



## 2900-2906 Pine Street

Four (4) Units | Lower Pacific Heights

**Price: \$1,795,000**



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## PROPERTY OVERVIEW

**List Price: \$1,795,000**

### 2900-2906 PINE STREET

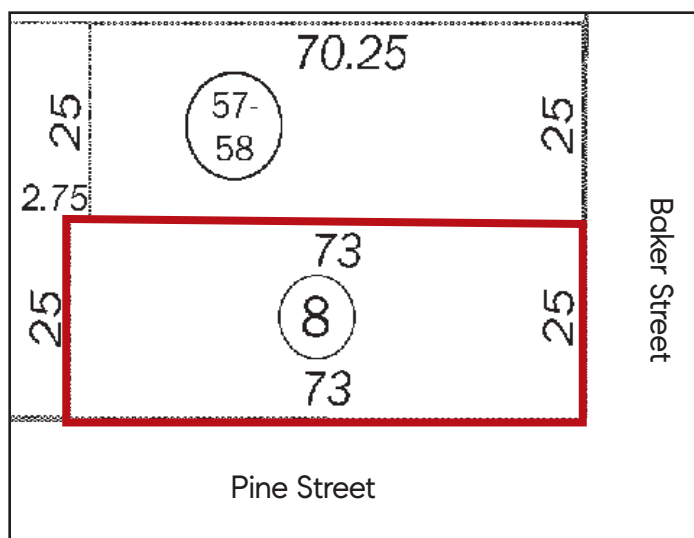
|                           |                                              |
|---------------------------|----------------------------------------------|
| Year Built                | 1918                                         |
| Parcel Number             | 1030-008                                     |
| # of Units                | Four (4) units                               |
| Unit Mix                  | Two (2) 2 bed/1 bath<br>Two (2) 1 bed/1 bath |
| Sq.Feet <sup>1</sup>      | 3,274 Sqft                                   |
| Lot Sq. Feet <sup>1</sup> | 1,820 Sqft                                   |
| Neighborhood              | Lower Pacific Heights                        |
| Zoning                    | RH2                                          |

1-Per SF Tax Records

### STRUCTURE + SYSTEMS

|              |                    |
|--------------|--------------------|
| Water Heater | Separate tanks     |
| Electrical   | Separate meters    |
| Laundry      | Two units have W/D |
| Roof         | Bitumen            |
| Heat         | Wall Heaters       |

### PARCEL MAP



2900 Pine Street presents an exceptional opportunity to acquire a wonderfully maintained four-unit property situated on the corner of Pine and Baker Streets in San Francisco's desirable Lower Pacific Heights neighborhood. The property has benefited from numerous recent capital improvements, including fresh exterior paint, a newer roof, and a completely renovated one-bedroom apartment, among other upgrades.

The building features an attractive unit mix consisting of two spacious one-bedroom, one-bathroom apartments and two well-appointed two-bedroom, one-bathroom residences. The vacant one-bedroom apartment has undergone an extensive studs-up renovation, featuring a fully remodeled kitchen and bathroom, radiant heating, new windows, and numerous additional improvements. The second one-bedroom apartment has also received recent upgrades and offers the added convenience of an in-unit washer and dryer. Both two-bedroom residences feature functional, well-designed floor plans and an abundance of natural light, creating inviting living spaces.

Ideally located in the heart of Lower Pacific Heights, 2900 Pine Street offers residents convenient access to some of San Francisco's best neighborhood amenities. The vibrant shopping, dining, and café corridors along Sacramento and Divisadero Streets are just a short stroll away, while nearby outdoor destinations include the Presidio and Alta Plaza Park. The property also benefits from excellent public transportation options, including the nearby 1 California bus line, providing convenient access throughout the city.

With its desirable corner location, substantial recent improvements, and one vacant, extensively renovated apartment, 2900 Pine Street represents a compelling opportunity to acquire a turnkey multifamily investment in one of San Francisco's most sought-after neighborhoods.

