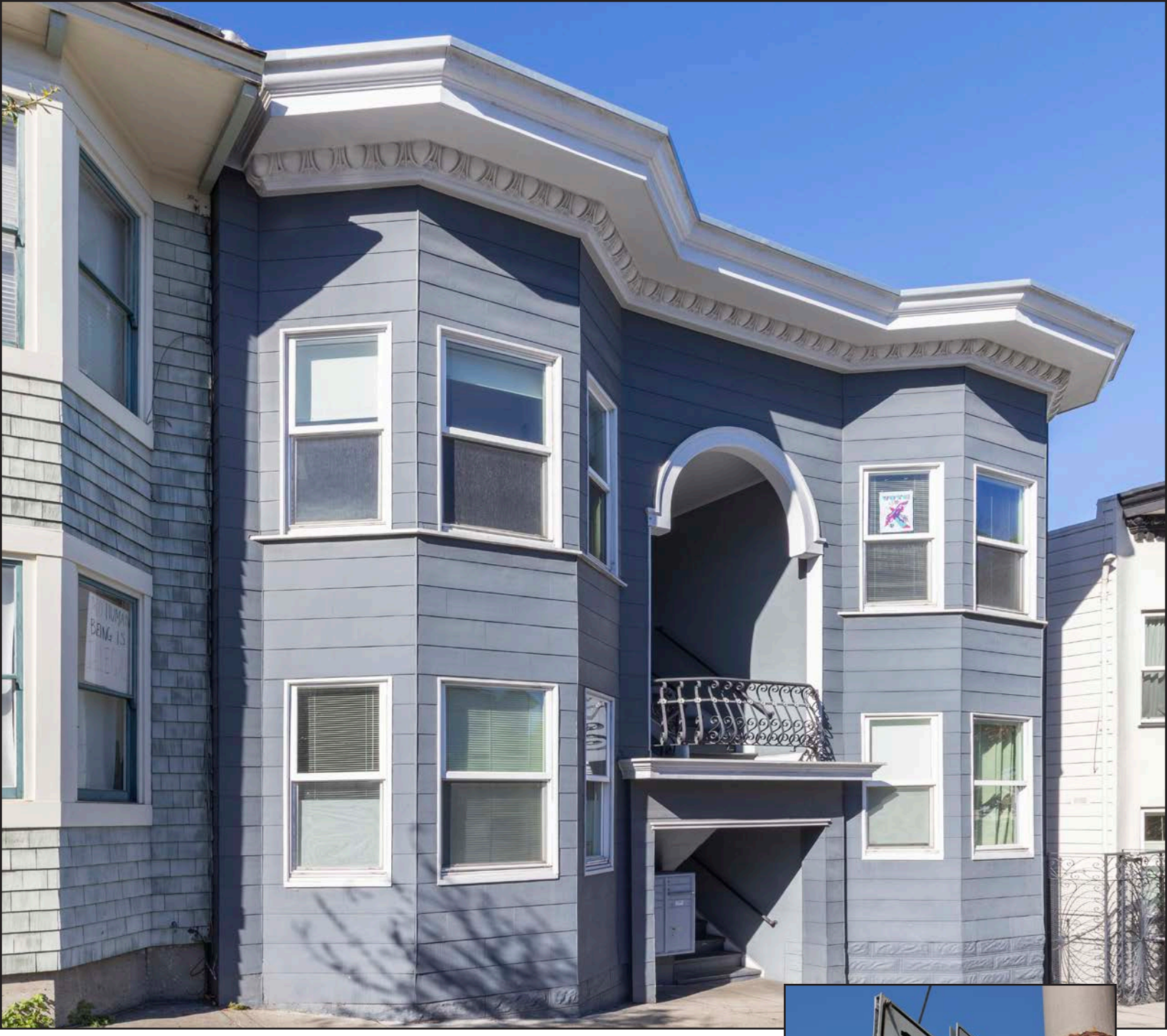



324-330 Connecticut Street

Potrero Hill | San Francisco

Six (6) units

Price: $3,300,000

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PROPERTY OVERVIEW

Price: $3,300,000

Set on the north slope of Potrero Hill, 324 Connecticut Street is a six (6) unit building that has been carefully maintained and thoughtfully improved. Five of six units have been updated, and four of those have in-unit laundry. Building-wide work includes a completed seismic retrofit, new exterior paint, and upgraded fire alarms. From the rear decks, residents take in open westward views across Potrero to Twin Peaks and the downtown skyline.

