

OFFERING
MEMORANDUM

Prime Pacifica Multifamily by the Sea

15 Santa Maria Avenue, Pacifica, CA 94044

Price: \$1,900,000

FEATURES

- All New Electrical Main and Subpanels
- New Roof 2025
- Sewer Lateral Clearance (2026)

COMPASS
COMMERCIAL

Cameron D. Foster, SVP | 415.699.6168
cameron@camerondfoster.com
CA DRE 00972394

Nate Gustavson, SVP | 415.786.9410
nate@gustavsongroup.com
CA DRE 01898316

Eric Peterson | 408.835.9697
eric.peterson@compass.com
CA DRE 02214121



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CA DRE 01898316

Eric Peterson | 408.835.9697
eric.peterson@compass.com
CA DRE 02214121



EXCLUSIVELY LISTED

CAMERON D. FOSTER

Senior Vice President
415.699.6168
cameron@camerondfoster.com
CA DRE: 00972394

NATE GUSTAVSON

Senior Vice President
415.786.9410
nate@gustavsongroup.com
CA DRE: 01898316

ERIC PETERSON

Investment Associate
408.835.9697
eric.peterson@compass.com
CA DRE: 02214121

1290 Howard Avenue, Suite 201
Burlingame, CA 94010

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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers. In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

The Offering is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Compass Commercial or the owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

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DO NOT DISTURB TENANTS.
PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.

EXECUTIVE SUMMARY

MULTIFAMILY

Property Address:	15 Santa Maria Avenue, Pacifica, Ca 94044
County:	San Mateo
APN:	016-031-230 and 016-031-210
Neighborhood:	West Sharp Park
Price:	\$1,900,000
Units:	5
Unit Mix/Size ±:	(1) 2-Bedroom/1-Bathroom = 700 Sqft. (4) 1-Bedroom/1-Bathroom = 525 Sqft.
Price/Unit:	\$380,000
Price/Sqft. Gross:	\$462
Gross Building Sqft. ±:*	4,111
Lot Size Sqft. ±:*	4,500 + 2,700
Parking:	5-Car Garage + Driveway
Year Built:	1960
CAP Rate:	5.16%
GRM:	12.95

BUILDING FEATURES

- New Electrical Main 2025
- New Sewer Lateral Clearance 2026
- Roof: New Modified Bitumen CAP Sheet Roof 2025
- New Electrical Subpanels in All Units 2026
- Additional 2,700 Sqft. Lot Included (APN: 016-031-210)

LOCATION FEATURES

- Coastal Steps from the Pacific Ocean & Pacifica Pier
- West Sharp Park is widely considered the ***Most Desirable Neighborhood in Pacifica***
- Located Half a Block from Annual Fog Festival on Palmetto Avenue
- Walk to Restaurants, Organic Grocery Store (Oceana Mkt), Bars, Antique Shops, Coffee/Breakfast Shops
- Easy Access to Highway 1, Sharp Park Golf Course, and Gorgeous Walking Trails at Mori Point



PRO FORMA OPERATING SUMMARY



Current Expenses	Pro Forma	Notes
New Property Taxes (1.1774%)	\$22,371	
Special Assessments & Direct Charges	\$517	[1]
Insurance	\$6,000	[2]
Water	\$3,286	[3]
Sewer	\$1,982	[1]
Gas and Electric	\$1,621	[3]
Garbage/Refuse Service	\$3,357	[3]
Repairs and Maintenance	\$5,000	[4]
Total Expenses:	\$44,133	

Annualized Operating Data	Current	Market
Scheduled Gross Income:	\$146,664	
Less Vacancy Rate: 3.0%	\$4,400	
Effective Gross Income	\$142,264	
Less Expenses: 30.1%	\$44,133	
Net Operating Income:	\$98,131	
Cap Rate	5.16%	
GRM	12.95	

