



**COLDWELL BANKER
COMMERCIAL**
REALTY

7 UNIT APARTMENT BUILDING + PARKING

2661-2665 PINE STREET | LOWER PACIFIC HEIGHTS

FOR SALE



DAN MCGUE

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CaIDRE# 00656579

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COLDWELL BANKER COMMERCIAL REALTY
1560 Van Ness Ave. Fl 2, San Francisco, CA 94109
415.474.1750

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PROPERTY HIGHLIGHTS

- Excellent Lower Pacific Heights Location
- Between Scott & Divisadero Streets
- 7 Units Total
- 1 Three Bed/1 Bath Apartment
- 1 Two Bed/One & Half Bath Apartment
- 5 One Bedroom Apartments
- 2 Car Side by Side Garage Parking
- 2 Car Tandem Off Street Parking
- 2 Washers/2 Dryers in Garage
- Bay Windows
- Dishwashers
- Individual Wall Heaters
- Tenants Pay for Heat
- Separately Metered for Gas & Electricity
- Seismic Retrofit Completed 2017

OFFERING SUMMARY

OFFERED AT: \$2,150,000

Number of Units:	7
Cap Rate:	5.9%
GRM:	10.5
Gross Scheduled Income:	\$204,762
NOI:	\$127,619
Price/Unit:	\$315
Price/SF:	\$307,143
Building Size:	Approx. 6,819 SF*
Lot Size:	Approx. 4,720 SF*
Lot Dimensions:	Approx. 35' x 140'
Year Built:	1900*
Zoning:	RH2*
APN:	1050-025*

*Per Realist Tax Records

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PROPERTY DESCRIPTION

2661-2665 Pine Street is a seven unit multifamily building located in San Francisco's charming Lower Pacific Heights neighborhood. This Queen Anne Victorian offers a varied unit mix, including 1 three bedroom/one bath apartment, 1 two bedroom/one and a half bath apartment, and 5 one bedroom apartments. The units are bright and spacious with Bay windows, fireplaces, and dishwashers. They have all been updated to varying degrees throughout the years. There is off street surface parking for 2 cars tandem and garage parking for 2 cars side by side. The units have individual gas wall heaters and are separately metered for gas and electricity. Tenants pay for their own heat.

LOCATION DESCRIPTION

The building is ideally located in the very desirable Lower Pacific Heights neighborhood of San Francisco. Lower Pacific Heights is a vibrant San Francisco neighborhood situated between Pacific Heights, Japantown, the Fillmore District, and Laurel Heights. The building is centrally located within a few blocks of Van Ness Corridor and Polk Gulch with endless options of diverse restaurants, shops, coffeehouses, and bars that line Polk Street, as well as Fillmore Street to the west. It is also within walking distance to San Francisco MUNI bus lines, offering quick and easy access to Union Square, the University of San Francisco, the Financial District, several prominent medical centers, tech employers, landmarks, and all other locations in the City.

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INCOME & EXPENSE PRO-FORMA

Scheduled Annual Gross Apartment Income (See Attached Rent Roll) **\$204,762**

Less Vacancy (estimated at 3%) **(6,143)**

Adjusted Annual Gross Income **\$198,619**

Annual Property Expenses¹:

Property Tax (Estimated at 1.1827% of \$2.15M) **\$25,428**

Insurance² **11,854**

Gas & Electricity **2,182**

Water/Sewer **8,038**

Garbage **5,368**

Professional Fees **1,896**

Misc. **1,053**

Repairs & Maintenance (estimated at \$750 per unit) **5,250**

Management (estimated at 5% of Adjusted Annual Gross) **9,931**

Estimated Annual Operating Expenses: **(71,000)**

Estimated Net Operating Income: **\$127,619**

1. All Expenses estimated based on annualizing November 2025 YTD Income & Expense provided by Owner and Industry Standards.
2. Owner's actual 2025 insurance expense. Lately, insurance has been difficult to secure and has become more expensive. Buyers should obtain and use their own estimate for insurance.
3. Pine expenses are not completely accurate for the last few months because Chase locked Ownership out of the account.