The 18th Street corridor is right around the corner, offering a short walk to Goat Hill Pizza, Chez Maman, Plow, Mochica, Papitos, Umi, Sunflower, and Bloom's Saloon. Mission Bay is a short walk or bike ride away, with the Chase Center, UCSF's Mission Bay campus and hospitals, and Caltrain all nearby, plus easy on-ramps to 101 and 280. With in-place income of $24,000/month, the property is offered at an attractive 6% cap rate and 11.2 GRM.

324 Connecticut is a rare opportunity to purchase a stabilized building on the north slope of Potrero Hill, with healthy income.



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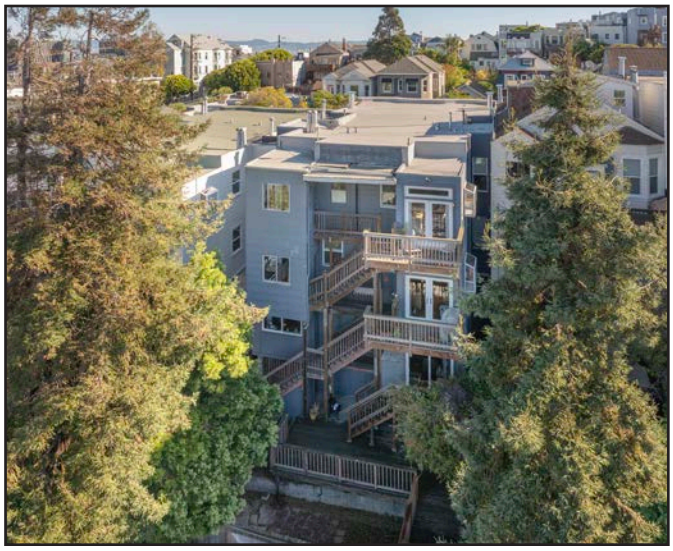
PROPERTY OVERVIEW

Price: $3,300,000

324-330 Connecticut Street	
Year Built	1900
Parcel Number	4035-005
# of Units	Six (6) units
Unit Mix	Two (2) 1 bed-1 bath Three (3) 2 bed-1 bath One (1) 2 bed-2 bath
Parking	Street
Sq.Feet[1]	4,954 sq/ft
Lot Size	3,750 sq/ft
Neighborhood	Potrero Hill
Zoning	RH2

1-Per graphic artist

11.41 GRM	**6.0%** Cap Rate
$666 Price/Foot	**$550k** Price/Unit

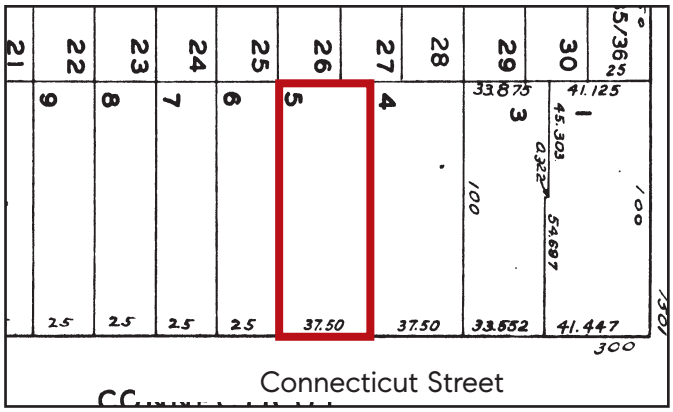


STRUCTURE + SYSTEMS

Water heaters	Separate
Electric meters	Seven (7)
Gas meters	Six (6)
Foundation	Concrete
Soft story	Completed 2018
Roof	Replaced 2017
Fire Alarms	Updated 2021
Laundry	In-unit (4) + coin op



PARCEL MAP



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FINANCIAL OVERVIEW

Financial Summary	Current
Price:	$3,300,000
Number of Units:	6
Square Feet[1]:	4,954
Price/Sq. Foot:	**$666**
Price/Unit	**$550,000**
GRM	**11.41**
Cap Rate	**6.01%**
Proforma GRM	7.91
Proforma Cap Rate	9.77%

1-Per graphic artist

Annualized Operating Data	Current	
Scheduled Gross Income	$289,210	
Vacancy Rate:	($8,676)	(3%)
Gross Operating Income:	$280,533	
Less Expenses (Est):	($82,194)	(28%)
Net Operating Income (NOI):	**$198,339**	