NOTES

[1] From 2025-2026 secured tax bill

[2] Verbal quote from JSW Insurance

[3] From Owner's 2025 Annual Financial Statement

[4] Estimated at \$1,000/unit/year per Chase underwriting standards

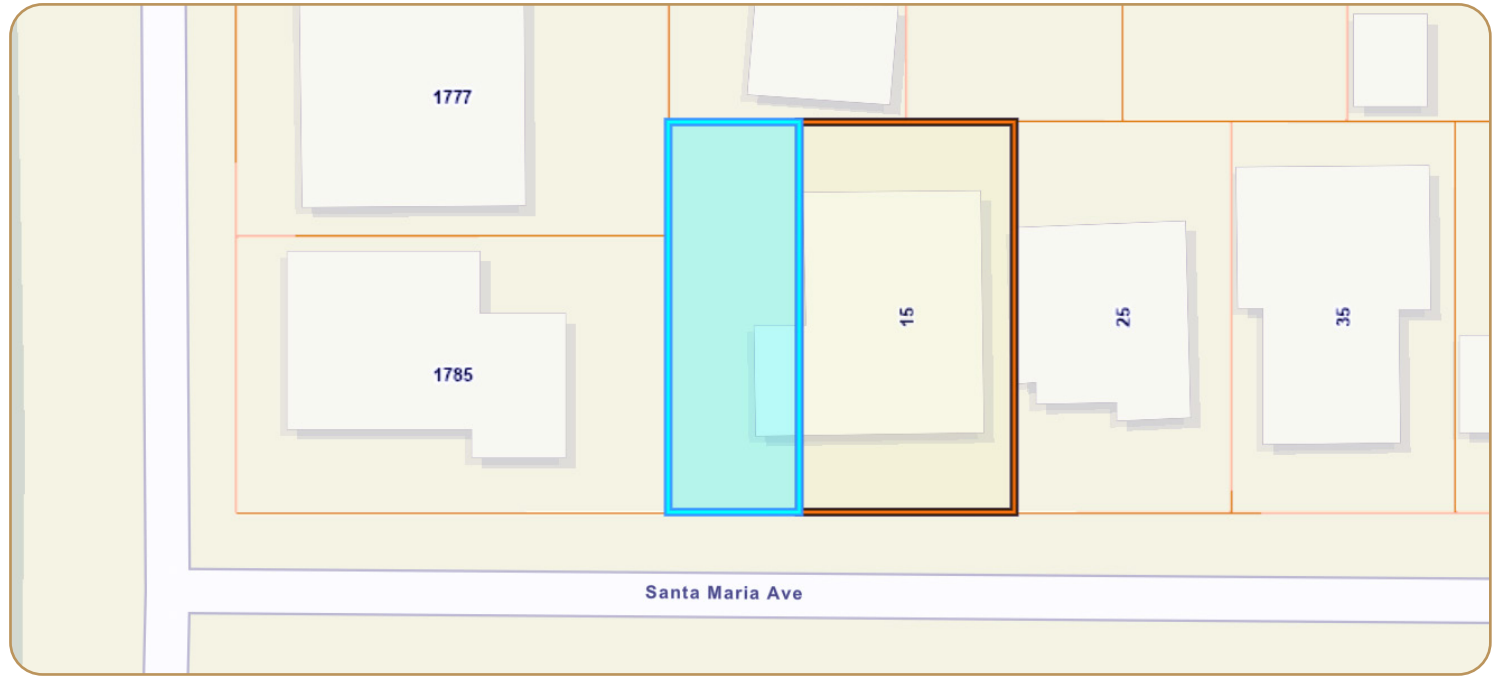
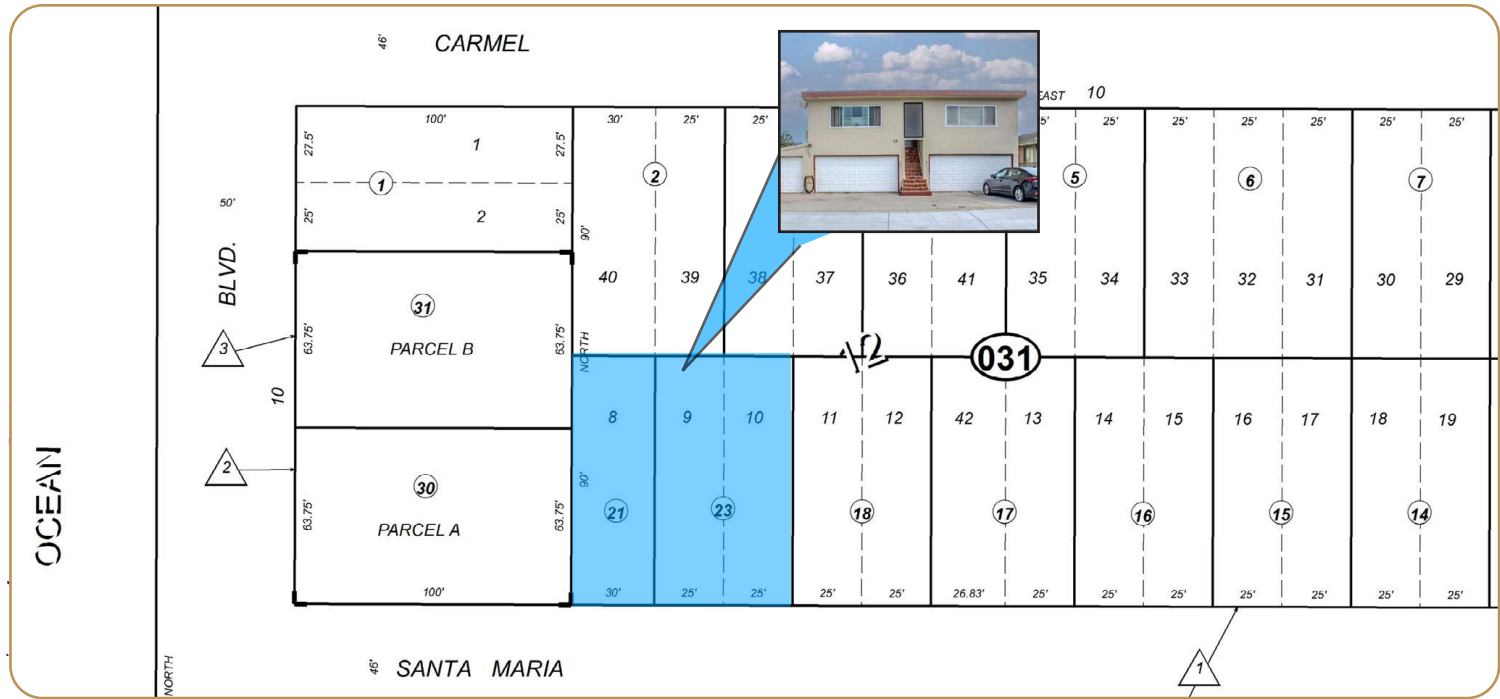
RENT ROLL SUMMARY

