

2237-2239 Pine St | Synopsis

San Francisco, CA 94115

Block: 0660 / Lot:030

As-Built: 3 residential apartments + 2 Decks + 1 Patio

Price: **\$1,800,000**

Price Sq/Ft: **\$682**

GRM: **15.6**

CAP Rate: **4.4%**

Year Built: 1900

Lot Size: 1,662 sq ft

Lot Dimensions: 25 ft x 66.5 ft

Zoning: RH-2

¹Gross Building Area (GBA): 2,638 SF

Apt 1: #2237 **2Bdrm/1Bth**

Apt 2: #2239 **2Bdrm/1.5Bth**

Apt 3: #2237-A **1Bdrm+Den/1Bth** (nonconforming Garden Apt)

Effective Gross Income ~ \$115,140

3% Vacancy - \$3,454

²Operating Expenses ~ \$32,285

Net Operating Income (NOI) ~ \$79,401

Footnotes:

1. Square footage provided by Open Homes Photography. Measurements from interior walls.

2. Expenses include: trash, water/sewer, licenses, repair/maintenance reserve, taxes, and insurance. Note, taxes are estimated based on a \$1,800,000 sale price. Gas and Electric paid by tenants.

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Nestled in the vibrant Lower Pacific Heights, 2237-2239 Pine St is a charming Edwardian duplex constructed in the late 19th century, situated on Pine Street between Webster and Fillmore Streets. The neighborhood offers a perfect fusion of urban convenience and quaint residential allure, embodying the spirit of San Francisco living.

This property totals three residential units. The top floor features a spacious 2-bedroom, 1.5-bathroom flat with 1,070 square feet of living space, soaring 10' 9" ceilings and beautiful hardwood floors throughout. A large kitchen with a dedicated dining area opens onto a private deck with sunny southern views.

The first floor flat offers a similar layout with 1-bedroom and 1-bath, high ceilings, hardwood floors, a spacious kitchen with dining area, and a private deck, creating a comfortable and inviting atmosphere. Both upper and lower flats conveniently include their own laundry rooms.

Completing the offering is a charming non-conforming garden apartment with direct street access and a private rear yard. This 1-bedroom, 1-bathroom unit features an open floor plan that encompasses a living area, kitchen, and a bonus room ideal for an office, den, or workout space.

2237-2239 Pine Street is a great find for buyers seeking established in-place rents with the potential for growth. This coveted location is perfect for young professionals and families. Steps from the lively Fillmore retail district, featuring a multitude of trendy restaurants and upscale shops, it is a walker's paradise with a Walk-score of 99. Don't miss your chance to own a piece of San Francisco's rich heritage in a highly sought-after neighborhood!

Disclaimer: the statements contained herein do not form any part of any offer or contract and are issued without responsibility on the part of seller. All descriptions, dimensions, and necessary permissions for use and occupation or any other details including financial figures and projections are given in good faith and are believed to be credible, but are not to be relied upon as statements or representations of fact; any intending purchaser must satisfy themselves as to the correctness of each statement made.