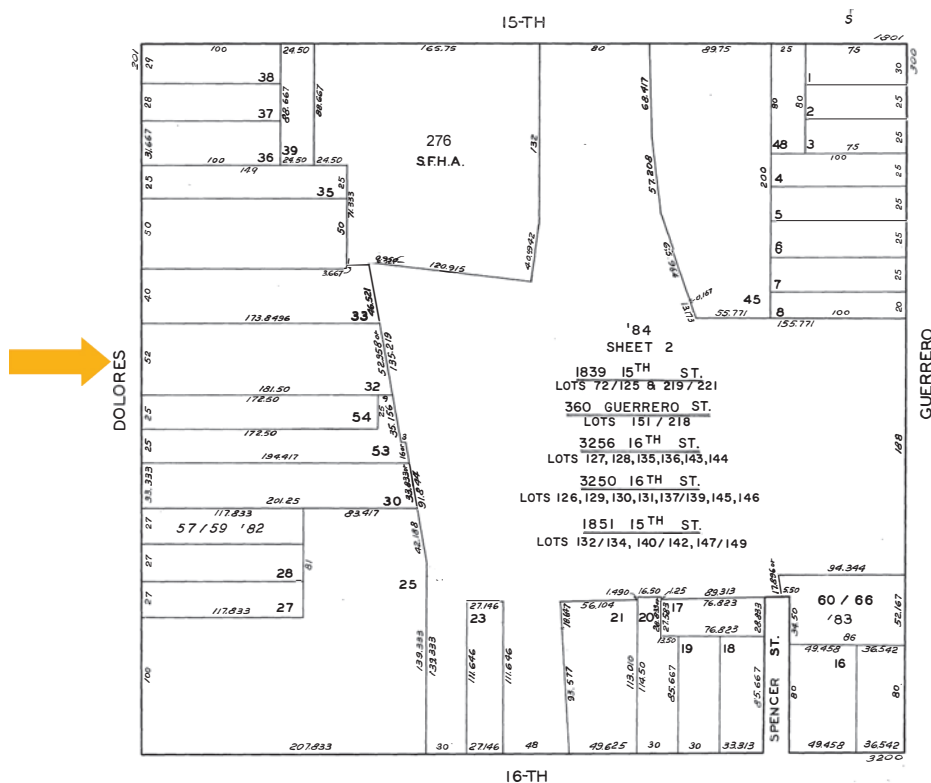
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TAX RECORDS LOT DIMENSIONS & ASSESSOR'S PLAT MAP



*Lot Dimensions are Estimated



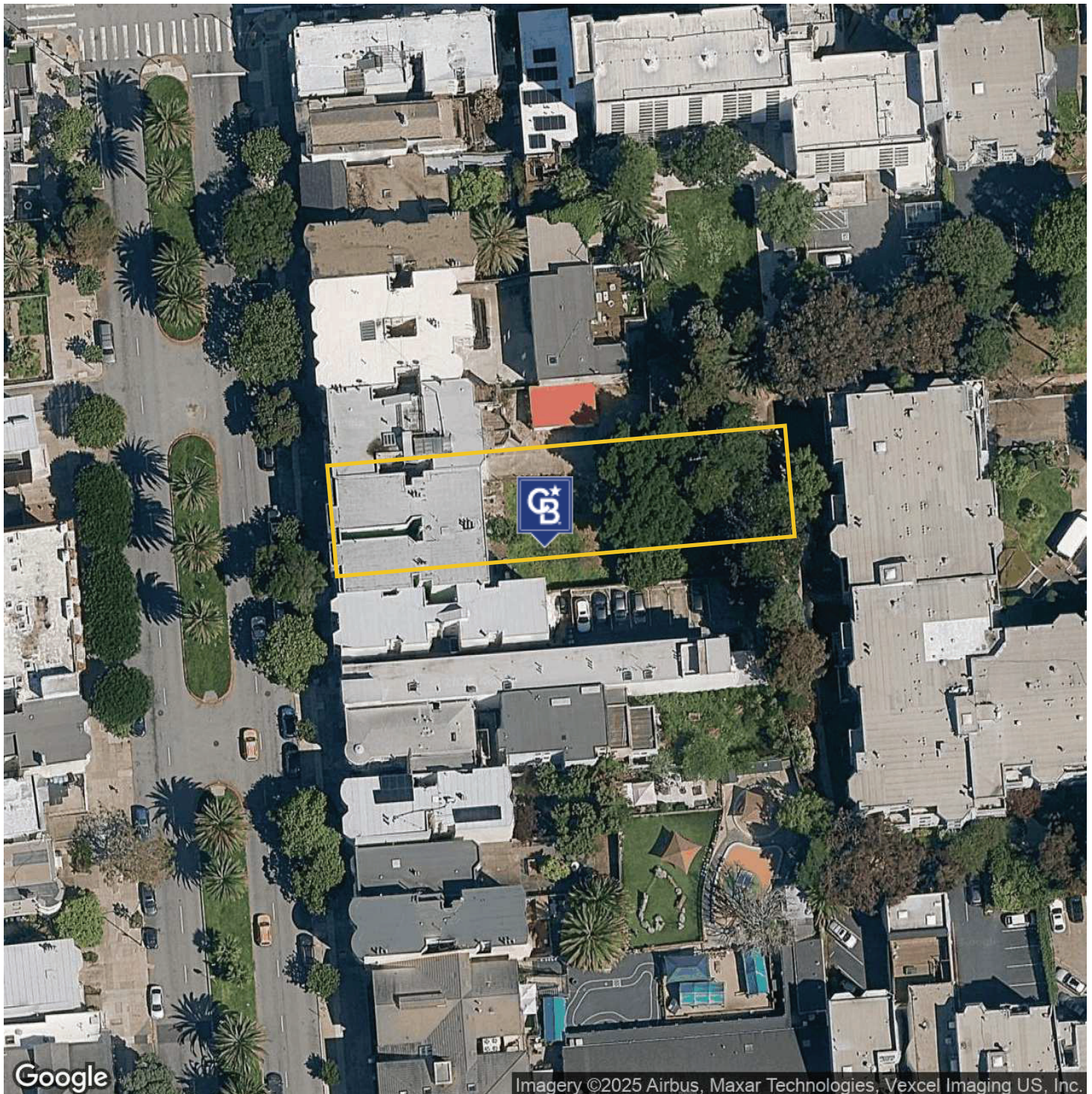
