



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

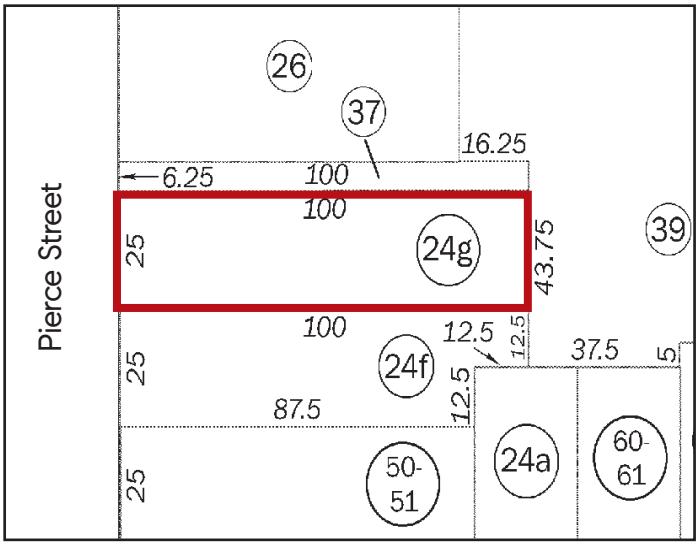
1-Per SF Tax Records



STRUCTURE + SYSTEMS

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

PARCEL MAP



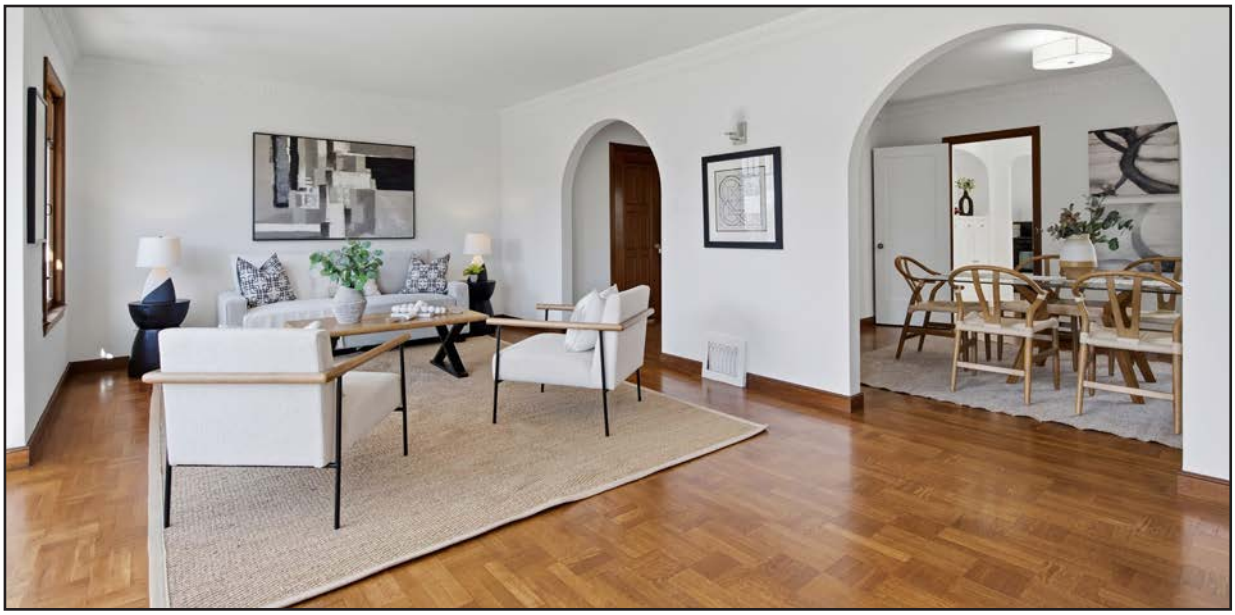
3128–3130 Pierce Street presents a compelling owner-user opportunity in the heart of San Francisco's prestigious Cow Hollow neighborhood. Built in 1938, the property offers two residential units, a large garage, and a sunny backyard. The top-floor residence and garage will be delivered vacant.

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.

