

526-530 Lombard Street

3 UNITS IN NORTH BEACH



ALLISON
CHAPLEAU

MULTI-UNIT. MIXED-USE. COMMERCIAL.

COMPASS COMMERCIAL | allisonchapleau.com

415.516.0648

allison@allisonchapleau.com

DRE #01369080

526-530 Lombard Street

3 UNITS IN NORTH BEACH

\$3,195,000

List Price

OVERSIZED 3,297 SF LOT

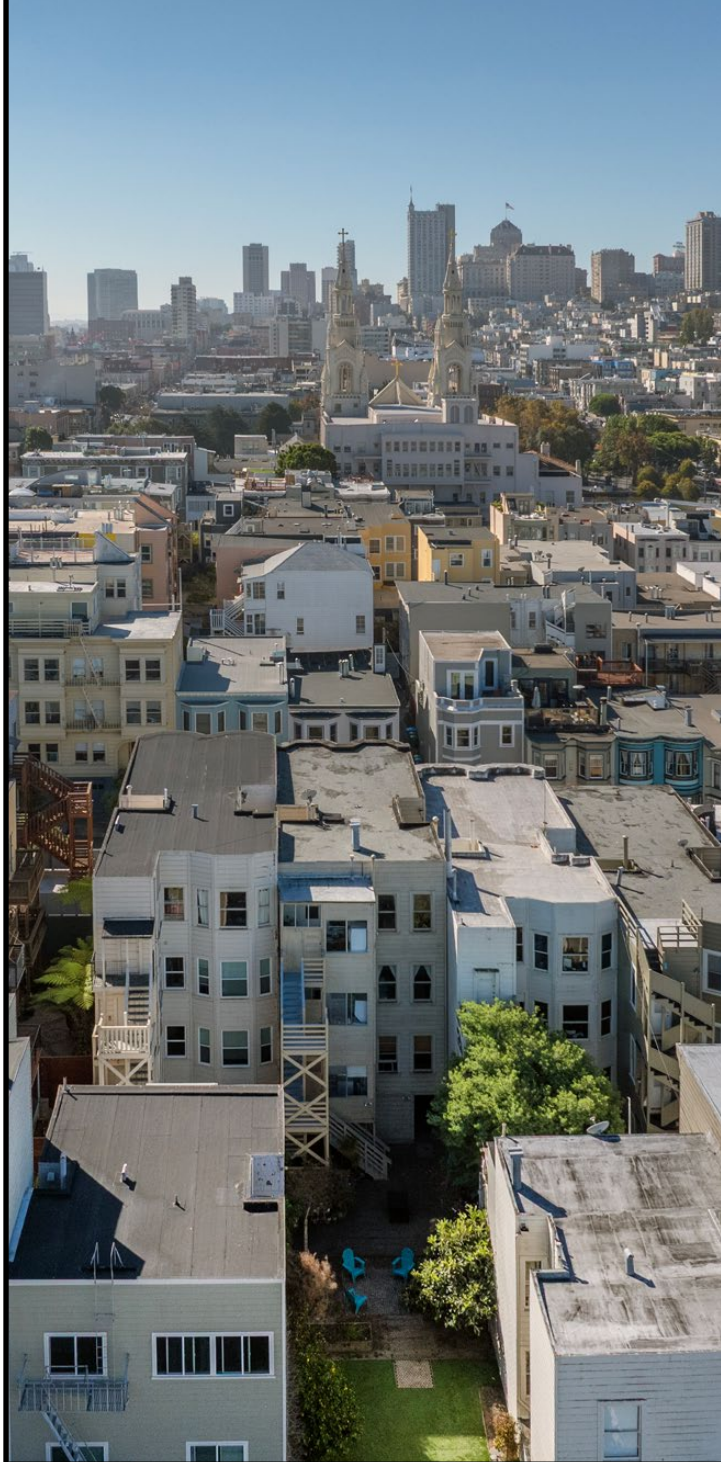
EXPANSION POTENTIAL IN REAR

STUNNING BAY & ALCATRAZ VIEWS

LARGE LANDSCAPED YARD

1-CAR GARAGE

WELL-MAINTAINED BUILDING



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PROPERTY SUMMARY

526-530 Lombard Street is a well-maintained three-unit building located in the heart of North Beach, offering stunning Bay and Alcatraz views. The property sits on an expansive 3,297-square-foot lot (approximately 24' x 138'), offering significant development potential. The property previously received Planning approval for a total of six units, including a new two-unit building at the rear of the lot and an additional unit within the existing building. The prior permit has since expired, and any future development is subject to applicable approvals and feasibility.

All three units are tenant-occupied with strong in-place rents and potential future rental upside. The units feature charming period details, abundant natural light, and impressive outlooks. Rear-facing rooms enjoy sweeping Bay and Alcatraz views, while the front of the property captures attractive city and hillside views.

Additional amenities include one-car garage parking and substantial basement and storage space behind the garage.

