



## 1926-1930 LOMBARD STREET, SAN FRANCISCO

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# OPPORTUNITY OVERVIEW

## PRIME COW HOLLOW INVESTMENT OPPORTUNITY - MIXED USE PORTFOLIO OF 10 UNITS

An exceptional opportunity to acquire two adjoining mixed-use buildings in the heart of San Francisco's highly coveted Cow Hollow District. This unique portfolio is comprised of nine individual residential suites and one commercial retail storefront on Lombard Street, totaling 10 income-producing units.

The property presents investors with an attractive value-add opportunity through operational improvements, future rental upside, and repositioning potential. Offered at a compelling basis

of approximately \$362/SF, this asset represents one of the more competitively priced mixed-use opportunities currently available in the neighborhood.

Ideally positioned near Union Street, Chestnut Street, the Marina District, and major commuter routes, the property benefits from strong tenant demand, excellent walkability, and proximity to premier dining, retail, and waterfront amenities.

## INVESTMENT HIGHLIGHTS:

- 10-unit mixed-use property consisting of 9 residential units and 1 commercial retail space
- Prime Cow Hollow / Lombard Street location
- Strong in-place income with long-term upside potential
- Attractive price per square foot relative to comparable mixed-use offerings
- Opportunity for value creation through improvements and income optimization
- Desirable San Francisco rental market with historically strong demand
- Excellent access to shopping, restaurants, transportation, and neighborhood amenities

*The property is being offered in its current "as-is" condition. Existing city-related compliance items have been reflected in the offering price, creating a compelling opportunity for experienced investors seeking a strategically located asset with future upside potential.*





# INCOME & EXPENSES

FINANCIAL SUMMARY: 1926-1930 LOMBARD ST & 131-135 MAGNOLIA ST

## INCOME

	Current Rents
Gross Monthly Income	\$35,560
Gross Annual Income	\$426,720
<b>Net Operating Income</b>	<b>\$332,164.78</b>
<b>Price</b>	<b>\$4,988,000</b>
<b>Cap Rate</b>	<b>6.6%</b>

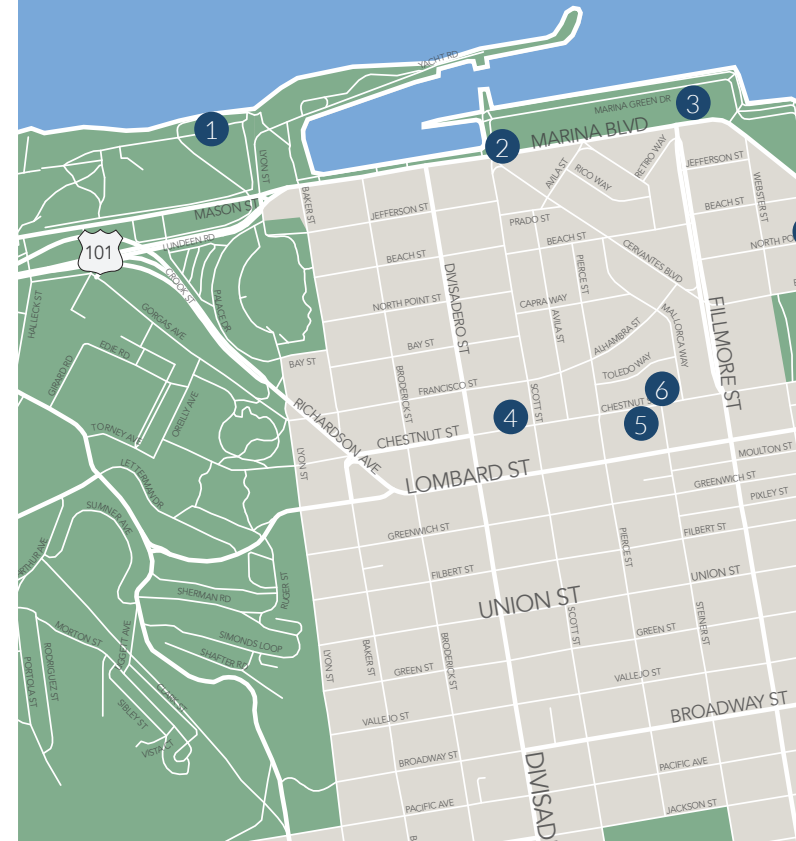
## EXPENSES

	Current Rents
New Taxes (\$4,988,000 @ est 1.18268325%)	\$58,992
Special Assessments	\$1,694.22
Utilities	\$3,869
Repairs & Maintenance (Est. @ \$500/unit)	\$5,000
Insurance (est +/-)	\$25,000
<b>Total</b>	<b>\$94,555.22</b>