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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**

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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**

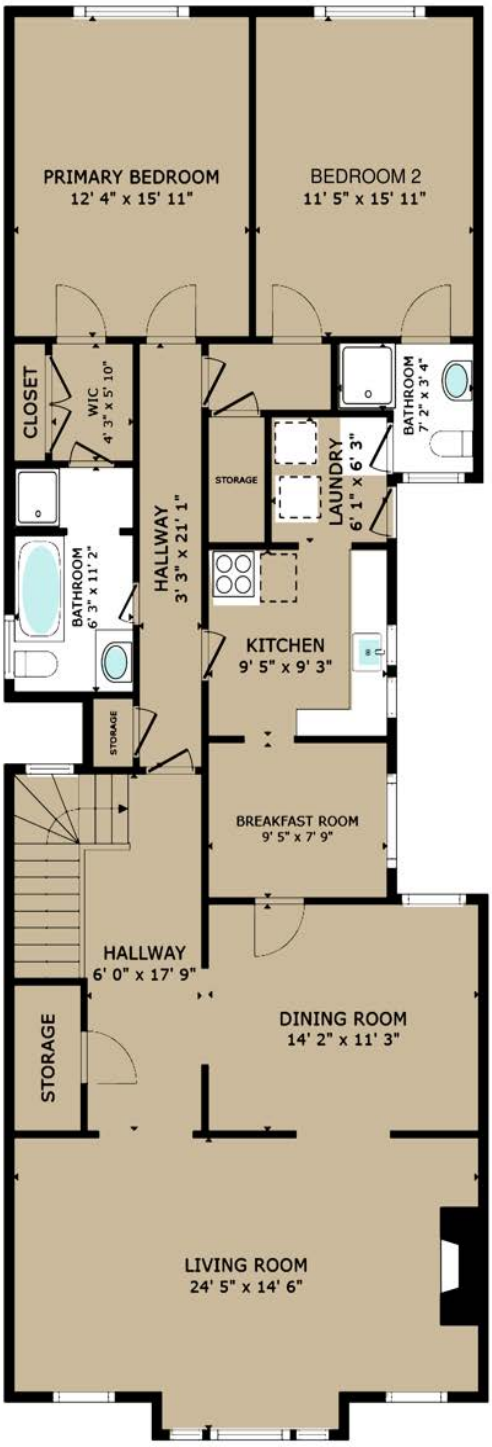
Estimated Expenses

	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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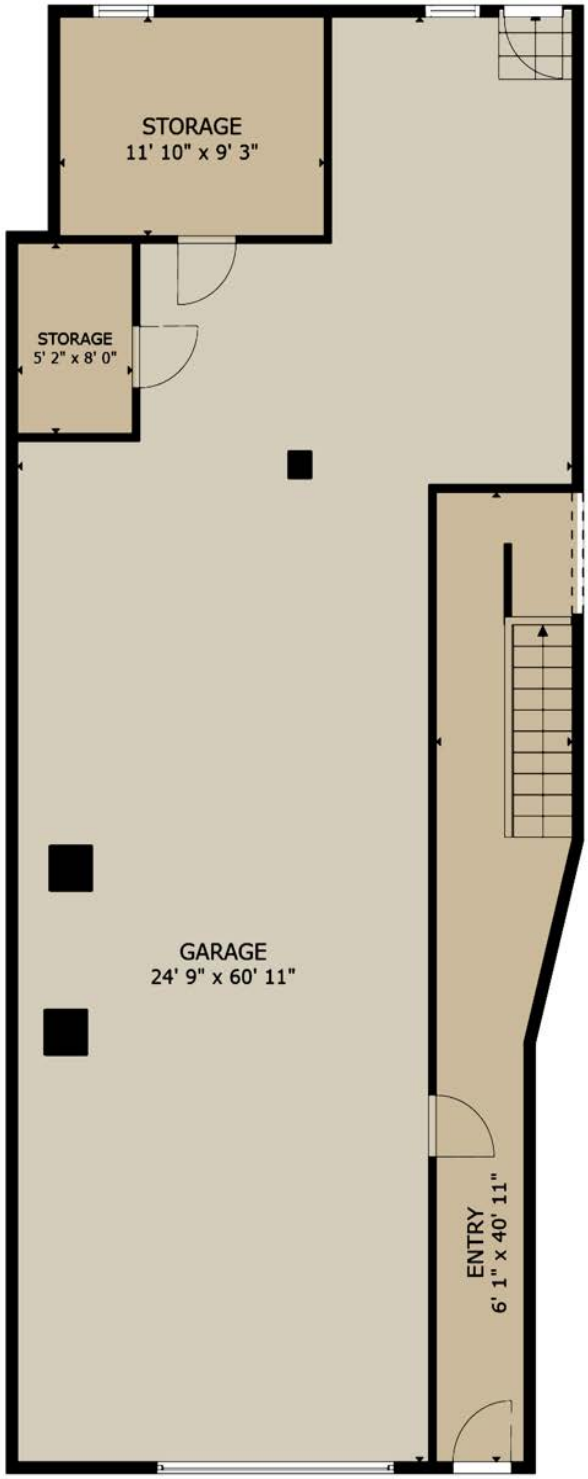
UNIT FLOORPLANS