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FINANCIAL DETAILS

RENT ROLL

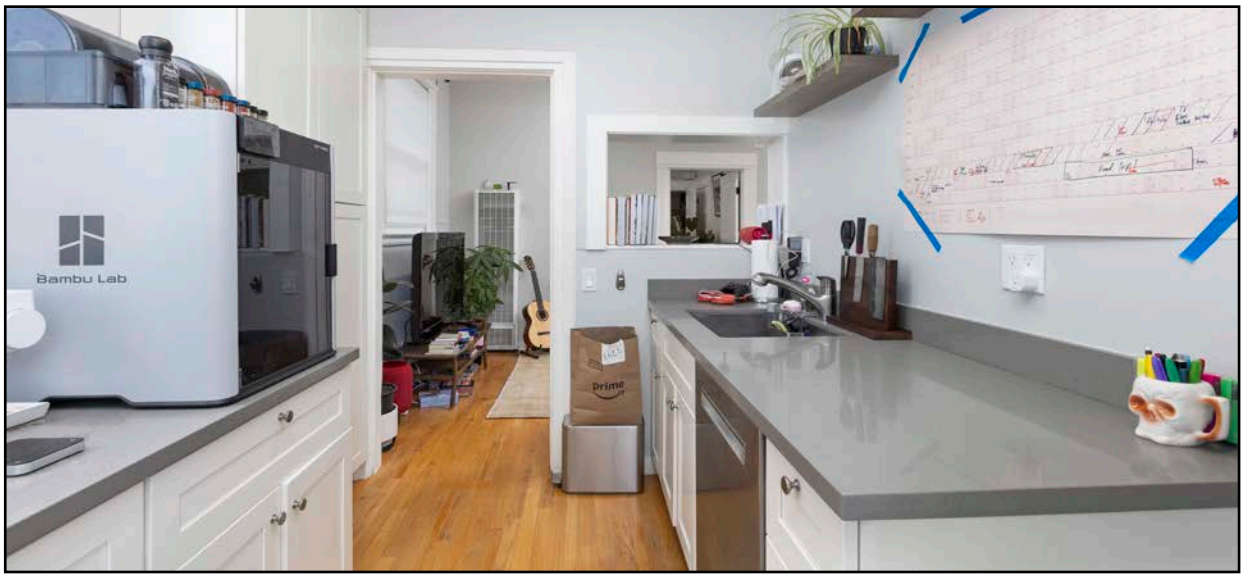
Unit	Unit Type	Sq/ft (approx)	Current Rent	Proforma Rent	Move-In Date	Notes
324A	1bd-1ba	485	$3,224	$5,100	2/1/2022	Updated, laundry, d/w
324B	1bd-1ba	549	$5,100	$5,100	8/19/2026	Updated, d/w
326	2bd-2ba	983	$1,692	$6,000	6/8/1992	
328B	2bd-1ba	929	$5,950	$6,000	7/24/2026	Updated, laundry, d/w
328	2bd-1ba	1,029	$3,146	$6,000	3/1/2011	Updated, laundry, d/w
330	2bd-1ba	979	$4,430	$6,000	7/1/2024	Updated, laundry, d/w
	Laundry		$100	$100		Estimated
	RUBS		$458	$458		
Monthly Income			**$24,101**	**$34,758**		
Total Annual Income			**$289,210**	**$417,100**		**44% upside**

ESTIMATED EXPENSES

	Annual	
Property Taxes	$38,940	1.18% of list price
Insurance	$9,499	Actual, 2025 P&L
PGE	$0	Actual, 2025 P&L
Water	$6,681	Actual, 2025 P&L
Garbage	$3,661	Actual, 2025 P&L
Repairs & Maintenance	$6,464	Actual, 2025 P&L
Management	$11,568	Estimated 4% of gross income
Reserves	$600	Estimated $100/unit/year
Fire Alarm	$2,193	Actual, 2025 P&L
Gardening	$680	Actual, 2025 P&L
Pest Control	$1,908	Actual, 2025 P&L
Total	**$82,194**	28% of gross income