UNIT	TYPE	CURRENT RENT	CURRENT TERM	SQUARE FEET
1	2-Bedroom/1-Bath	\$3,495.00	MTM	700
2	1-Bedroom/1-Bath	\$2,037.00	MTM	525
3	1-Bedroom/1-Bath	\$2,399.00	MTM	525
4	1-Bedroom/1-Bath	\$2,254.00	MTM	525
5	1-Bedroom/1-Bath	\$2,037.00	MTM	525
MONTHLY TOTALS		\$12,222.00		
ANNUAL TOTALS		\$146,664.00		



TAXMAP & PARCEL LOCATION

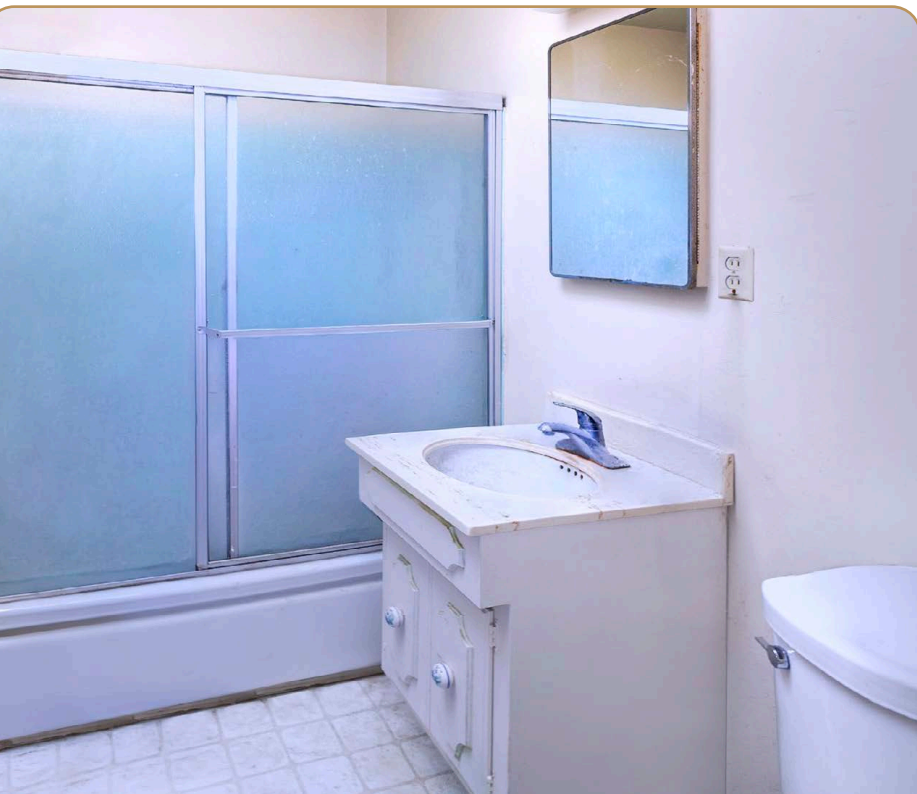
PARCEL NUMBERS:
 016-031-230
 016-031-210



