



2900-2906 Pine Street

Four (4) Units | Lower Pacific Heights

Price: $1,795,000

Matt Healy
415.497.0259
matt@healysf.com

John Antonini
415.794.9510
john@antoninisf.com

Scan for PDF Version

PROPERTY OVERVIEW

List Price: $1,795,000

2900-2906 PINE STREET

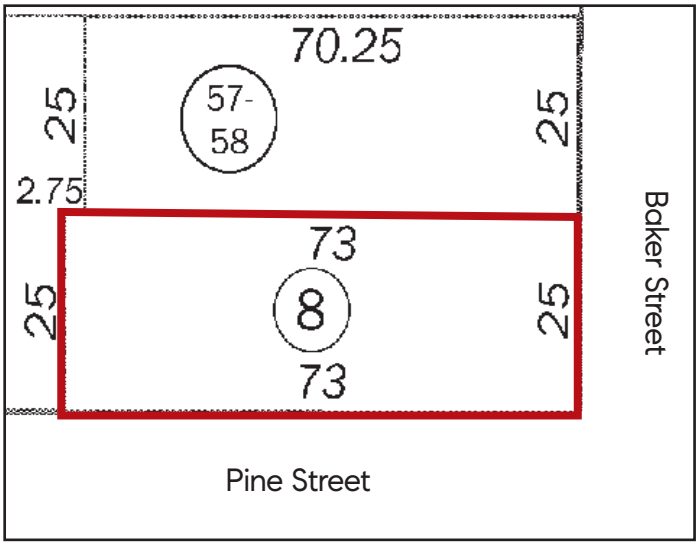
Year Built	1918
Parcel Number	1030-008
# of Units	Four (4) units
Unit Mix	Two (2) 2 bed/1 bath Two (2) 1 bed/1 bath
Sq.Feet[1]	3,274 Sqft
Lot Sq. Feet[1]	1,820 Sqft
Neighborhood	Lower Pacific Heights
Zoning	RH2

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.

Matt Healy 415.497.0259
John Antonini 415.794.9510



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)
Net Operating Income (NOI):	**$77,842**

Matt Healy 415.497.0259
John Antonini 415.794.9510

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
Total Monthly Income		**$9,419**	**$18,500**		
Total Annual Income		**$113,030**	**$222,000**		**96% upside**

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	$2,800	T12
Repairs & Maintenance	$2,000	Estimated $500/unit
Reserves	$400	Estimated $100/unit
Total Annual Expenses:	**$31,798**	28% of gross income