PHOTOS UNIT 324 B

1BED / 1BATH











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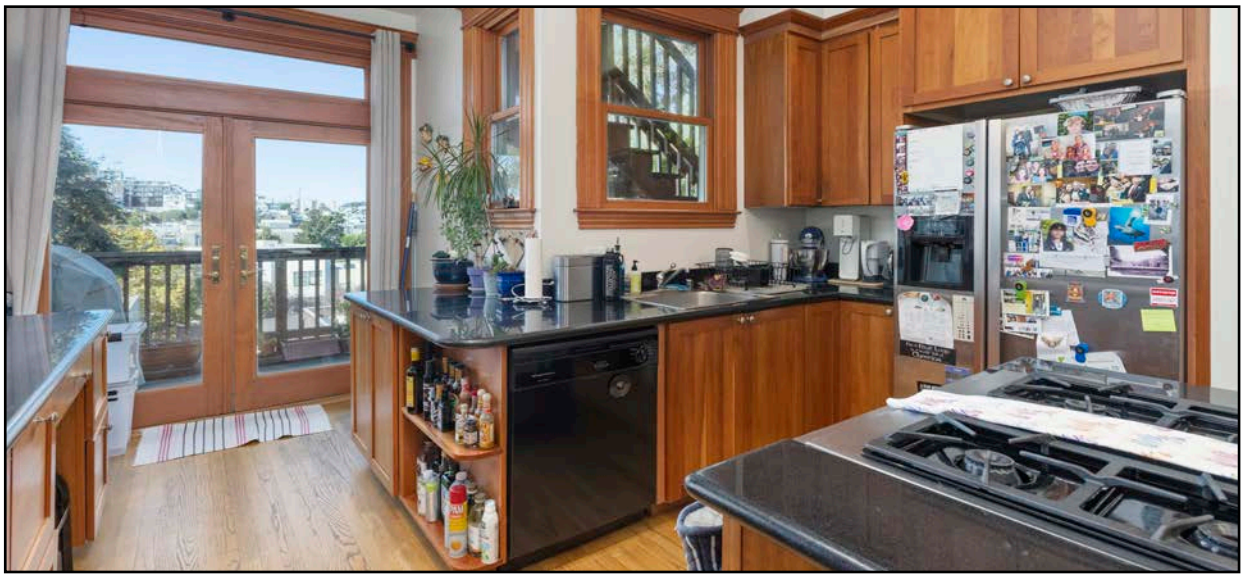
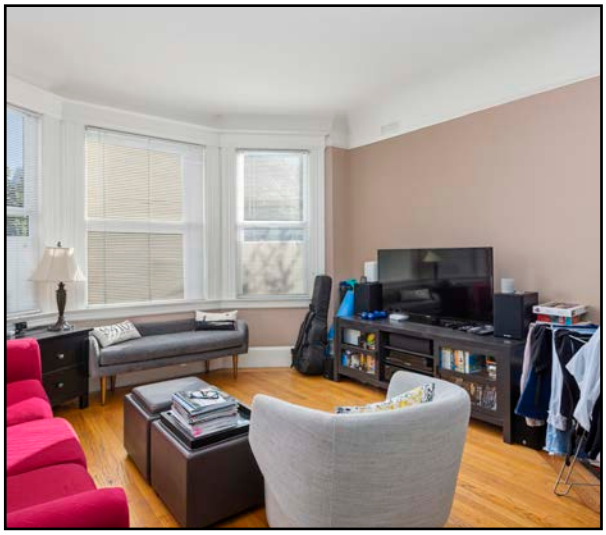
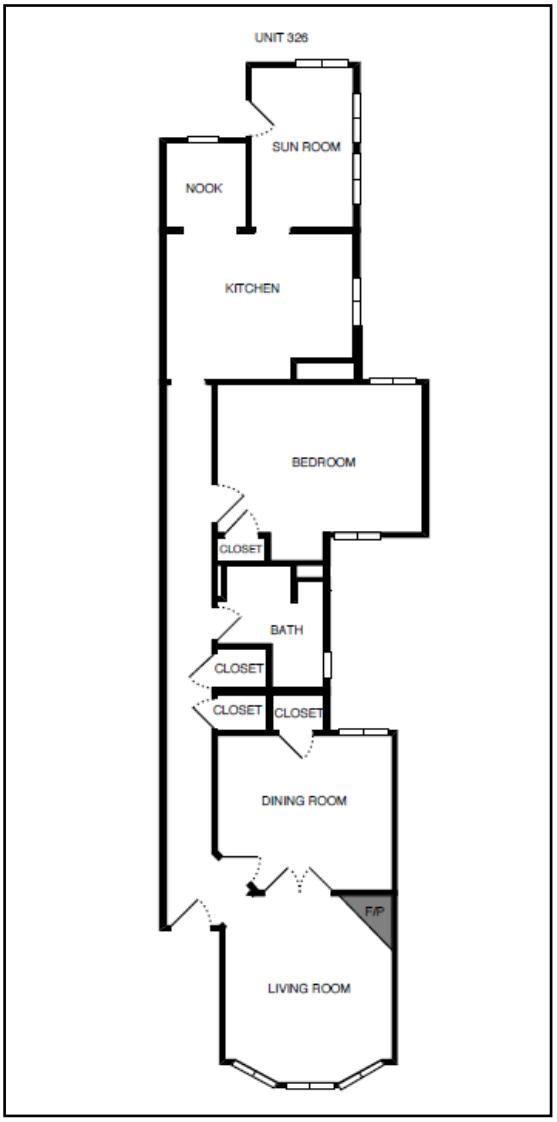
324-330 CONNECTICUT STREET