Ideally situated in North Beach, the property is just moments from Jackson Square, increasingly known as “Sand Hill Road North” for its growing concentration of prominent venture capital firms, technology companies, and design studios. The location places residents at the crossroads of North Beach, Jackson Square, and the northern waterfront, with easy access to the Financial District and some of San Francisco’s best dining, cafés, shopping, and nightlife. Nearby destinations include Columbus Avenue, Washington Square, Coit Tower, the Embarcadero, and Fisherman’s Wharf, offering an exceptional combination of neighborhood charm, walkability, and connectivity.

Property Highlights:

- Unit Mix: (1) Two-Bedroom + Office & (2) Three-Bedroom Full-Floor Flats
- 1-Car Garage + Additional Storage
- Large 3,297 SF Lot (Approx. 24' x 138') with Potential for Additional Units
- Beautiful Rear Yard
- Strong In-Place Rents + Upside
- Bay & Alcatraz Views



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

Price:	\$3,195,000
CAP Rate:	4.12%
GRM:	17.00
Number of Units:	3
Price Per Unit:	\$1,065,000
Square Feet - per tax records:	4,104
Price per SqFt:	\$779
Scheduled Gross Income:	\$187,965
Less Expenses:	(\$56,369)
Net Operating Income:	\$131,596

ESTIMATED EXPENSES

New Property Taxes (1.182%)	\$37,765
Supplemental Tax Bill - Estimate:	\$1,200
Insurance - New Estimate:	\$7,500
PGE - Est:	\$500
Water - Est:	\$3,000
Trash - Est:	\$2,500
Building Maintenance - Est. \$500/unit	\$4,000
Total Expenses:	\$56,465
% of EGI	30.04%

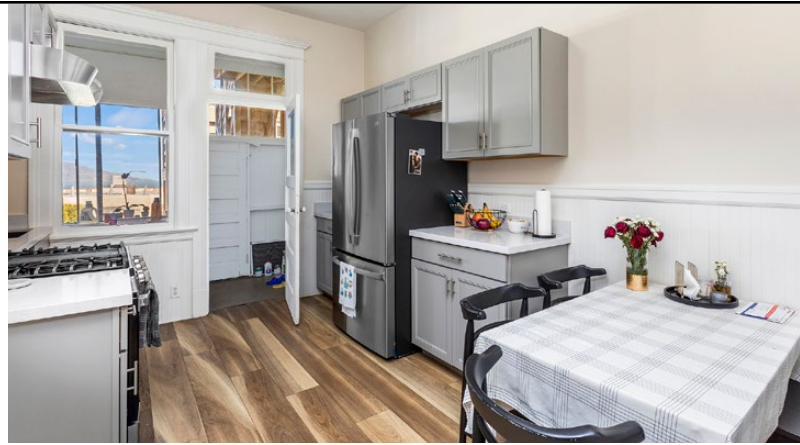
CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	RENT	MARKET RENT
526 - Upper	3BD/1BD	8/15/10	\$5,089.87	\$8,500.00
528 - Middle	3BD/1BD	2/1/24	\$5,469.74	\$8,500.00
530 - Lower	2BD + Office	5/1/23	\$5,104.13	\$7,500.00
1-Car Garage		Unit 530	\$-	\$-
Monthly			\$15,663.74	\$24,500.00
Annual			\$187,964.88	\$294,000.00



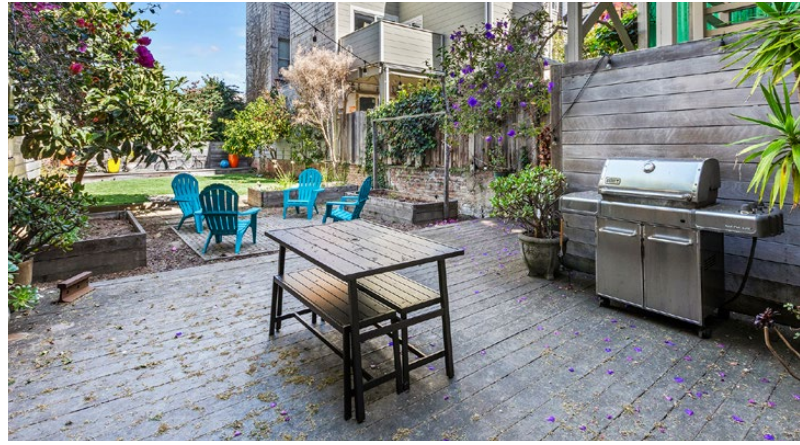
The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PHOTOGRAPHY - 528 (MIDDLE)



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

PHOTOGRAPHY - 530 (LOWER)



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

CONFIDENTIALITY & DISCLAIMER

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 Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, 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 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.

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 Commercial 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 Commercial 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 thereunder have been satisfied or waived and then only to the extent expressly provided for therein. Compass Commercial is not authorized to make any representations or agreements on behalf of the owner.