FLOOR 2

1,559 sq ft

TOTAL INTERIOR AREA: 1,605 sq ft



GARAGE LEVEL

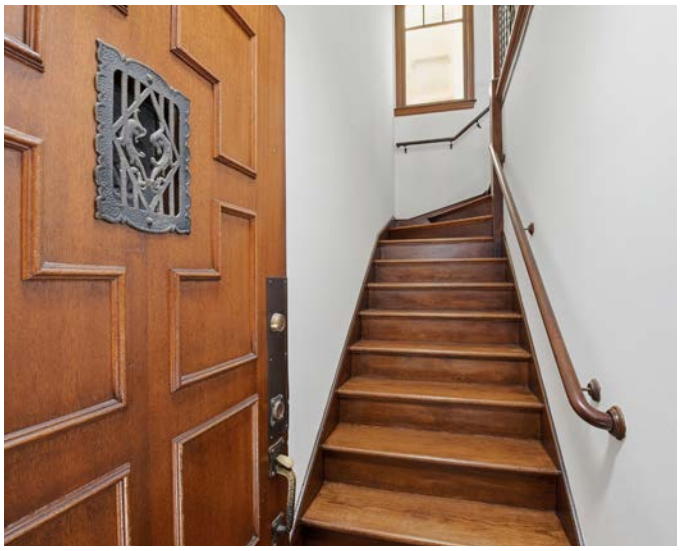
GARAGE: 1,064 sq ft

ENTRY & STORAGE: 378 sq ft

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3128-3130 PIERCE STREET

UNIT #3128 2 BED/2BATH













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3128-3130 PIERCE STREET

UNIT #3130 2 BED/2BATH









3128 Pierce Street

San Francisco, CA



TOTAL INTERIOR AREA: 1,477 sq ft

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3128-3130 PIERCE STREET

PHOTOS EXTERIOR







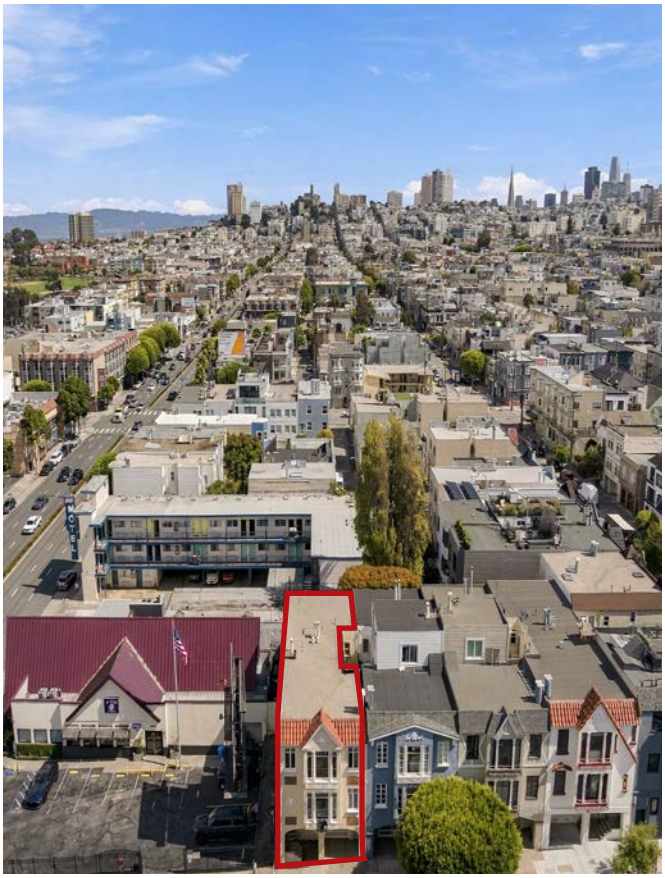


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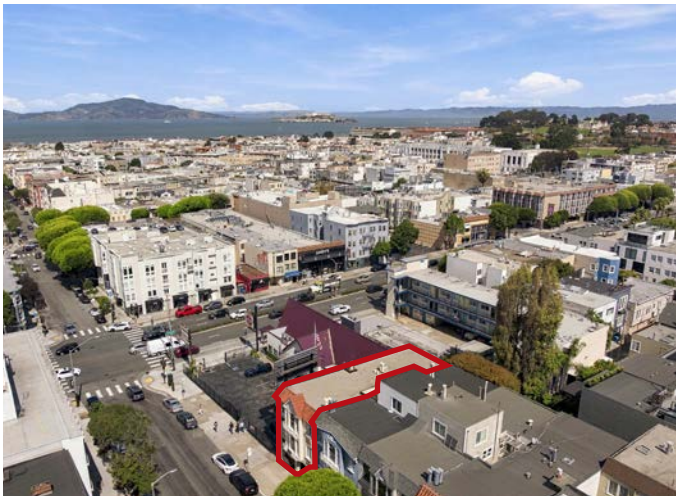
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PHOTOS NEIGHBORHOOD & GARAGE









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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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