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## FINANCIAL OVERVIEW



### Financial Summary

|                  | Current     |
|------------------|-------------|
| Price:           | \$1,795,000 |
| Number of Units: | Four (4)    |
| Square Feet:     | 3,274       |
| Cost/Sq. Foot:   | \$548       |
| Cost/Unit:       | \$448,750   |
| GRM:             | 15.88       |
| Cap Rate:        | 4.34%       |

### Annualized Operating Data

|                                    | Current         |
|------------------------------------|-----------------|
| Scheduled Gross Income             | \$113,030       |
| Loss to Vacancy:                   | (\$3,391)       |
| Gross Operating Income:            | \$109,639       |
| Less Expenses (Est): (40%)         | (\$31,798)      |
| <b>Net Operating Income (NOI):</b> | <b>\$77,842</b> |

# RENT ROLL EXPENSES

## Rent Roll

| Unit                        | Unit Type   | Current Rent     | Proforma Rent    | Move-In    | Notes                 |
|-----------------------------|-------------|------------------|------------------|------------|-----------------------|
| 2900                        | 1bed-1bath  | \$4,250          | \$4,250          | Vacant     | Updated, W/D          |
| 2902                        | 2bed-1bath  | \$1,122          | \$5,000          | 03/01/2016 |                       |
| 2904                        | 2bed-1bath  | \$1,047          | \$5,000          | 08/01/1994 |                       |
| 2906                        | 1 bed-1bath | \$3,000          | \$4,250          | 09/29/2023 | Updated, W/D, Parking |
| <b>Total Monthly Income</b> |             | <b>\$9,419</b>   | <b>\$18,500</b>  |            |                       |
| <b>Total Annual Income</b>  |             | <b>\$113,030</b> | <b>\$222,000</b> |            | <b>96% upside</b>     |

## Estimated Expenses

|                               | Annual          | Notes                                  |
|-------------------------------|-----------------|----------------------------------------|
| Property Taxes                | \$20,876        | 1.18% of list price                    |
| Insurance                     | \$5,722         | T12                                    |
| PGE                           | \$0             | Individual meters, no common area cost |
| Water                         | \$0             | Individual water meters                |
| Garbage & Water               | \$2,800         | T12                                    |
| Repairs & Maintenance         | \$2,000         | Estimated \$500/unit                   |
| Reserves                      | \$400           | Estimated \$100/unit                   |
| <b>Total Annual Expenses:</b> | <b>\$31,798</b> | 28% of gross income                    |



