

2924 Sacramento Street

3 UNITS IN PACIFIC HEIGHTS



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

2924 Sacramento Street

3 UNITS IN PACIFIC HEIGHTS

\$4,995,000

List Price

VACANT 3BD/2.5BA OWNER'S UNIT

LARGE 3-CAR GARAGE

PRIVATE BACKYARD

RECENTLY IMPROVED BUILDING

EXCELLENT NATURAL LIGHT



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PROPERTY SUMMARY

2924 Sacramento Street presents an exceptional opportunity to own a well-maintained three-unit building in the heart of prestigious Pacific Heights, one of San Francisco's most sought-after neighborhoods. The south-facing property offers an attractive combination of strong in-place income and a vacant owner's unit, making it ideal for both investors and owner-users.

The building features two tenant-occupied two-bedroom, one-bath units on the lower levels, both leased at market rates. These light-filled residences offer hardwood floors, period detailing, open floor plans, and updated kitchens. The vacant full-floor owner's unit occupies the top level and features expansive living and dining spaces with floor-to-ceiling south-facing patio doors overlooking Sacramento Street, creating an abundance of natural light. The residence also includes three spacious bedrooms, two and one-half bathrooms, hardwood flooring throughout, and an updated chef's kitchen with stainless steel appliances and a gas range.

Additional amenities include parking for three or more vehicles, a private backyard, three storage rooms, separately metered gas and electricity, and shared laundry facilities.

Ideally located on a tree-lined street, the property is just steps from the vibrant dining, shopping, and entertainment destinations along Sacramento Street, Fillmore Street, and Divisadero Street. Residents also enjoy close proximity to Alta Plaza Park and Presidio of San Francisco, offering the perfect balance of urban convenience and outdoor recreation.

Property Highlights:

- Unit Mix: Two (2) 2BD/1BA units, One (1) 3BD/2.5BA
- Top level three bedroom unit delivered vacant
- Large 3-car garage
- Well maintained building with significant recent capital improvements
- Total Building SqFt (per tax records): 4,116



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FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$4,995,000
CAP Rate:	4.06%
GRM:	18.63
Number of Units:	3
Price Per Unit:	\$1,665,000
Square Feet - per tax records:	4,116
Price per SqFt:	\$1,214

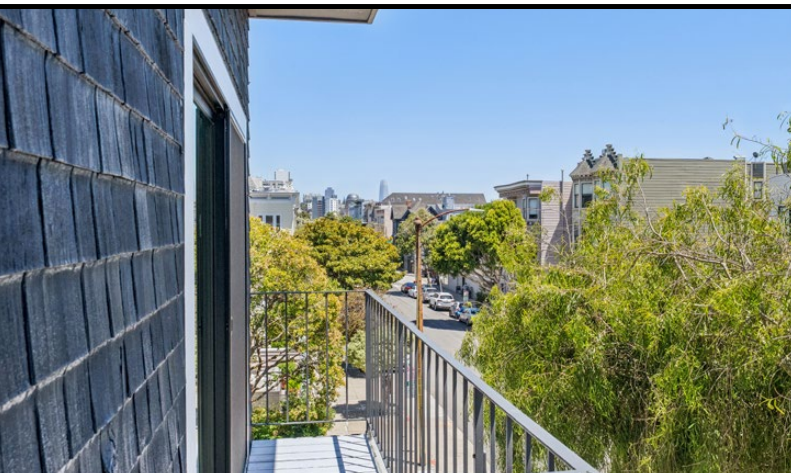
Scheduled Gross Income:	\$268,102
Less Expenses:	(\$65,446)
Net Operating Income:	\$202,656

ESTIMATED EXPENSES

New Property Taxes	\$58,946
Insurance - Estimated	\$5,000
PG&E	\$0
Water	\$0
Trash	\$0
Maintenance	\$1,500
Total Expenses:	\$65,446

CURRENT RENT ROLL

UNIT	MOVE-IN DATE	TYPE	RENT
1	6/1/24	2BR/1BA	\$4,765.80
2	6/1/24	2BR/1BA	\$5,576.00
3	Vacant	3BR/2.5BA	\$12,000.00
Monthly Total:			\$22,341.80
Annual Total:			\$268,101.60



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RECENT CAPITAL IMPROVEMENTS (2022-2024)

Building & Common Areas:

- New exterior paint
- New exterior and common area lighting
- New electrical service panel for the building
- New washer and dryer
- Repainted garage and common hallways
- New side yard door and rear garden steps
- Upgraded garage lighting

Unit 1 Improvements:

- Down-to-the-studs bathroom renovation
- New refrigerator, range, and range hood
- New heating system
- New electrical panel
- New lighting, switches, and wall plates throughout
- Fresh interior paint throughout

Unit 2 Improvements

- Down-to-the-studs bathroom renovation
- New double-pane sliding doors and bedroom window
- New refrigerator, range, and range hood
- New heating system
- New electrical panel
- New lighting, switches, and wall plates throughout
- New kitchen faucet and garbage disposal
- Fresh interior paint throughout
- New electrical panel
- New lighting, switches, and wall plates throughout
- Fresh interior paint throughout

Unit 3 - Complete Renovation

- Reconfigured floor plan with open-concept kitchen and living area
- Structural upgrades including engineered beam and shear wall improvements
- Designer kitchen with island, custom cabinetry, countertops, Viking refrigerator, Viking chef's range, and new hood
- Two full bathroom renovations and new powder room
- New flooring, drywall, paint, plumbing fixtures, doors, and windows throughout
- New electrical panel and recessed lighting throughout
- New mini-split heating and air conditioning system

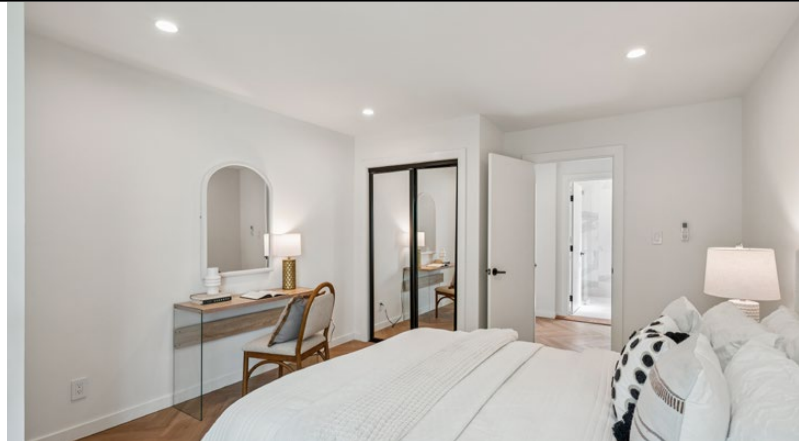
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INTERIOR PHOTOGRAPHY - UNIT 3



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INTERIOR PHOTOGRAPHY - UNIT 3



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The Offering Memorandum was prepared by Compass Commercial. 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.

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