PHOTOS | Unit 1 - 2 Br/1 Ba



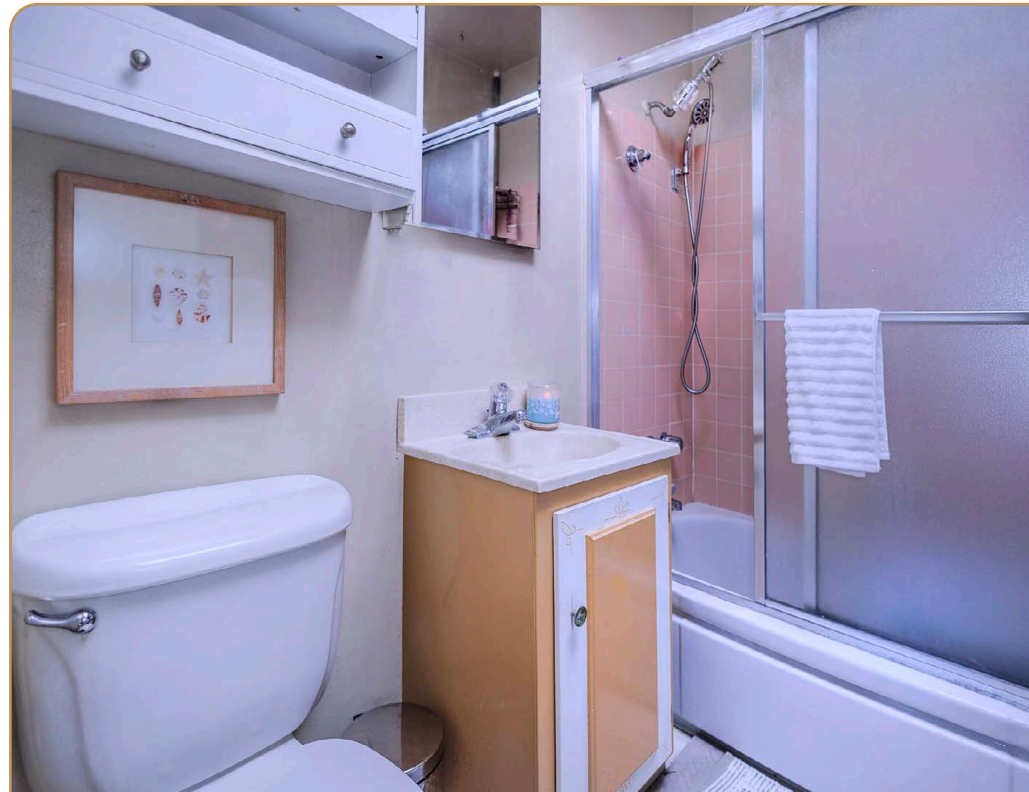
PHOTOS | Unit 2 - 1 Br/1 Ba



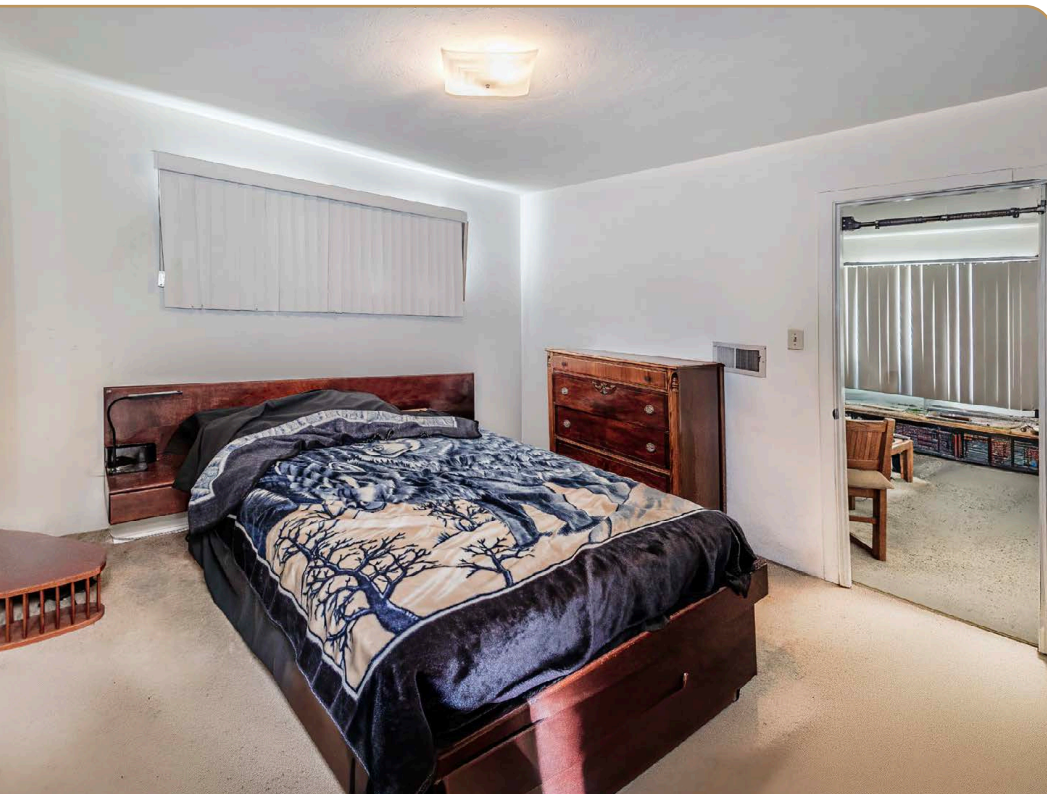