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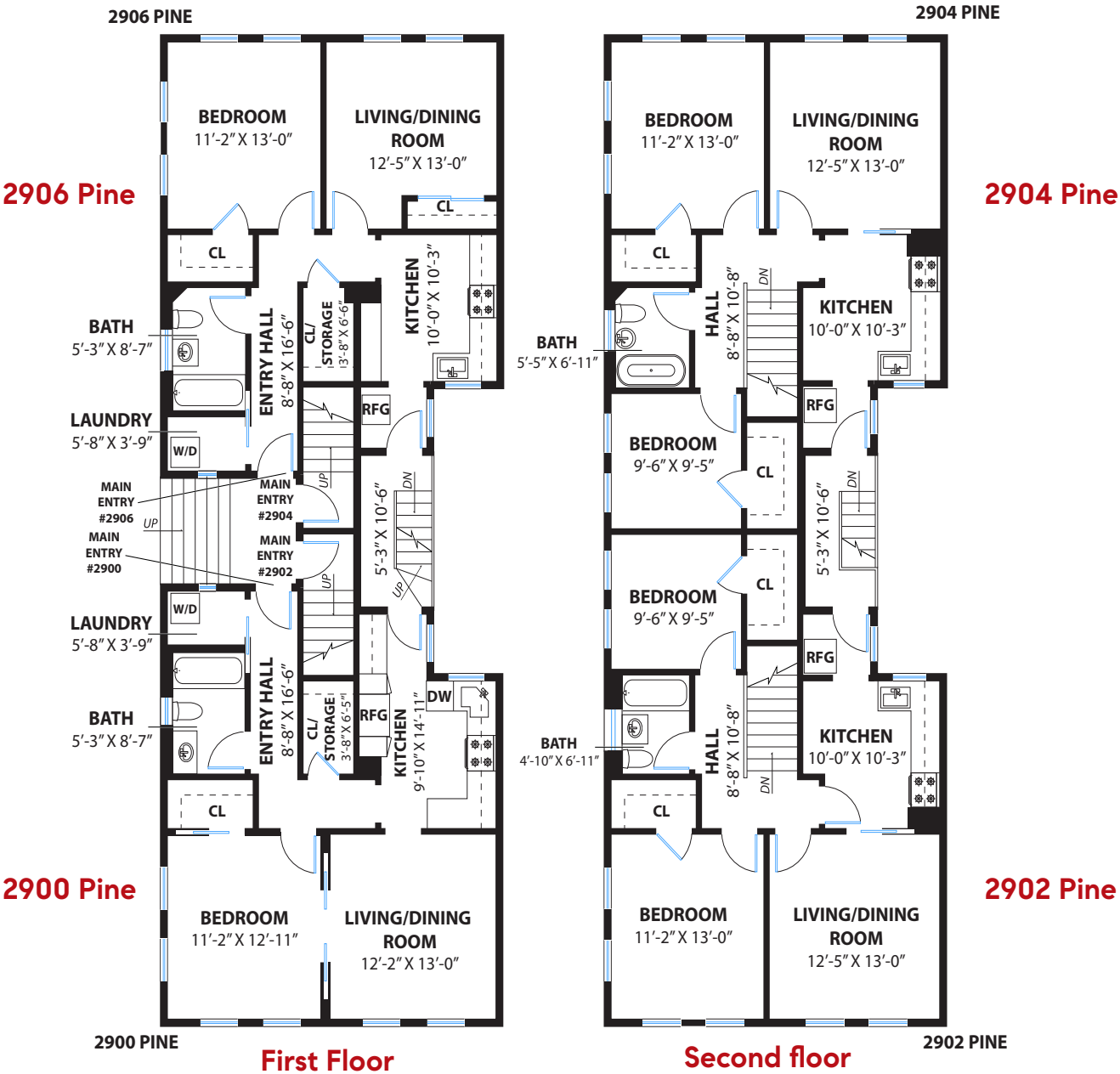
UNIT FLOORPLANS