# RENT ROLL

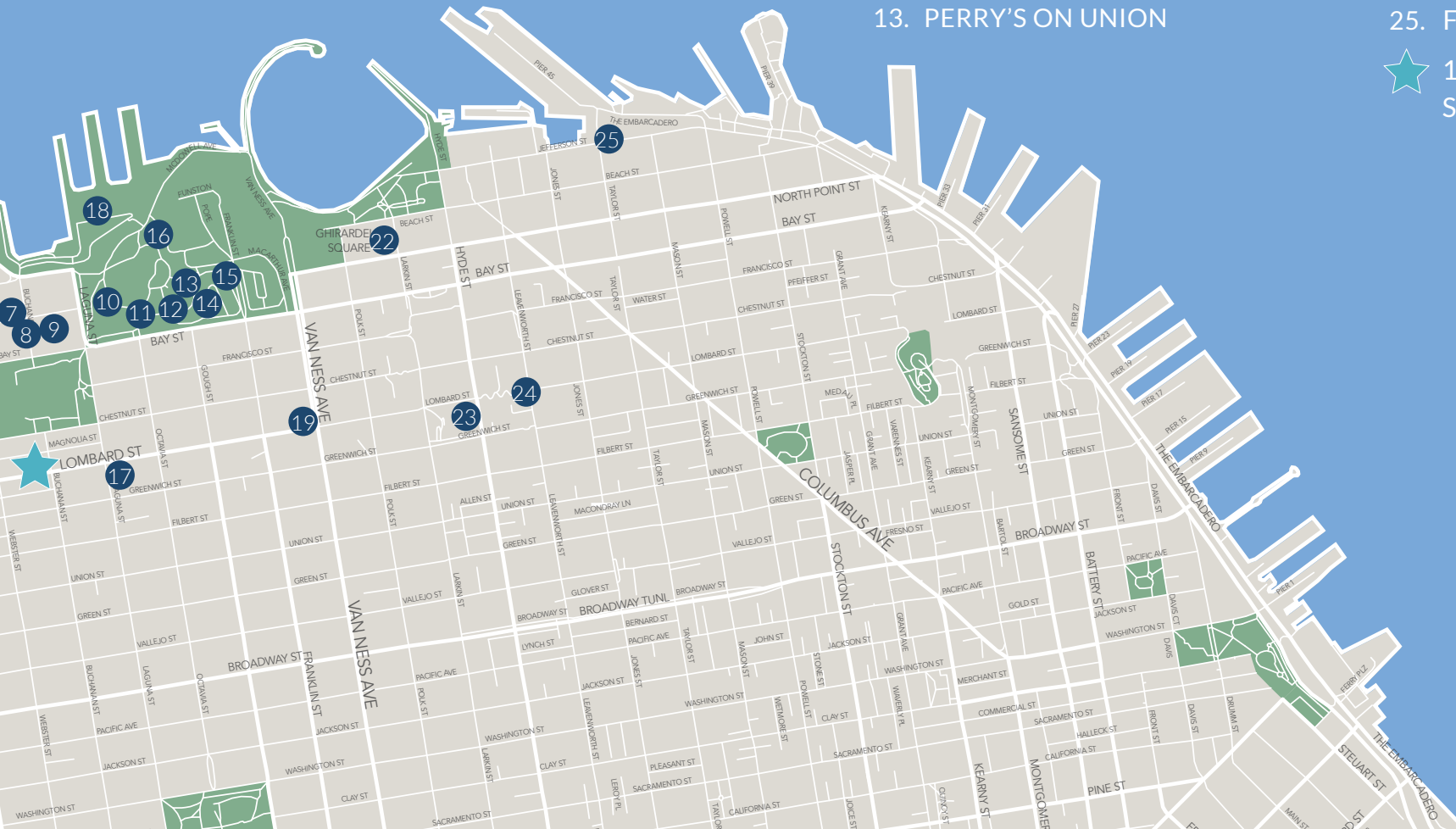
Address	Floor	Bed	Bath	Features	Rent	Deposit
1926 Lombard St	1st			Commercial condo (Frame)	\$4,875	\$8,000
1928 Lombard St	2nd	4	2	Kitchen	\$6,000	\$6,000
1930 Lombard St	Top	4	2	Lvngrm w/ frplce, Kitchen		
BD #1					\$877	\$800
BD#2					\$1,200	\$1,200
BD #3					\$1,075	\$1,200
BD #4					\$1,400	\$1,400
131 Magnolia St	2nd	3	1	Large Deck ( 13' x 18')		
BD #1					\$1,250	\$2,000
BD#2					\$1,450	\$1,400
BD #3					\$1,450	\$1,400
133 Magnolia St	1st	2	1	1 Lvngrm, Kitchen, Diningrm	\$3,200	\$3,200
135 Magnolia St	Top	2	1	2 Lvngrm, Kitchen, Diningrm	\$2,840	\$3,000
135B Magnolia St		Studio	1	1 Basement	\$1,900	\$2,850
135 Magnolia St A	1st	3	1	Kitchen	\$3,800	\$3,800
135 Magnolia St C	2nd	2	1	Kitchen		
BD #1					\$1,093	\$1,200
BD #2					\$1,100	\$1,200
Unpermitted	Top	2	1	Kitchen	\$2,050	\$2,500
						<b>\$41,150</b>
				<b>Current Gross Month</b>	<b>\$35,560</b>	
				<b>Current Gross Annual</b>	<b>\$426,720</b>	

# COW HOLLOW



1. CRISSY FIELD
2. PHILZ COFFEE TRUCK
3. MARINA GREEN
4. PRESIDIO THEATRE
5. APPLE
6. LE MARAIS BAKERY
7. ROSE'S CAFE
8. WRECKING BALL COFFEE ROASTERS
9. LOVING CUP
10. THE BRIXTON
11. EQUINOX UNION STREET
12. LULULEMON
13. PERRY'S ON UNION
14. THE ITALIAN HOMEMADE COMPANY
15. YOGA FLOW SF - UNION
16. THE BRAZEN HEAD
17. LY'S VIETNAMESE CUISINE
18. FORT MASON CENTER
19. BOBO'S
20. MOLLIE STONE'S MARKET
21. HOUSE OF PRIME RIB
22. GHIRARDELLI SQUARE
23. ALICE MARBLE TENNIS COURTS
24. LOMBARD CROOKED STREET
25. FISHERMAN'S WHARF

★ 1926-1930 LOMBARD STREET













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