



3128-3130 Pierce Street

Two (2) Units | Cow Hollow

Price: \$2,995,000



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PROPERTY OVERVIEW

List Price: \$2,995,000

3128-3130 PIERCE

Year Built	1938
Parcel Number	0511-024G
# of Units	Two (2) units
Unit Mix	Two (2) 2 bed/2 bath
Sq.Feet ¹	3,424 Sqft
Lot Sq. Feet ¹	2,500 Sqft
Neighborhood	Cow Hollow
Zoning	RH2

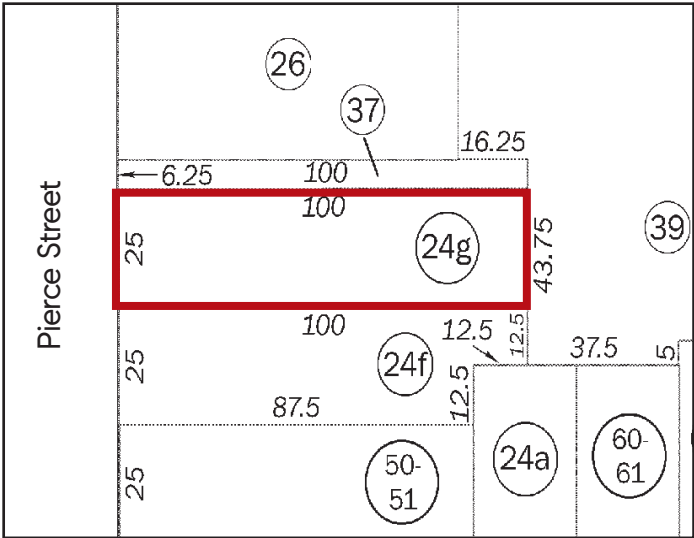
1-Per SF Tax Records



STRUCTURE + SYSTEMS

Water Heater	Two 40 gallon heaters
Electrical	Circuit breakers
Laundry	In unit
Roof	Tar + gravel
Heat	Two gravity heaters

PARCEL MAP



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3128–3130 Pierce Street presents a compelling owner-user opportunity in the heart of San Francisco's prestigious Cow Hollow neighborhood. Built in 1938, the property offers two residential units, a large garage, and a sunny backyard. The top-floor residence and garage will be delivered vacant.

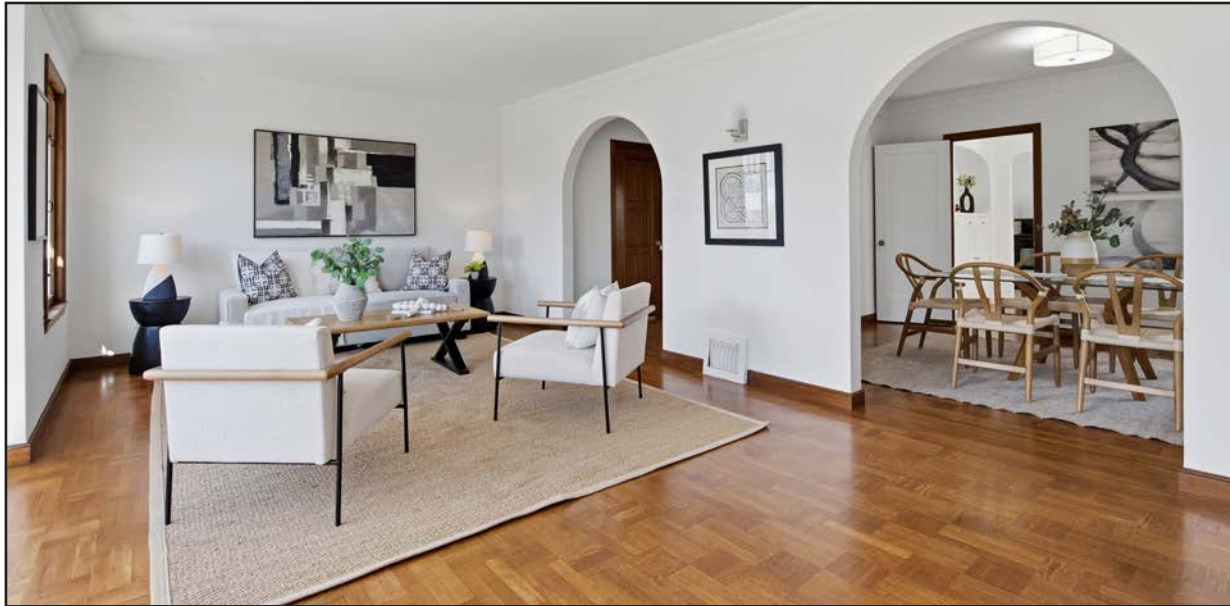
The unit mix consists of two nearly identical two-bedroom, two-bathroom residences, with both bedrooms offering en suite baths. Each unit features a well-designed floor plan with an expansive living room, formal dining room, bright kitchen, breakfast nook, and abundant storage.

