



3154 Steiner Street

Three Units | Two Car Parking

Cow Hollow | San Francisco

Price: \$2,850,000

John Antonini

415.794.9510

john@antoninif.com

Daniel Foley

415.866.7997

daniel@danielfoley.com



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PROPERTY OVERVIEW

List Price: \$2,850,000

3154 STEINER STREET	
Year Built	1939
Parcel Number	0515-026A
# of Units	3
Unit Mix	2 x 2bd-1ba 1 x 1bd-1ba
Parking	2 car (side-by-side)
Sq.Feet ¹	3,188 sq/ft
Lot Sq. Feet ¹	1,367 sq/ft (24'x59')
Neighborhood	Cow Hollow

1-Per SF Tax Records

STRUCTURE + SYSTEMS	
PGE Meters	Separate
Parking	Two, Side-by-side
Heat	Central Heat
Water Heaters	Separate
Foundation	Concrete

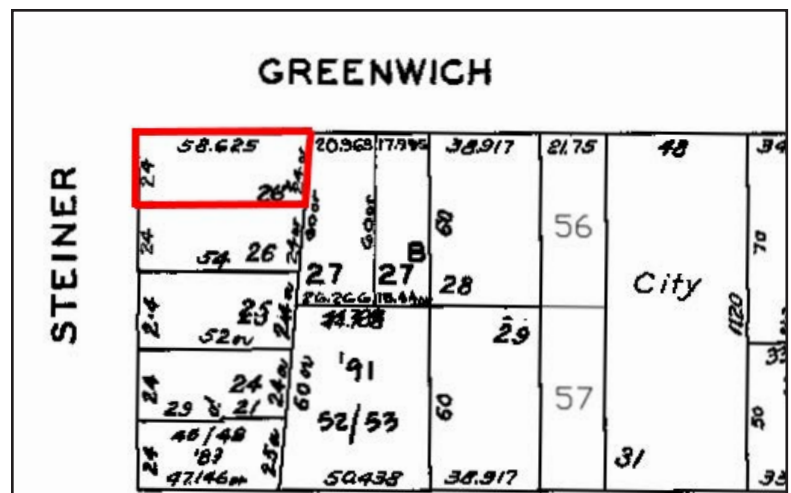


3154 Steiner Street consists of three units on the Southeast corner of Greenwich & Steiner Streets in heart of Cow Hollow. The location is perfect for anyone looking for walkable access to Fillmore, Union, and Chestnut Streets.

All three units will be delivered vacant. The top two flats (2291 + 2291 Greenwich) are both 2bd-1ba with hardwood floors and double-pane windows. The ground floor unit (3154 Steiner) is a 1ba-1ba with in-unit laundry. There are two side-by-side parking garages which will also be delivered vacant.

Notable neighborhood amenities within two blocks include Balboa Cafe, Plumpjack Wine & Spirits, Izzy's Steakhouse, Peet's Coffee, Blue Barn, and The Apple Store. 3154 Steiner Street is a great opportunity for partners or for owner-user to live in one unit and let the rent cover monthly expenses.

PARCEL MAP



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3154 STEINER STREET



Financial Summary

Current

Price:	\$2,850,000
Number of Units:	3
Square Feet	3,188

Annualized Operating Data

Current

Scheduled Gross Income:	\$114,000
Less Vacancy Rate: (3%)	(\$3,420)
Gross Operating Rate:	\$110,580
Less Expenses:	(\$47,705)
Net Operating Income (NOI):	\$62,874

PROPERTY PHOTOS - EXTERIOR



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3154 STEINER STREET

PROPERTY PHOTOS - 2293 GREENWICH



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PROPERTY PHOTOS - 2291 GREENWICH



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JOHN ANTONINI Lic# 01842830

Senior Vice President
Mobile: 415.794.9510
john@antoninif.com
www.antoninif.com



DANIEL FOLEY Lic# 01866714

Senior Vice President
Mobile: 415.866.7997
daniel@danielfoley.com
www.danielfoley.com

Listed by: John Antonini 415.794.9510
Daniel Foley 415.866.7997

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