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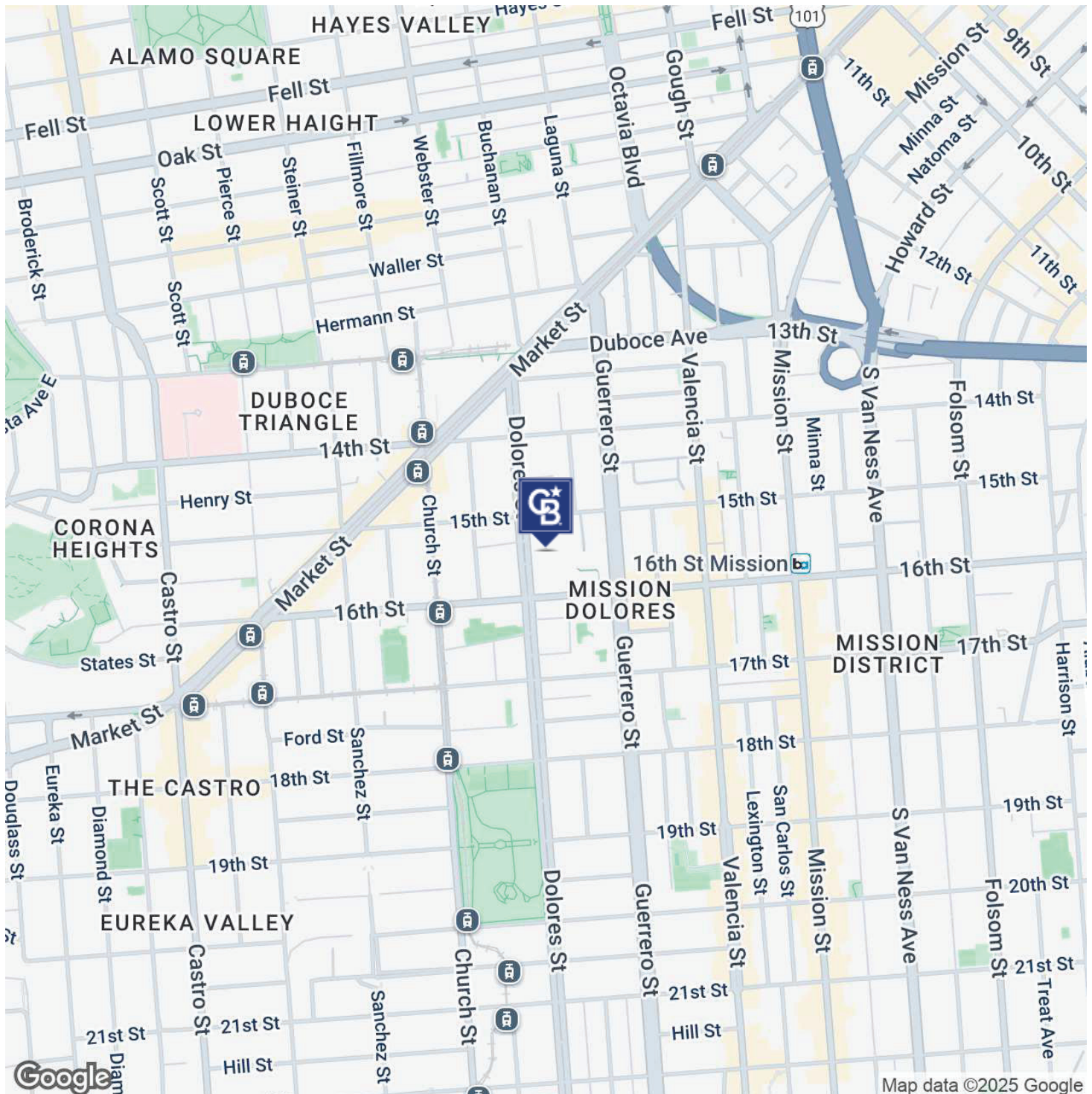
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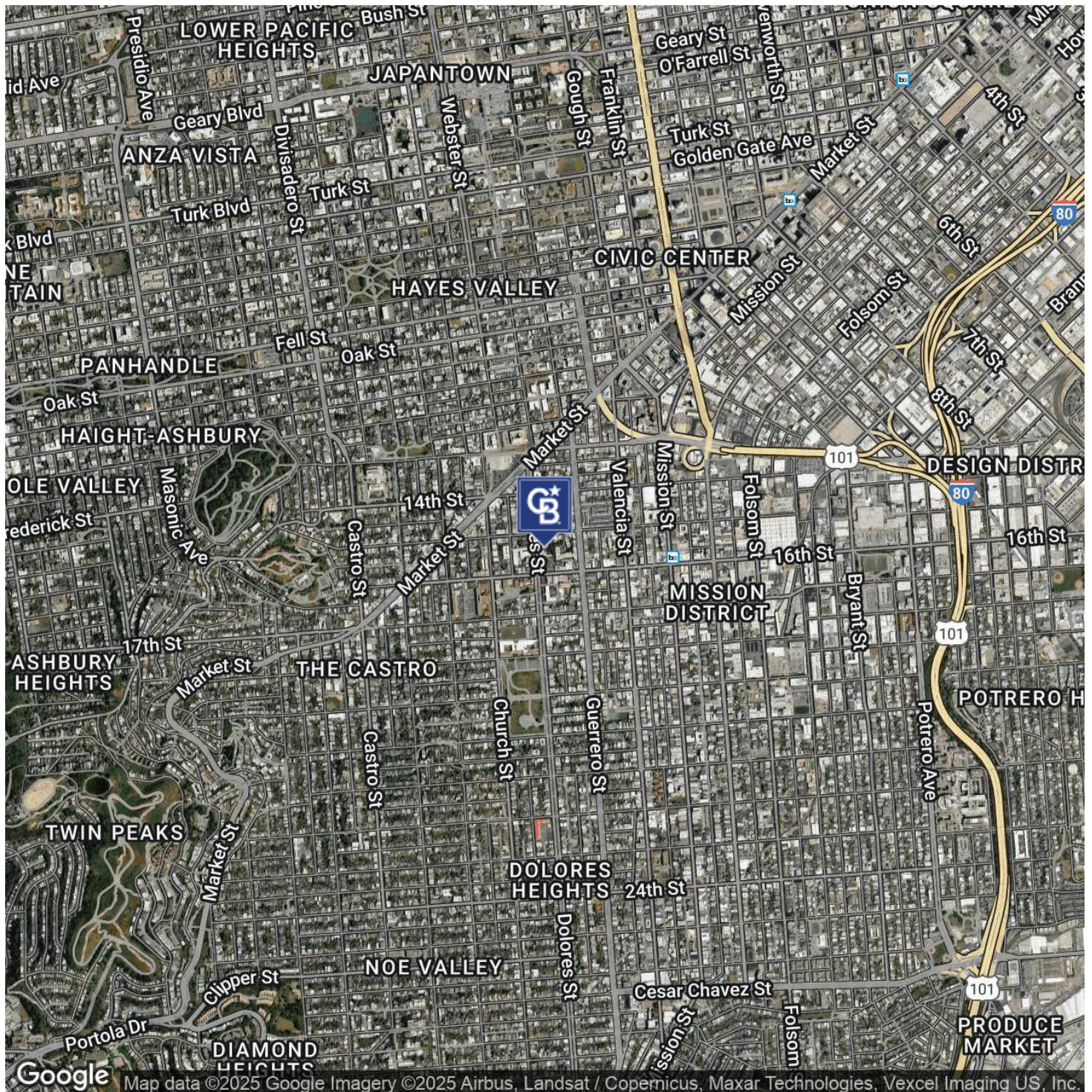
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