The vacant top-floor residence allows a new owner to occupy one unit immediately while generating rental income from the second. The garage, which spans the building's entire footprint, provides multi-car parking and two storage units — one storage unit is vacant.

Positioned in one of the city's most distinguished neighborhoods, 3128–3130 Pierce Street offers a new owner the ideal combination of immediate rental income and the opportunity to live in one of San Francisco's most desirable and supply-constrained markets.

3128-3130 PIERCE STREET

FINANCIAL OVERVIEW



Financial Summary

	Current
Price:	\$2,995,000
Number of Units:	Two (2)
Square Feet:	3,424
Cost/Sq. Foot:	\$875
Cost/Unit:	\$1,497,500
GRM:	17.83
Cap Rate:	3.64%

Annualized Operating Data

	Current
Scheduled Gross Income	\$114,000
Loss to Vacancy:	(\$3,420)
Gross Operating Income:	\$110,580
Less Expenses (Est): (40%)	(\$46,029)
Net Operating Income (NOI):	\$64,551

RENT ROLL EXPENSES

Rent Roll

Unit	Unit Type	Current Rent	Proforma Rent	Move-In	Notes
3128	2 bed, 2 bath	\$2,500	\$7,000	2011	15 years of banked rent increases
3130	2 bed, 2 bath	\$7,000	\$7,000	Vacant	
Total Monthly Income		\$9,500	\$14,000		
Total Annual Income		\$114,000	\$168,000		47% upside

Estimated Expenses

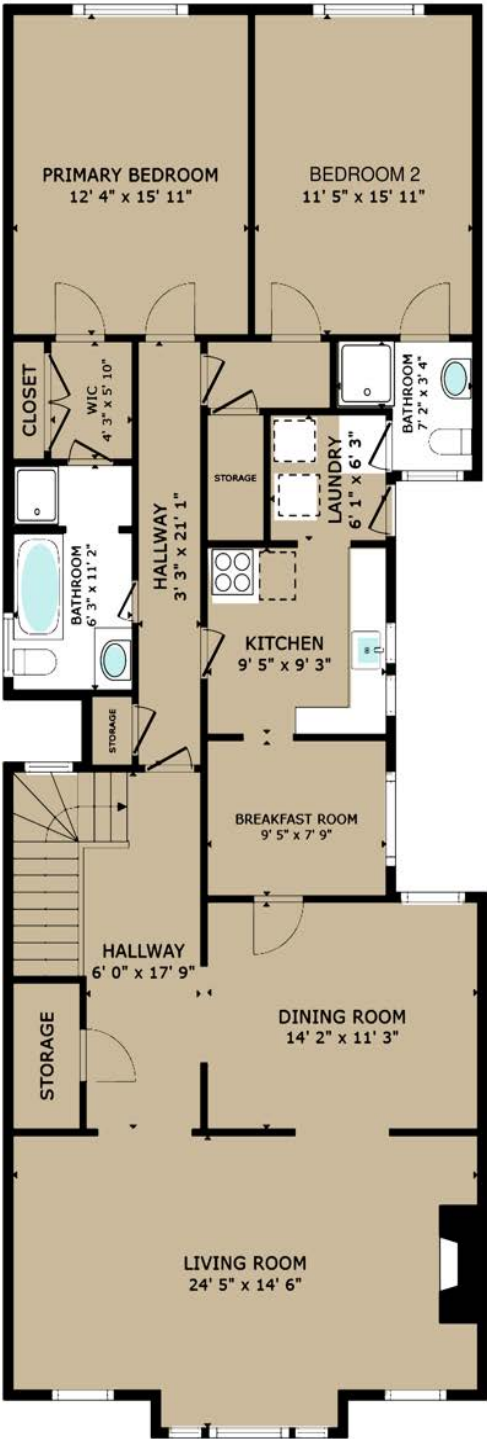
	Annual	Notes
Property Taxes	\$35,341	1.18% of list price
Insurance	\$6,848	Estimated \$2.00/ft
PGE	\$960	Estimated \$40/mo/unit
Water	\$1,920	Estimated \$80/mo/unit
Garbage	\$960	Estimated \$40/unit/mo
Total Annual Expenses:	\$46,029	40% of gross income



