

2 Hugo Street
San Francisco, CA 94122

Sotheby's
INTERNATIONAL REALTY

Offering Summary

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

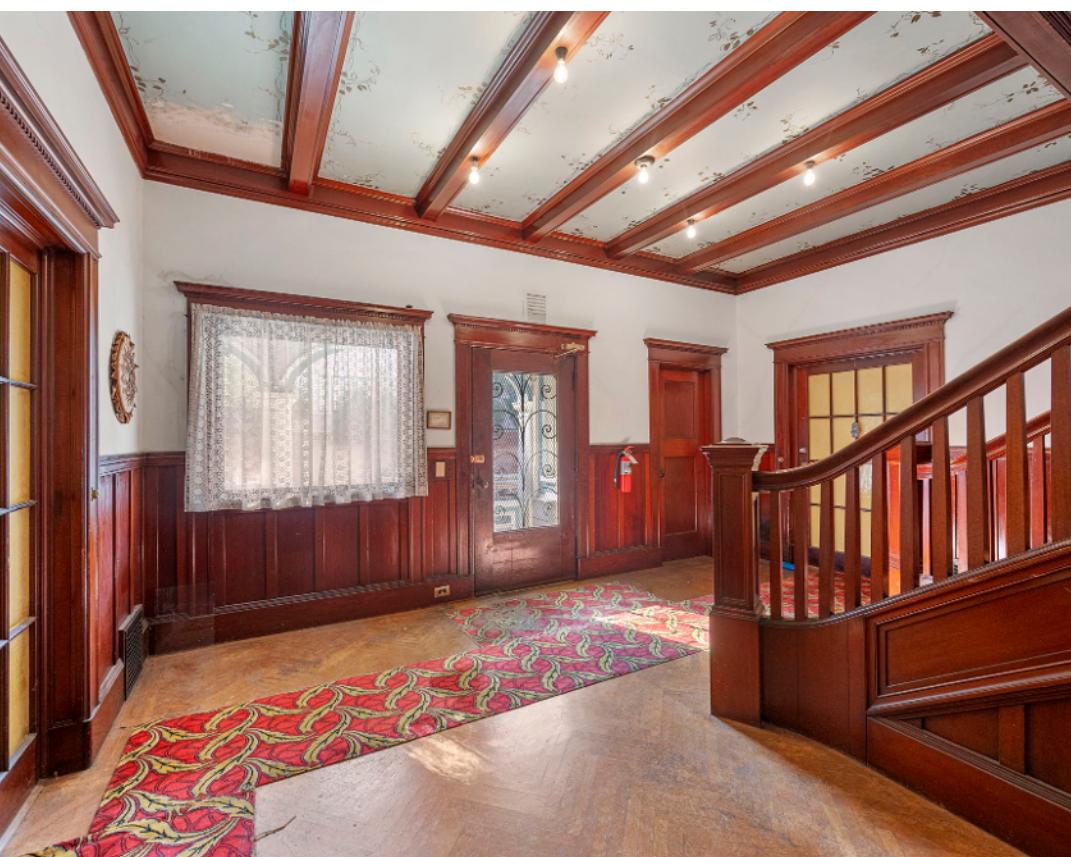
Parking Number	3
Parking Type	Garage side by side
Roof (type, age)	Bitumen
Foundation	Concrete
Electrical Type	Fuses
Electrical Meters	Separately Metered
Gas Meters	Separately Metered
Heat Type	Electric
Water Heaters	Gas 5 (Units and House)
Plumbing	Mixture of Copper and Galvanized Plumbing
Exterior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

Financial Analysis

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

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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This Offering Memorandum contains select information pertaining to the business and affairs of the Property identified herein as 2 Hugo Street (the "Property"). It has been prepared by Sotheby's International Realty. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire.

The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller or Sotheby's International Realty.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the condition or status of the Property since the date hereof.





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