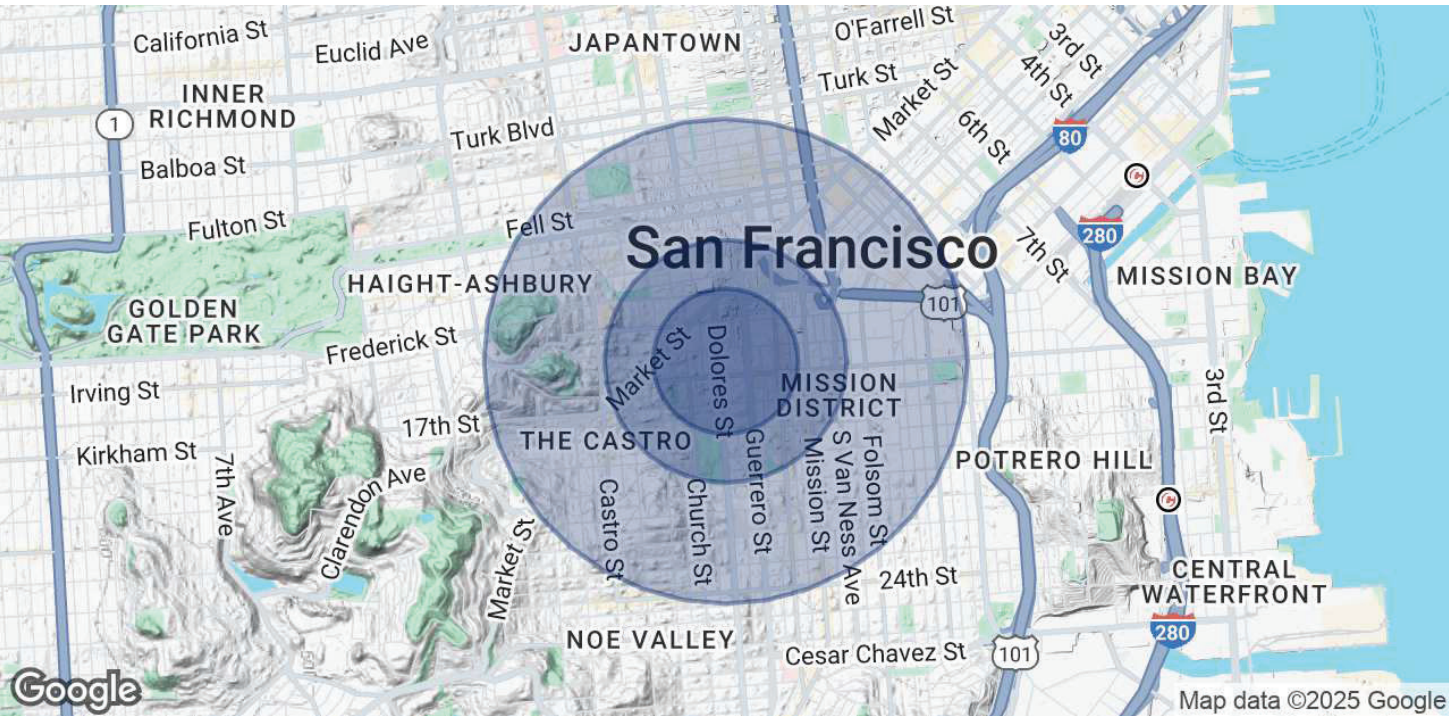
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	7,611	27,479	97,408
Average Age	42	41	41
Average Age (Male)	42	42	41
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	3,914	13,496	47,009
# of Persons per HH	1.9	2	2.1
Average HH Income	\$215,628	\$210,193	\$220,710
Average House Value	\$1,476,419	\$1,476,754	\$1,499,784

Demographics data derived from AlphaMap

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