COMPASS

2902-2906 PINE STREET  
SAN FRANCISCO

Living space: 2,842 Sq Ft

2900 Pine Street: 662 Sq Ft  
2906 Pine Street: 662 Sq Ft  
2902 Pine Street: 759 Sq Ft  
2904 Pine Street: 759 Sq Ft



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## 2900 PINE ST 1 BED/1BATH



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**2900-2906 PINE STREET**

**2904 PINE ST 2 BED/1BATH**



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**2900-2906 PINE STREET**

**2906 PINE ST 1 BED/1BATH**



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## PHOTOS EXTERIOR



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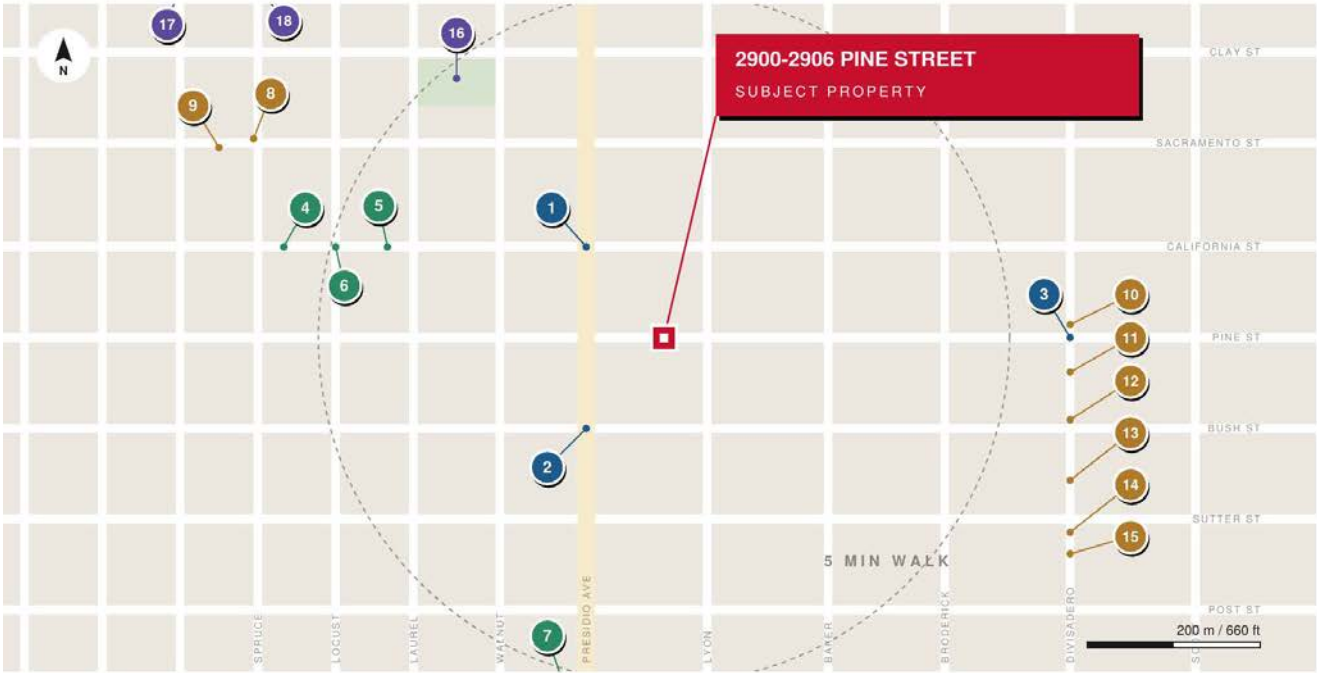
**2900-2906 PINE STREET**

LOWER PACIFIC HEIGHTS

LOCATION & AMENITIES

WALK TRANSIT BIKE

2900-2906 Pine Street Lower Pacific Heights / Presidio Heights | San Francisco



TRANSIT

- 1 California & Presidio Ave Stops  
1 / 1X California
- 2 Presidio Ave Stops  
43 Masonic
- 3 Divisadero & Pine Stops  
24 Divisadero

GROCERY & DAILY NEEDS

- 4 Cal-Mart  
3585 California St
- 5 Bryan's Grocery  
3445 California St
- 6 Laurel Village Shopping Center  
California St, Laurel to Spruce
- 7 Target (City Center)  
2675 Geary Blvd

SCHOOLS & PARKS

- 16 Presidio Heights Playground  
3437 Clay St
- 17 Presidio Hill School  
3839 Washington St
- 18 Julius Kahn Playground  
W Pacific Ave & Spruce St

DINING & NIGHTLIFE

- 8 Spruce  
3640 Sacramento St
- 9 Boichik Bagels  
3665 Sacramento St
- 10 My Ivy Thai  
1901 Divisadero St
- 11 Presidio Pizza Company  
1862 Divisadero St
- 12 Godzilla Sushi  
1800 Divisadero St
- 13 The Cheese Steak Shop  
1716 Divisadero St
- 14 Pete's Deli & Cafe  
1661 Divisadero St
- 15 My Father's Kitchen  
1655 Divisadero St

WALKING DISTANCE

|                                 |       |
|---------------------------------|-------|
| California & Presidio Ave Stops | 3 min |
| Bryan's Grocery                 | 5 min |
| Divisadero & Pine Stops         | 6 min |
| Target (City Center)            | 7 min |
| Cal-Mart                        | 7 min |

2900-2906 Pine Street Subject property

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2900-2906 PINE STREET

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## COMPASS COMMERCIAL



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