PHOTOS | Unit 3 - 1 Br/1 Ba



PHOTOS | Unit 4 - 1 Br/1 Ba



PHOTOS | Unit 5 - 1 Br/1 Ba



PHOTOS | External



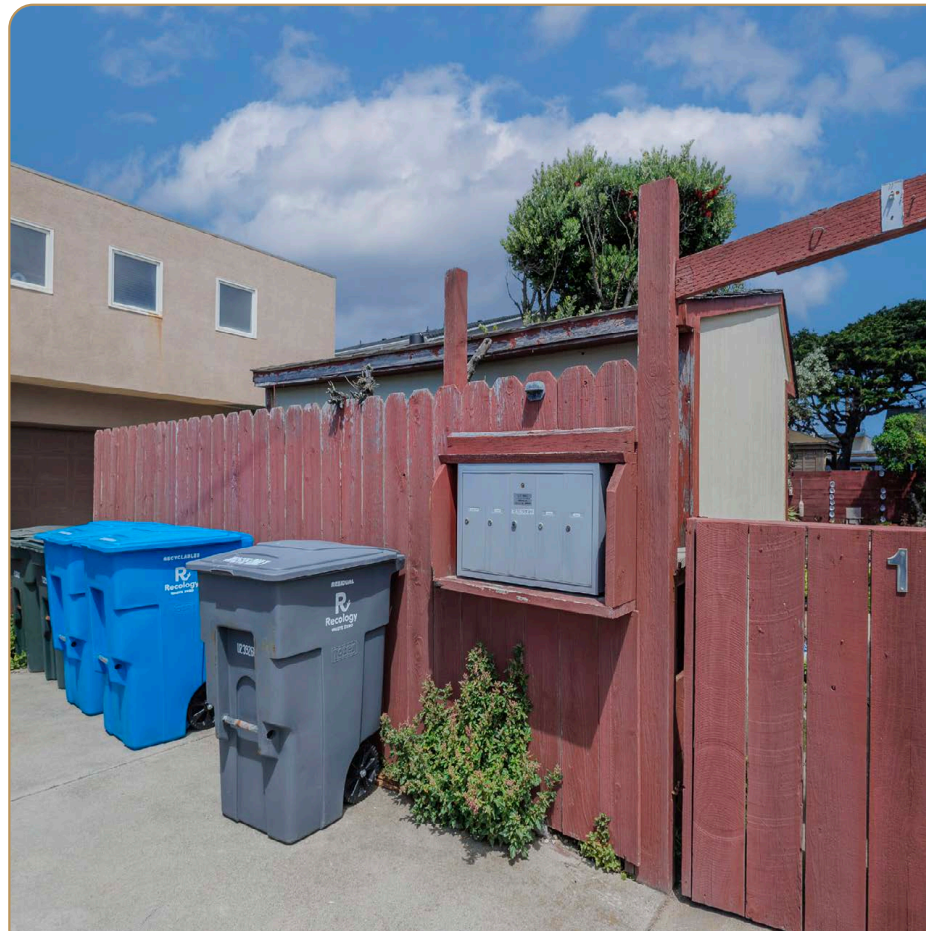