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Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



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RENT ROLL

Unit #	Unit Type	Current Rent	Market Rent ¹	Move in Date	Last Increase Date
2661-1	2 Bed/1.5 Bath	\$1,855.00	\$4,250.00	Unknown	06/01/2025
2661-2	3 Bed/1 Bath	\$4,000.00	\$5,412.00	Unknown	11/01/2024
2661-3	1 Bedroom	\$2,332.20	\$2,572.00	07/21/2024	01/01/2026
2663-1	1 Bedroom	\$2,484.30	\$2,572.00	04/01/2024	01/01/2026
2663-2	1 Bedroom	\$2,535.00	\$2,572.00	08/01/2020	01/01/2026
2665-1	2 Bed/1 Bath + Dining Room	\$2,002.00	\$2,572.00	Unknown	06/01/2025
2665-2	2 Bed/1 Bath + Den	\$1,855.00	\$2,572.00	Unknown	06/01/2025
Total Monthly		\$17,063.50	\$22,522.00		
Total Annually		\$204,762.00	\$270,264.00		

¹. Stated rent is estimated market rent from Rentometer.com. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

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REALIST TAX RECORD INFORMATION

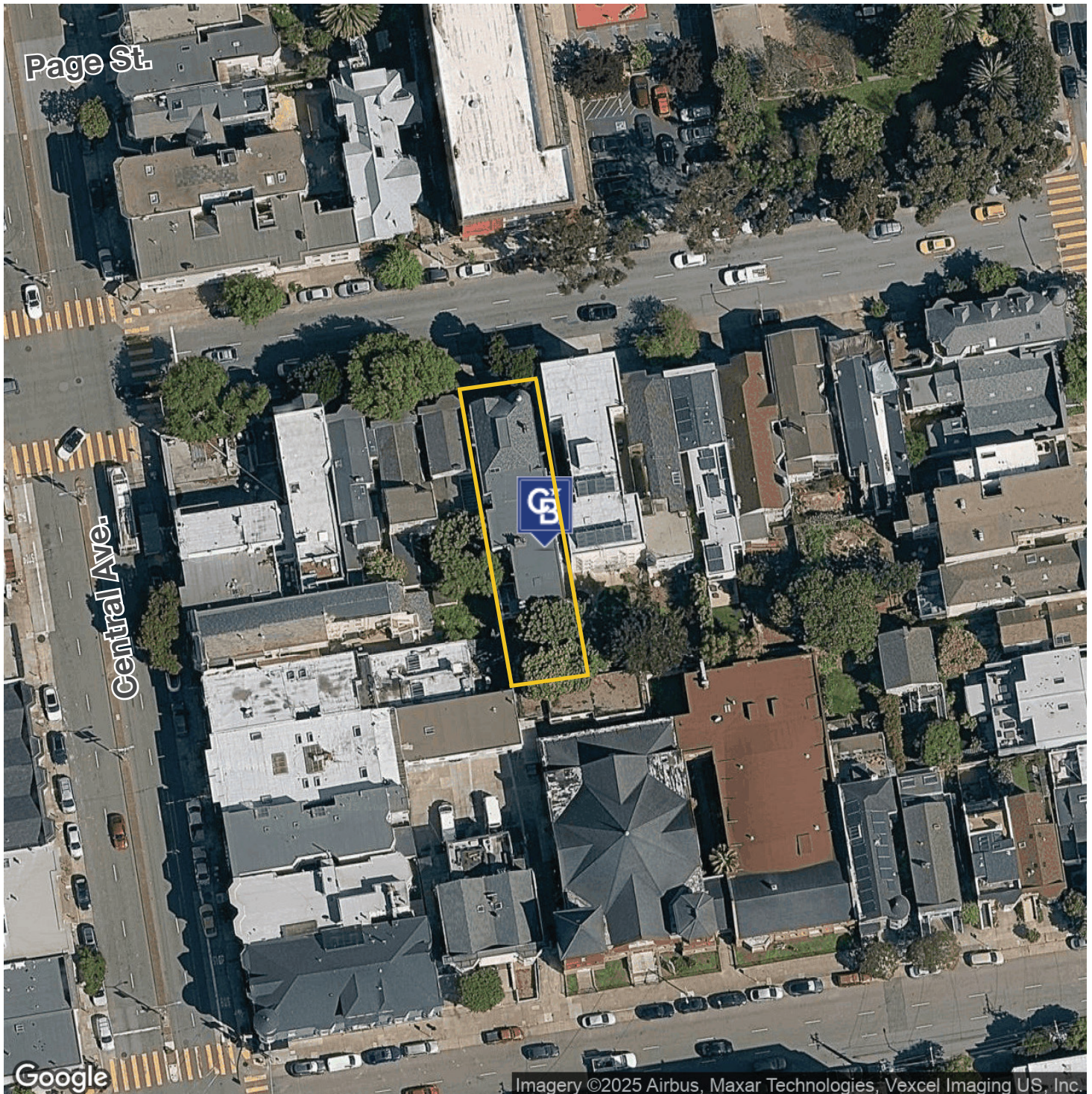


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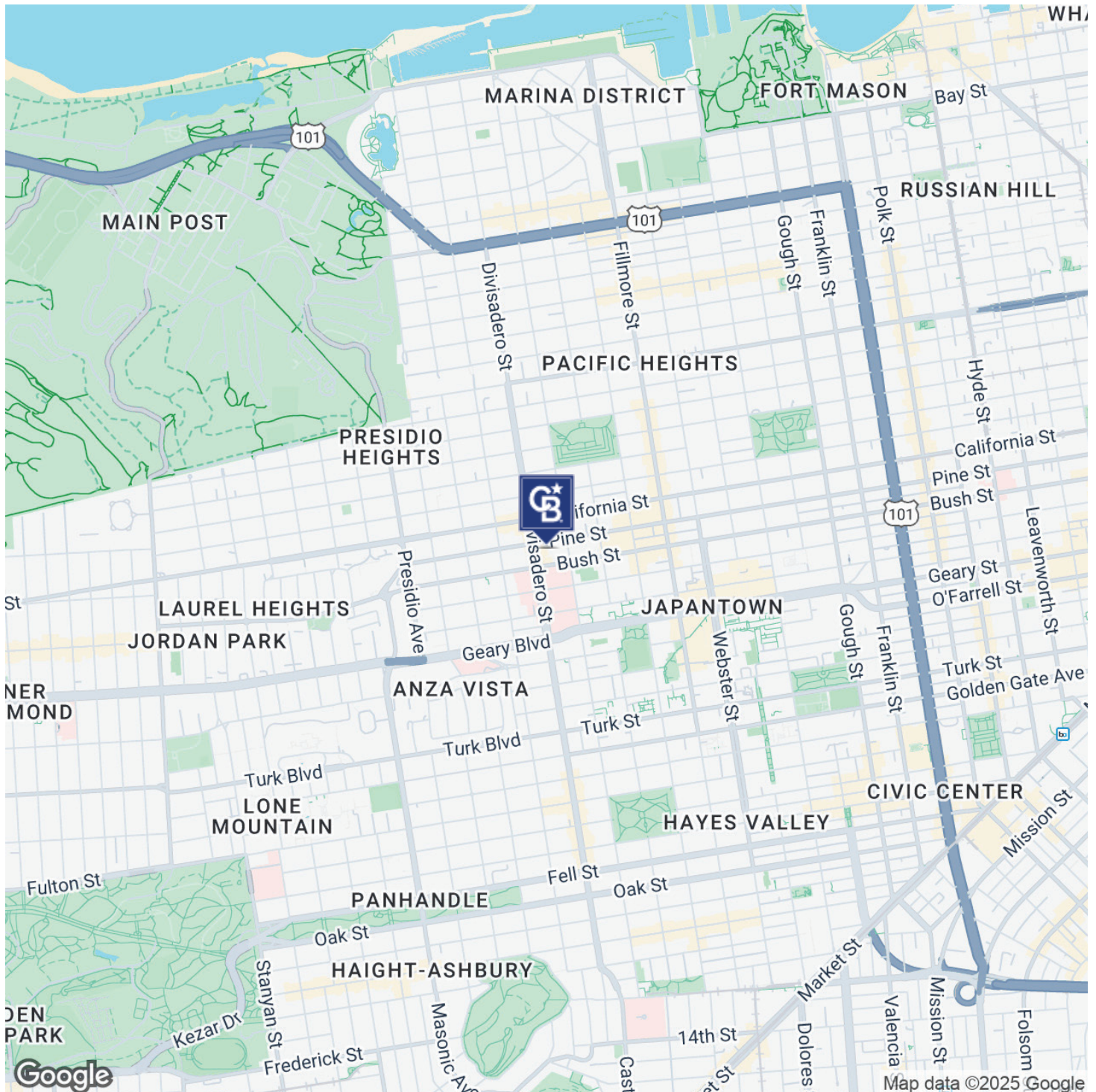