PHOTOS UNIT 328 2BED / 1BATH









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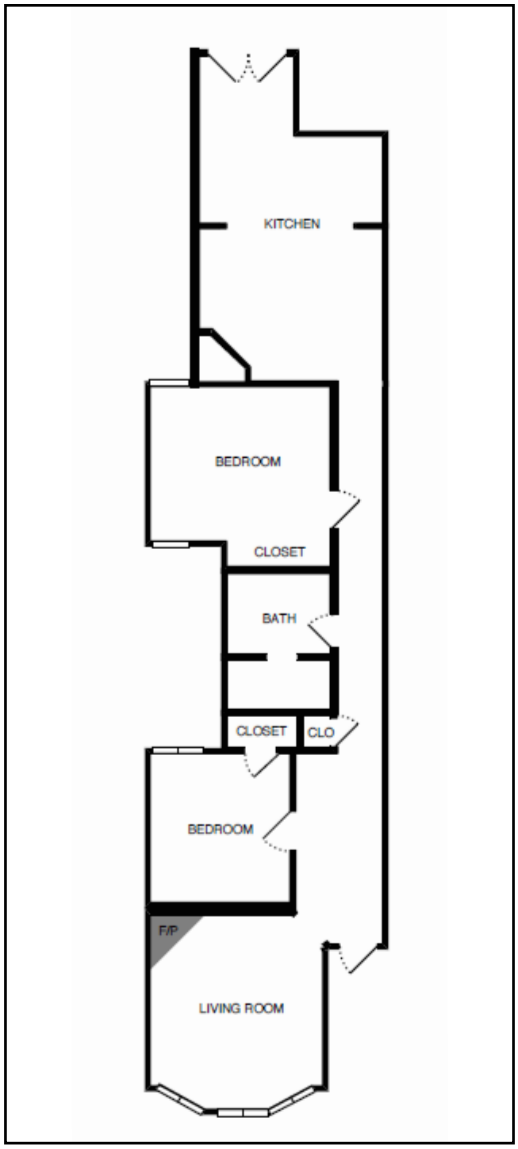
324-330 CONNECTICUT STREET

PHOTOS UNIT 330 2BED / 1BATH









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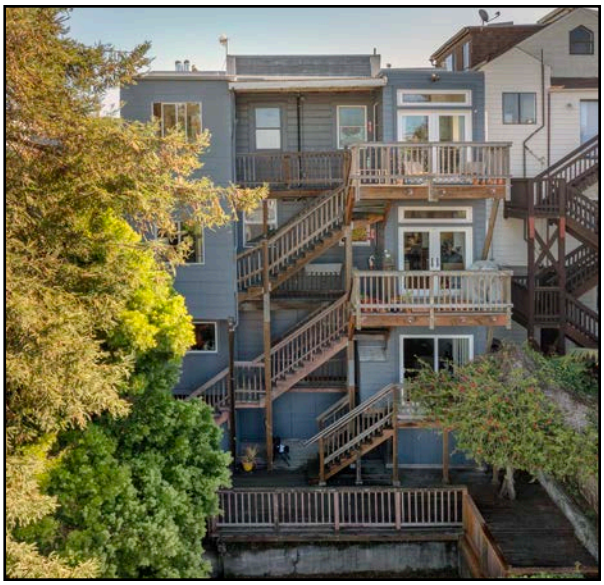
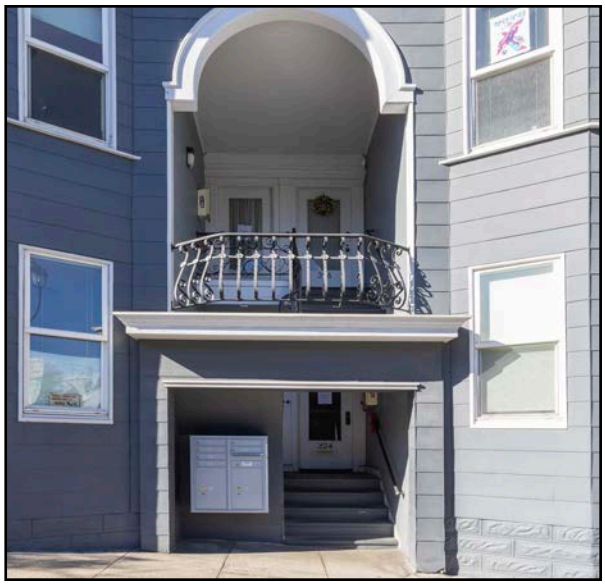
324-330 CONNECTICUT STREET