Additional 2,700 SqFt Lot



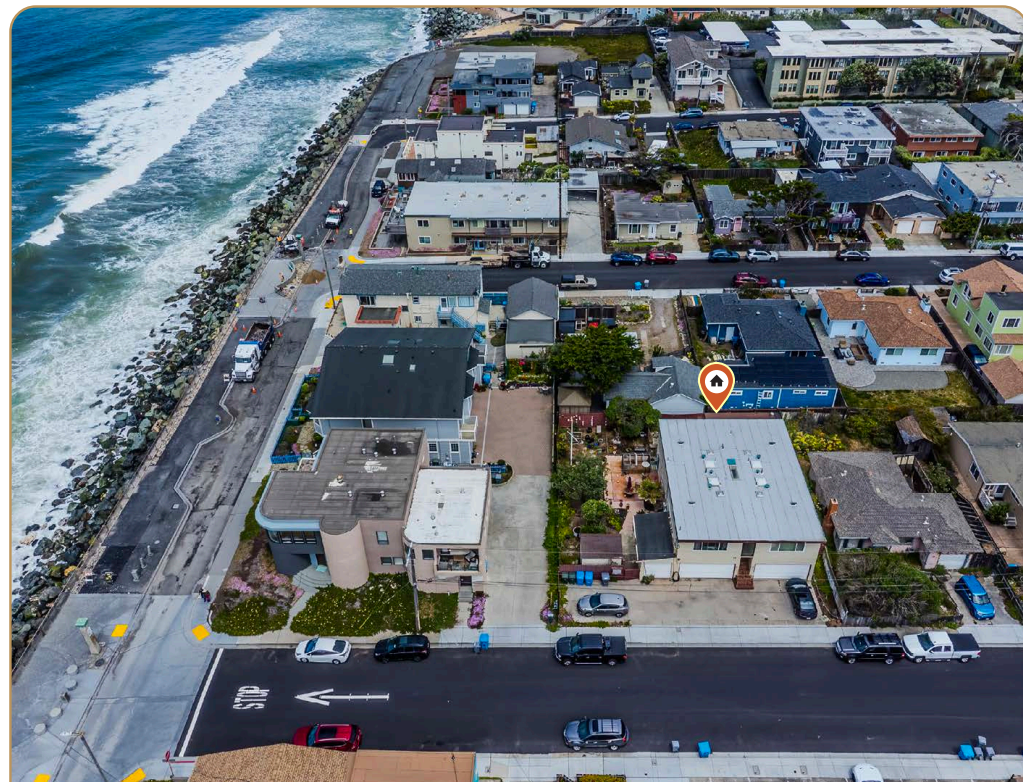
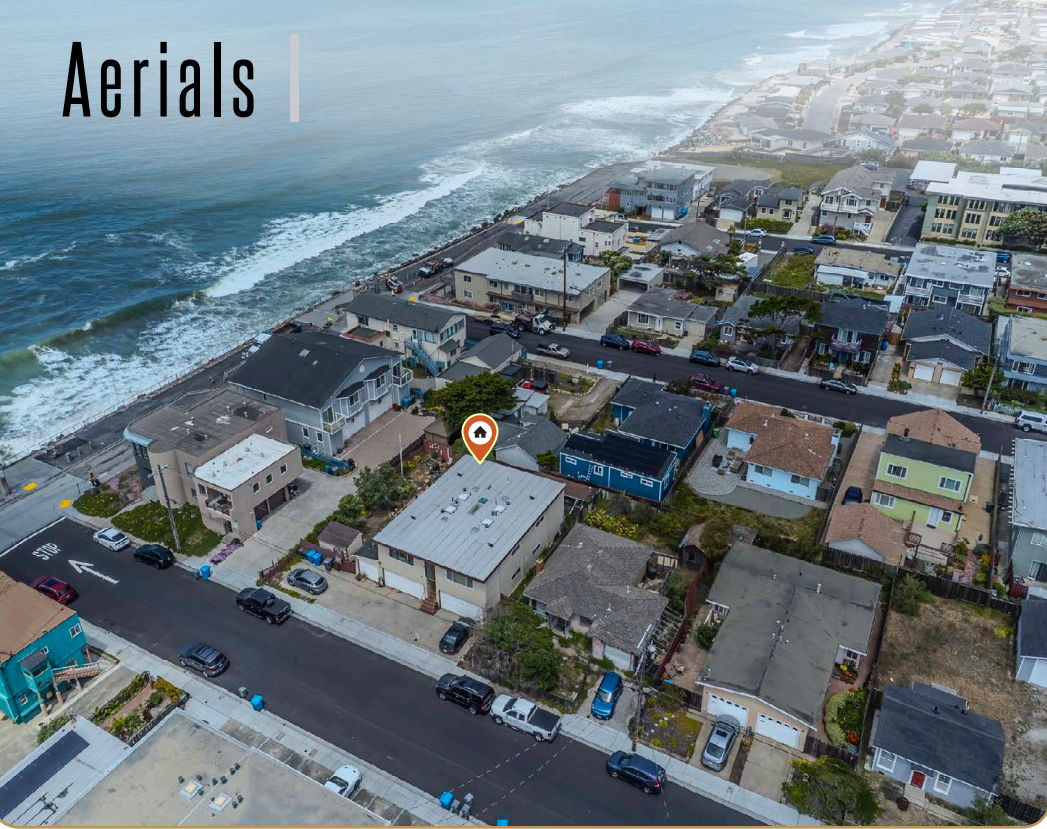
Additional 2,700 SqFt Lot



