



2 Hugo Street

San Francisco, CA 94122

Sotheby's  
INTERNATIONAL REALTY



# Offering Summary

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## COLE VALLEY

Located on a quiet, tree-lined block just off Arguello Boulevard, 2 Hugo Street is a classic 1904 four-unit multifamily property in the heart of Inner Sunset / Cole Valley, just one short block from the UCSF Parnassus Campus. The property sits on a 2,374-square-foot lot and offers approximately 3,000± square feet of living space across two levels plus a basement.

The building includes three 1-bedroom/1-bath units and one studio, along with three side-by-side garage parking spaces, basement storage rooms, and on-site shared laundry. Additional features include separately metered gas and electric, a concrete foundation, and a wood-and-brick exterior, providing a solid operational profile for long-term ownership.

From an investment perspective, the property presents meaningful income upside. Two units are currently vacant and projected at \$3,200 per month at market rent, while in-place rents remain well below market. Further upside exists through parking income, with two spaces capable of generating approximately \$350 per month per space, as well as laundry and utility reimbursements.

Moments from Cole Valley, Golden Gate Park, UCSF, transit lines, and neighborhood retail, 2 Hugo Street benefits from strong tenant demand, excellent walkability, and long-term appreciation fundamentals. This is an ideal value-add opportunity for investors or an attractive option for an owner-user seeking to combine lifestyle, income, and future upside in a premier San Francisco location.



# The Property

## Property Overview

Price	\$1,495,000
Cross Street	Arguello
APN	1749/010
Number of Units	4
Sq.Ft.±	3,000
Lot Sq.Ft.±	2,374
Unit Mix	Three 1 Bedrooms & 1 Studio
Year Built	1904
Number of Floors	2 + Basement
Neighborhood	Cole Valley
Zoning	RH-2
MLS #	426096382

## Building Features

Parking Number	3
Parking Type	Garage side by side
Roof (type, age)	Bitumen
Foundation	Concrete
Electrical Type	Fuses
Electrical Meters	Separately Metered
Gas Meters	Separately Metered
Heat Type	Electric
Water Heaters	Gas 5 (Units and House)
Plumbing	Mixture of Copper and Galvanized Plumbing
Exterior	Wood & Brick
Window Type	Wood
Elevator	None
Storage	Basment + Storage Rooms
Washer & Dryer	1 Washer, 1 Dryer (Shared - Coin Operated)

# Financial Analysis

Annualized Operating Data		Current	Financial Summary	
Scheduled Gross Income		\$118,800	Number of Units	4
Less Vacancy Rate	3%	\$3,564	Sq.Ft.±	3,000
Gross Operating Income		\$115,236	Price per Sq.Ft.±	\$498
Less Expenses		\$39,219.11	Price per Unit	\$373,750
Net Operating Income		\$76,016.89	Annual CAP	5.1%
			Market CAP	8.2%
Estimated Annual Expenses				
New Property Tax	1.1827%	\$17,681	1.1827% of Sales Price	
Insurance		\$5,210	Owners Statment	
Water		\$3,000	Owners Statment	
Garbage		\$2,000	Owners Statment	
PG&E		\$1,200	Owners Statment	
Repairs & Maintenance	Estimated at \$750/unit	\$3,000		
Management Fee	6%	\$7,128		
Total Expenses		\$39,219		
% of EGI		34.03%		



# Rent Roll

Rent Roll						
Unit	Type	Current Rent	Market Rent	Move In	Deposit	Upside
1	1b/1b	\$1,450	\$3,200	10/1/1990	\$1,580	121%
2	Studio	\$1,015	\$2,800	3/11/1995	\$1,220	130%
3	1b/1b	\$3,000	\$3,200	NA	\$0	100%
4	1b/1b	\$3,000	\$3,200	NA	\$0	100%
Parking	1 Space	\$210	\$400	10/1/1990	\$0	13%
Parking	1 Space	\$400	\$400	NA	\$0	100%
Parking	1 Space	\$400	\$400	NA	\$0	100%
Parking	1 Space	\$400	\$400	NA	\$0	100%
Laundry		\$25	\$400			0%
	Monthly	\$9,900	\$14,125			291%
	Annual	\$118,800	\$169,500			3,497%







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