Matt Healy 415.497.0259
John Antonini 415.794.9510

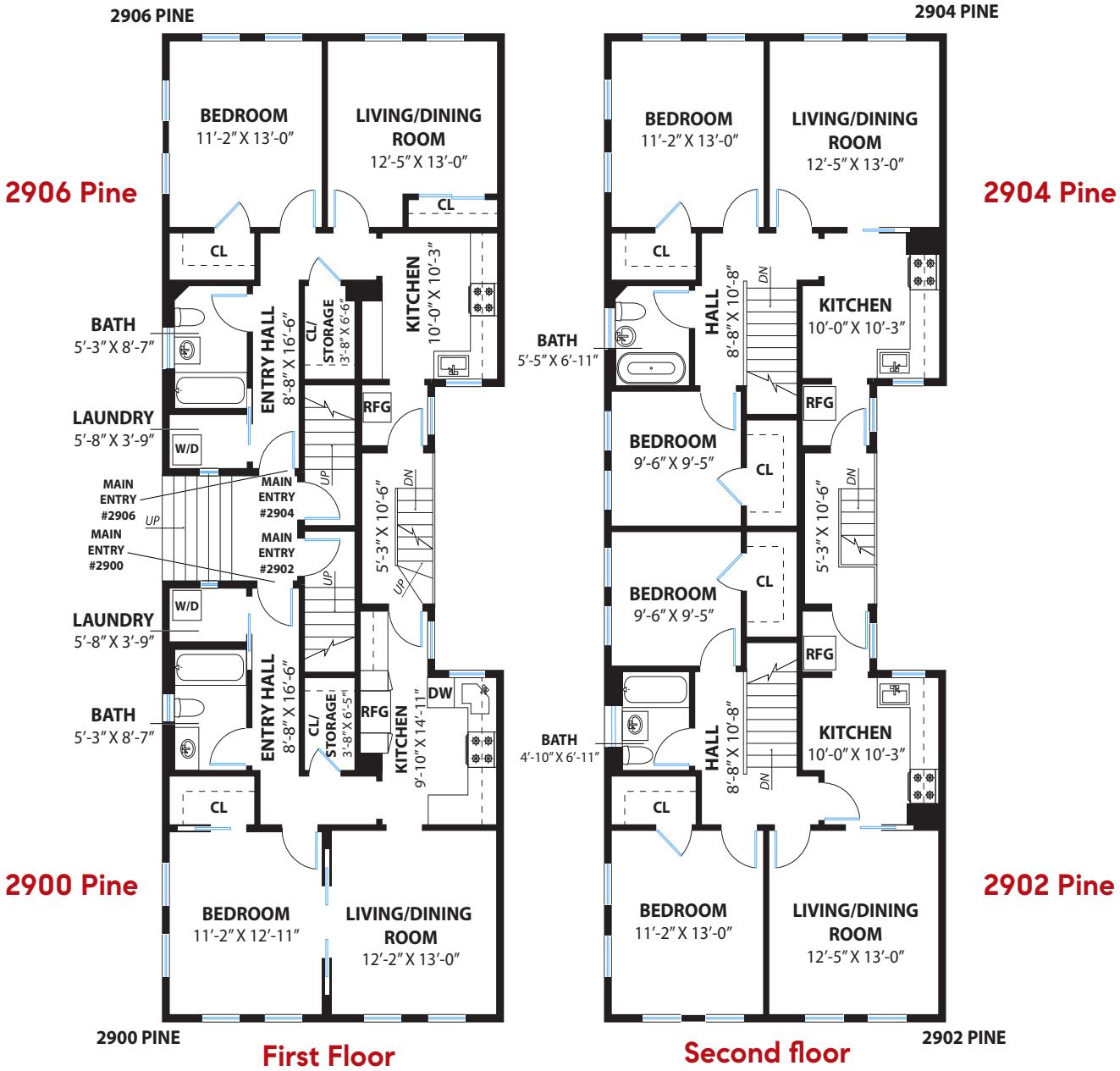
COMPASS

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



Matt Healy 415.497.0259
John Antonini 415.794.9510

2900 PINE ST 1 BED/1BATH













Matt Healy 415.497.0259
John Antonini 415.794.9510

2900-2906 PINE STREET

2904 PINE ST 2 BED/1BATH











Matt Healy 415.497.0259
John Antonini 415.794.9510

2900-2906 PINE STREET

2906 PINE ST 1 BED/1BATH











Matt Healy 415.497.0259
John Antonini 415.794.9510

2900-2906 PINE STREET

PHOTOS EXTERIOR









Matt Healy 415.497.0259
John Antonini 415.794.9510

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

Matt Healy 415.497.0259
John Antonini 415.794.9510

2900-2906 Pine Street



The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site. The Offering Memorandum was prepared by Compass. 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 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. The owner and Compass expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offer to purchase the subject property and/or to terminate discussions with any party at any time with or without notice. The owner shall have no legal commitment or obligation to any interested party reviewing the Offering or making an offer to purchase the subject property unless a written agreement for the purchase of the subject property has been fully executed and delivered by the owner and such party and any conditions to the owner's obligations there under have been satisfied or waived and then only to the extent expressly provided for therein. Compass is not authorized to make any representations or agreements on behalf of the owner.



MATT HEALY

Vice President
Mobile: 415.497.0259
matt@healysf.com
Lic# 02027148



JOHN ANTONINI

Senior Vice President
Mobile: 415.794.9510
john@antoninisf.com
Lic# 01842830