PHOTOS | Utilities



Aerials



Aerial



Aerial Map



Ocean Beach



35

Esplanade Beach



Coral Ridge Dr

FAIRMONT

Winwood Ave

Clifton Rd

1

1

Oceana Blvd

6th Ave

Ingrid B Lacy School

Paloma Ave

Palmetto Ave

Carmel Ave

Santa Maria Ave



Aerial Map



India Basin
Shoreline Park

San Francisco
International
Airport

SFO Rental Car Center

Costco Wholesale

South San
Francisco

The Shops at Tanforan

San Bruno
City Park

Kaiser Permanente
South San Francisco...

San Bruno
Mountain State
& County Park

Costco Wholesale

Safeway

Colma

Serramonte Center

SERRAMONTE

Kukje Supermarket

The Home Depot

ST. FRANCIS

FAIRWAY PARK

FAIRMONT

15 Santa Maria Ave

Sharp Park Golf Course

Moril Point

John
McLaren Park

VISITACION
VALLEY

CROCKER-AMAZON

HILLSIDE

San Francisco

Marina
Beach

WESTLAKE

Pacifica Esplanade Beach

Palmetto Ave

VALLEMA

NEARBY MANOR PLAZA RETAIL



INVESTMENT ADVISORS



Cameron D. Foster

Senior Vice President
PH: 415.699.6168
cameron@camerondfoster.com
CA DRE: 00972394



Nate Gustavson

Senior Vice President
PH: 415.786.9410
nate@gustavsongroup.com
CA DRE: 01898316



Eric Peterson

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Disclaimer

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Client Testimonial

English Version

We are very fortunate to have two professional realtors, Cameron and Nathan, representing us. Cameron and Nathan specialize in commercial real estate in the Bay Area, understand the market and analyze it. After listening to our ideas and fully understanding our needs, he helped us buy a suitable rental property in the location we wanted.

Their understanding of market conditions and their sensitivity to numbers left a deep impression on me from the first meeting. We have the peace of mind of knowing the reasonable value of each property, both during the property search and after closing.

Give two examples to illustrate their excellent negotiating ability: (1) In the case of competing bids from multiple buyers, they helped us grab the property at a price lower than the seller's asking price. (2) After that, we carefully checked the property building and the information provided by the seller, and helped us win great benefits from the seller.

Cameron and Nathan's professional knowledge and service spirit to maximize the interests of customers allowed us to successfully complete the property replacement under the condition of limited time in the Bay Area. I also learned a lot from it. They are not only my partners, but also my good teachers and helpful friends. I wholeheartedly recommend them.

- K.T., Burlingame

Mandarin Version

給說中文的朋友:

我們很慶幸可以找到Cameron跟Nathan這兩位專業地產經紀人代表我們。Cameron跟Nathan專精灣區商業地產, 懂市場、會分析。在聽取我們的想法、充份了解我們的需要之後, 在我們想要的地段幫我們買到了適合的出租物業。

他們對市場行情的了解、對數字的敏銳度, 在第一次見面就讓我留下了深刻的印象。在尋找物業期間以及成交後, 都讓我們因為能充份了解每個物業合理的價值而感到安心。

舉兩個例子說明他們出色的談判能力: (1) 在多個買家出價競爭的情況下, 還是以低於賣家開價的價格, 幫我們搶到了物業。(2) 之後, 仔細了檢查物業建築以及賣家提供的資料, 並幫我們向賣家爭取到了極大的利益。

Cameron跟Nathan的專業知識和為顧客爭取利益最大化的服務精神, 讓我們得以在待在灣區的時間有限的情況下順利完成了物業置換。我也從中學到了很多。他們不只是我的合作夥伴, 更是我的良師益友。我衷心的推薦他們。

- K.T., Burlingame