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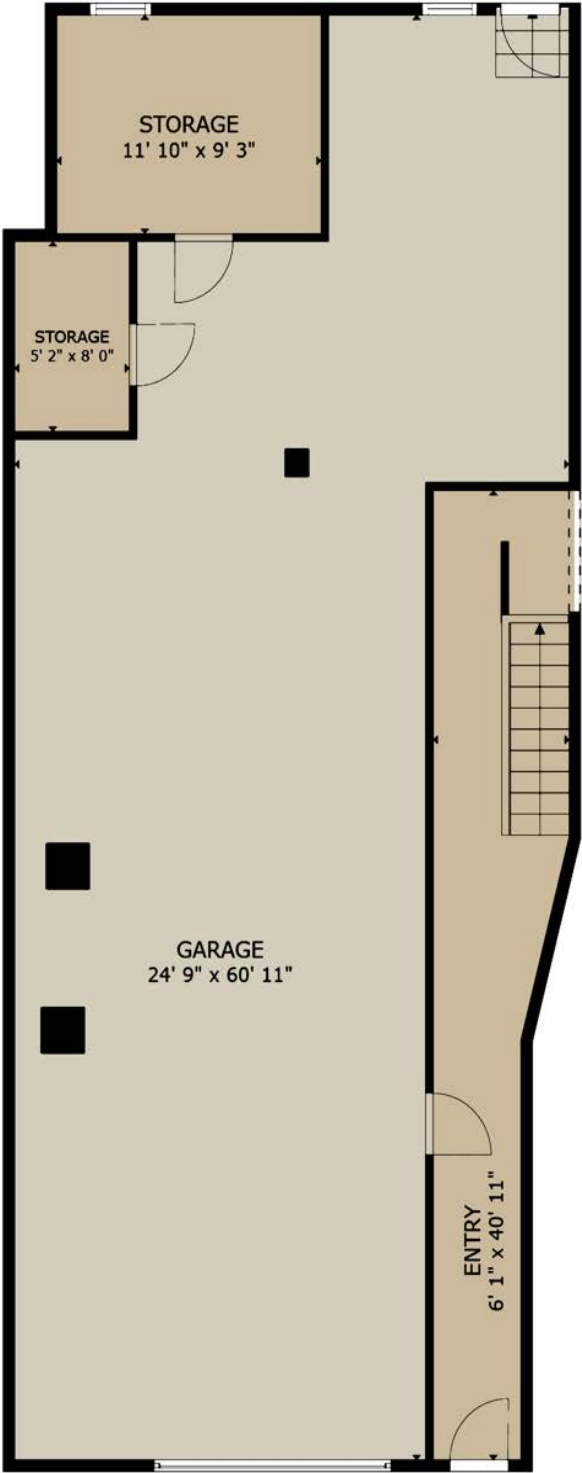
3128-3130 PIERCE STREET