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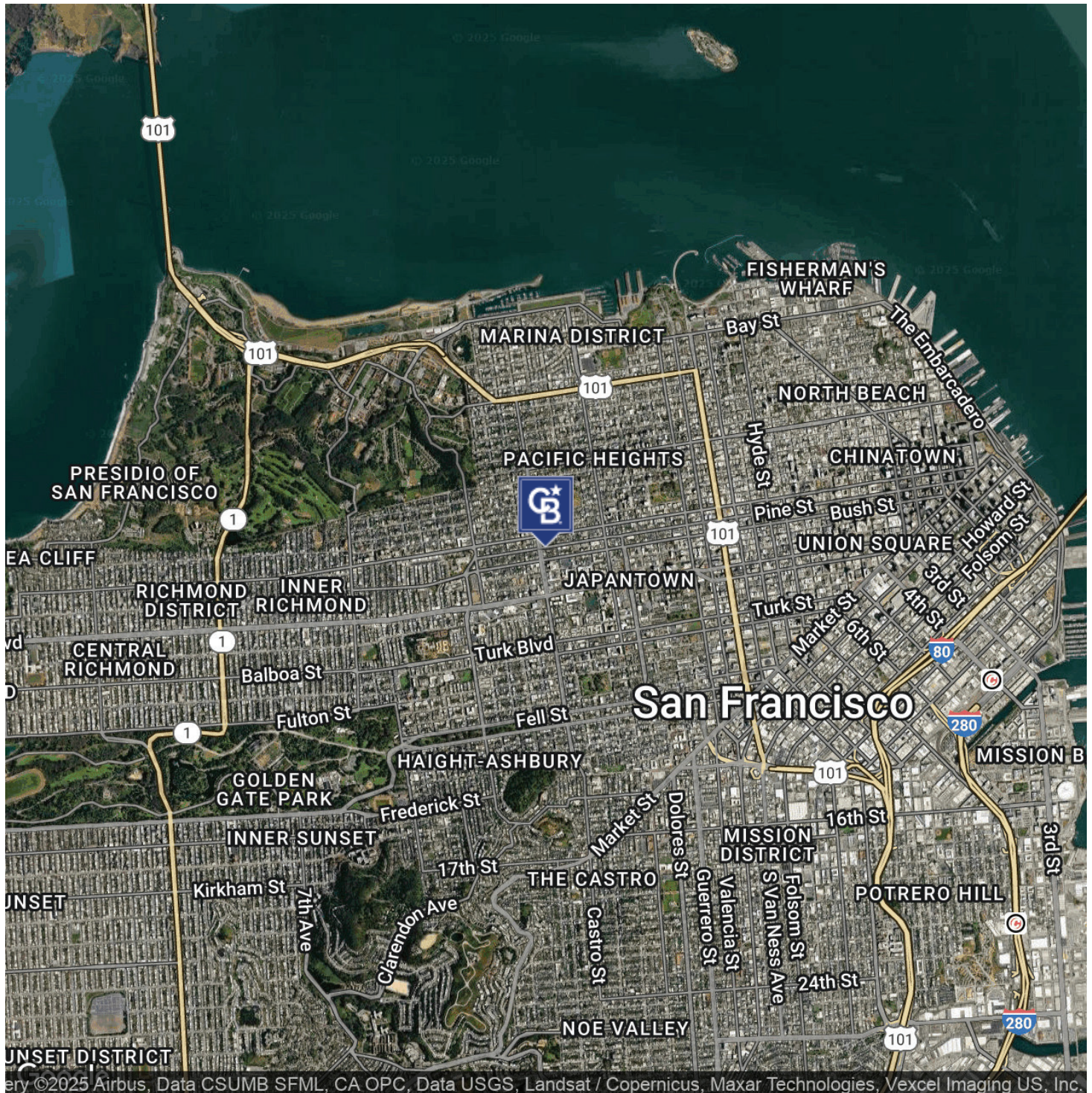