PHOTOS EXTERIOR











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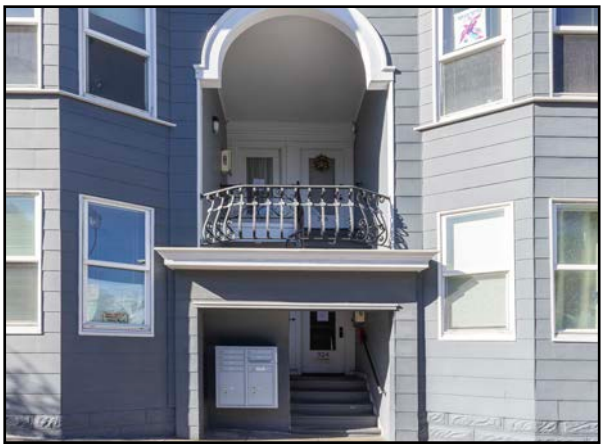
PHOTOS COMMON AREAS











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PHOTOS UTILITIES









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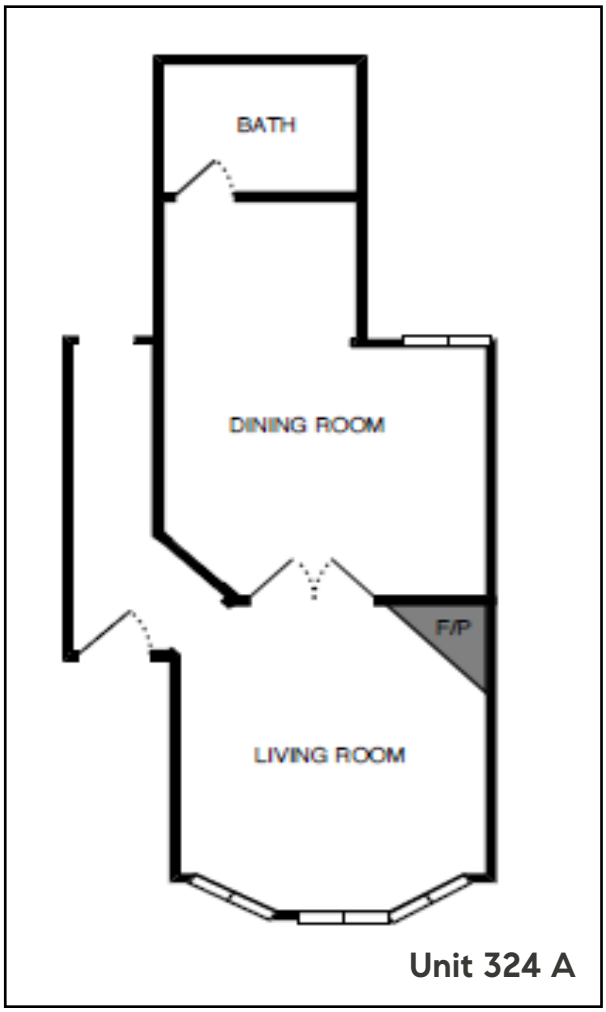
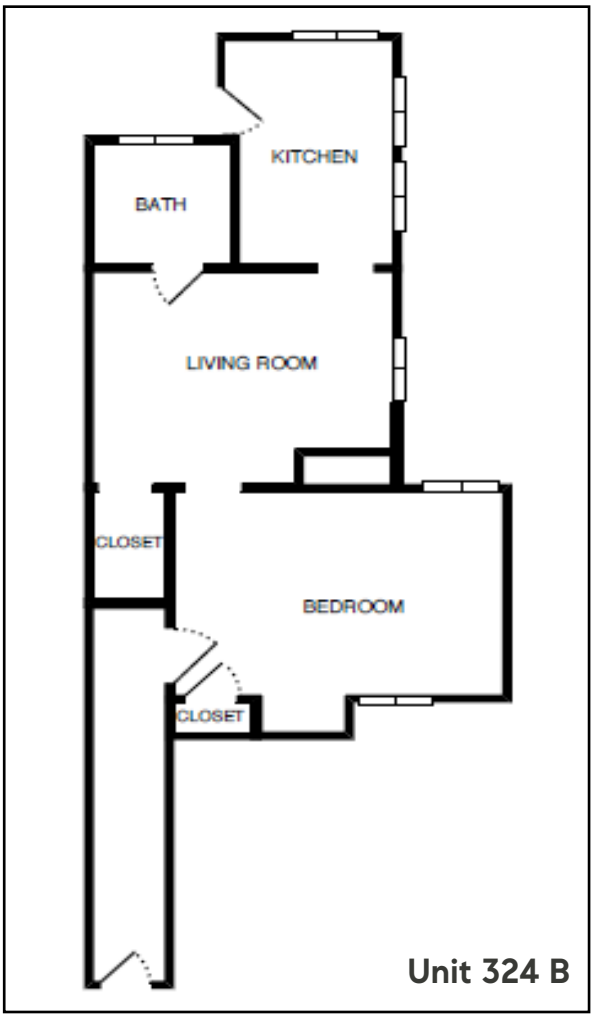
324-330 CONNECTICUT STREET