UNIT FLOORPLANS



FLOOR 2
1,559 sq ft

TOTAL INTERIOR AREA: 1,605 sq ft

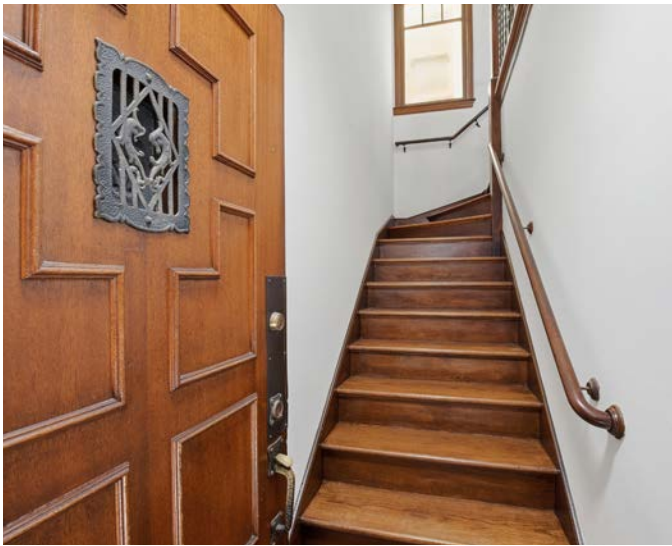


GARAGE LEVEL
GARAGE: 1,064 sq ft
ENTRY & STORAGE: 378 sq ft

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UNIT #3128 2 BED/2BATH



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UNIT #3130 2 BED/2BATH



3128 Pierce Street

San Francisco, CA



TOTAL INTERIOR AREA: 1,477 sq ft

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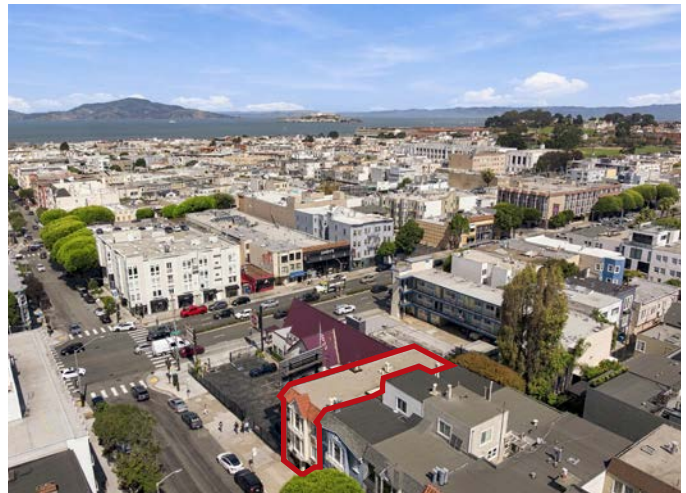
PHOTOS EXTERIOR



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PHOTOS NEIGHBORHOOD & GARAGE



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MAP NEIGHBORHOOD

COW HOLLOW

LOCATION & AMENITIES

99 WALK **69** TRANSIT **73** BIKE

3128-3130 Pierce Street Cow Hollow / Marina | San Francisco



■ TRANSIT

- 1** Lombard & Pierce Stops
28 / 43 / 91 lines
- 2** Chestnut & Pierce Stops
30 / 30X Stockton
- 3** Fillmore & Lombard Stop
22 Fillmore

■ GROCERY & DAILY NEEDS

- 4** Marina Supermarket
2323 Chestnut St
- 5** Lucca Delicatessen
2120 Chestnut St
- 6** Luke's Local
2190 Union St
- 7** PlumpJack Wine & Spirits
3201 Fillmore St

■ SCHOOLS & PARKS

- 14** Marina Middle School
3500 Fillmore St
- 15** Moscone Recreation Center
1800 Chestnut St
- 16** The Presidio
Lombard Gate, Lombard & Lyon

■ DINING & NIGHTLIFE

- 8** Delarosa
2175 Chestnut St
- 9** Souvla
2272 Chestnut St
- 10** Balboa Cafe
3199 Fillmore St
- 11** Causwells
2346 Chestnut St
- 12** A16
2355 Chestnut St
- 13** Union Street Coffee Roastery
2191 Union St

WALKING DISTANCE

Lombard & Pierce Stops	2 min
Balboa Cafe	4 min
Marina Supermarket	5 min
Marina Middle School	8 min
Moscone Recreation Center	8 min
The Presidio (Lombard Gate)	10 min

3128-3130 Pierce Street
Subject property

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