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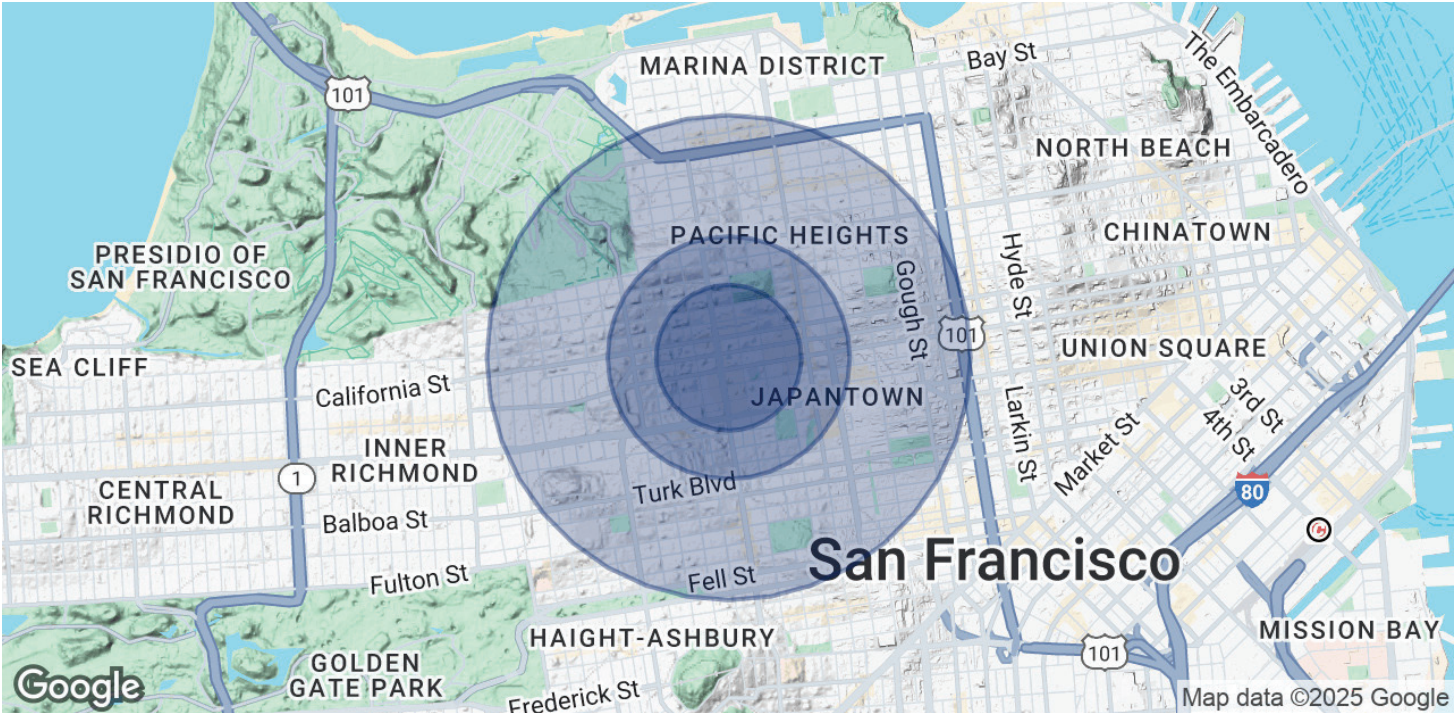
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	5,515	20,351	81,356
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	42	42	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	2,681	10,089	40,187
# of Persons per HH	2.1	2	2
Average HH Income	\$235,203	\$231,348	\$224,125
Average House Value	\$1,709,791	\$1,632,048	\$1,585,158

Demographics data derived from AlphaMap

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