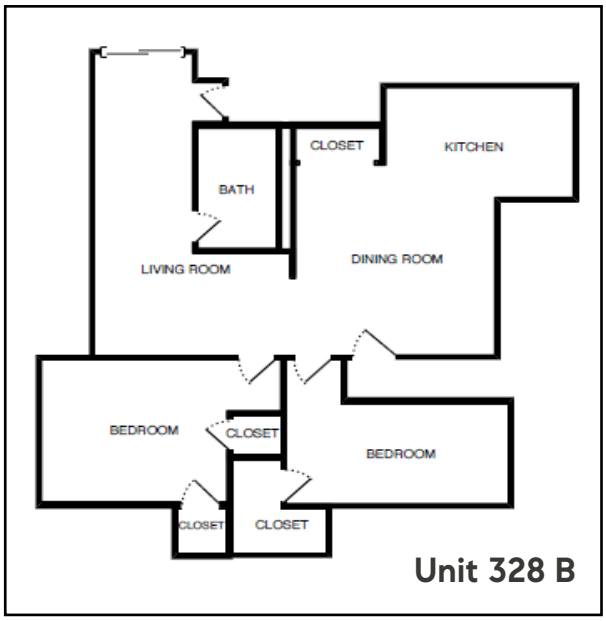
FLOORPLANS



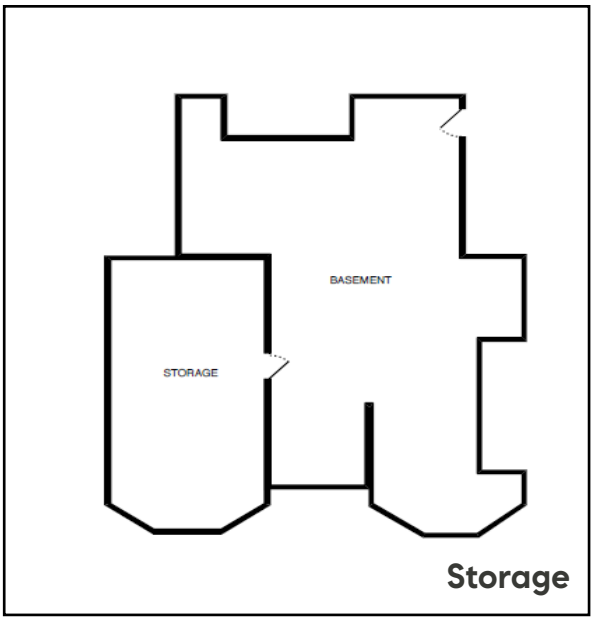
Unit 324 A



Unit 324 B



Unit 328 B



Storage

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NEIGHBORHOOD

POTRERO HILL

LOCATION & AMENITIES

96
WALK

324–330 Connecticut Street Potrero Hill | San Francisco



TRANSIT

1. **17th & Connecticut Stop** — 55 Dogpatch line
2. **22nd St Caltrain** — 700 Pennsylvania Ave · ~11 min walk
3. **Mariposa Station** — T Third · 3rd St & Mariposa St
4. **UCSF/Chase Center Station** — T Third · 3rd St & 16th St

GROCERY & DAILY NEEDS

5. **Whole Foods Market** — 450 Rhode Island St
6. **Safeway** — 2300 16th St
17. **Le Marché Cezanne** — 1426 18th St

DINING & NIGHTLIFE

7. **Goat Hill Pizza** — 300 Connecticut St
19. **PoBoys Kitchen** — 317 Connecticut St
18. **Sunflower** — 288 Connecticut St
20. **Mochica** — 1469 18th St
11. **Chez Maman** — 1453 18th St
21. **Umi** — 1328 18th St
8. **Plow** — 1299 18th St
10. **Farley's** — 1315 18th St
9. **Thee Parkside** — 1600 17th St

SCHOOLS & PARKS

12. **Daniel Webster Elementary** — 465 Missouri St
13. **McKinley Square** — 20th St & Vermont St
14. **Potrero Hill Recreation Center** — 801 Arkansas St

DESTINATIONS

15. **Chase Center** — 1 Warriors Way
16. **UCSF Mission Bay Campus** — 1700 4th St

WALKING DISTANCE (APPROX.)

Goat Hill Pizza	1 min	22nd St Caltrain	11 min
PoBoys Kitchen	1 min	UCSF Mission Bay Campus	12 min
Daniel Webster Elementary	3 min	Chase Center	18 min
17th & Connecticut Stop	3 min		

WALK TO CALTRAIN & DOGPATCH

22nd St Caltrain is an ~11 min walk for direct Peninsula & South Bay commuting. Dogpatch's restaurants, shops and the T Third line are ~10–15 min on foot.

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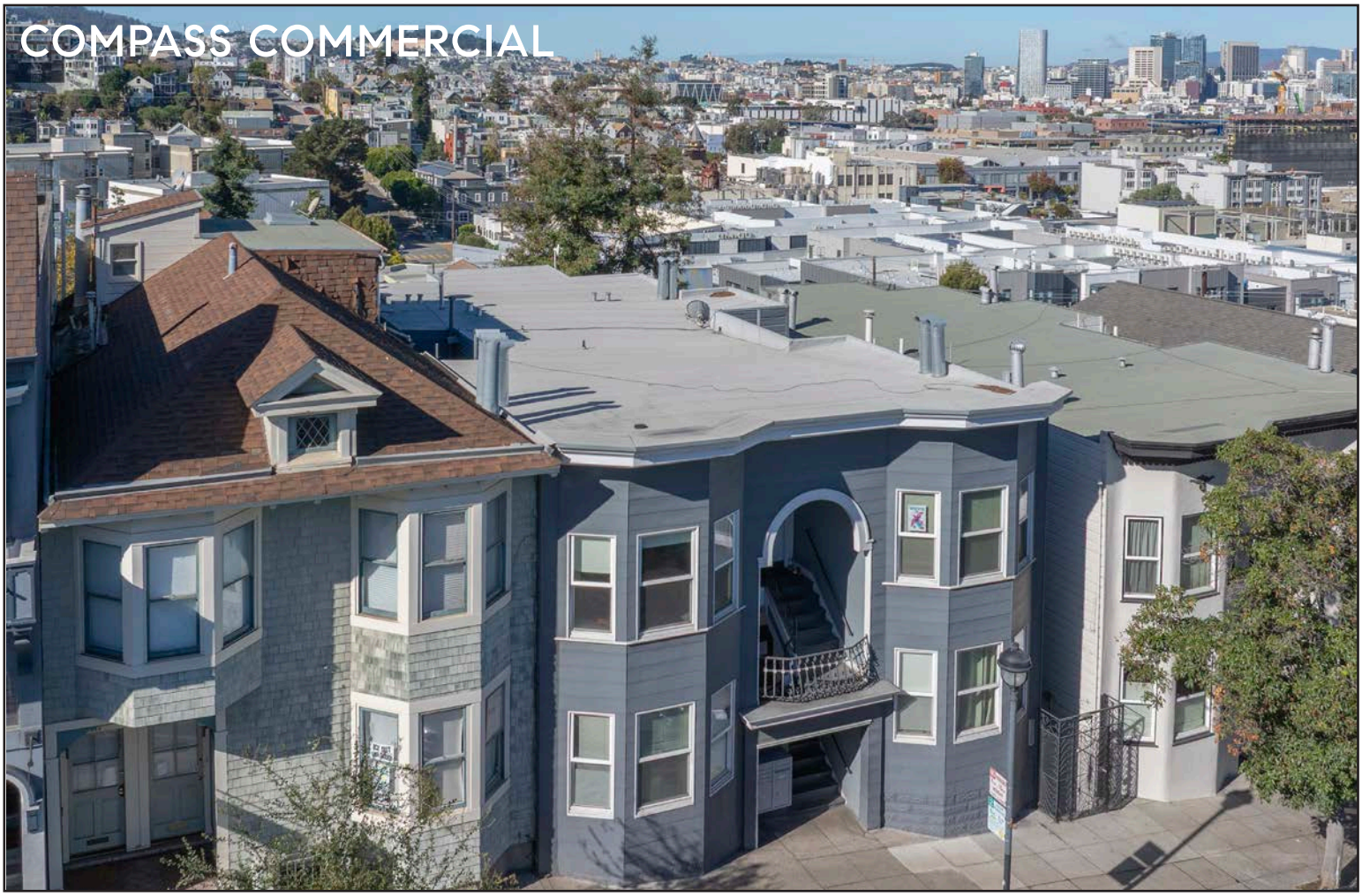
324-330 Connecticut Street | Potrero Hill



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