

# 444 Lombard Street

12 UNITS IN TELEGRAPH HILL, SAN FRANCISCO



**COMPASS**  
COMMERCIAL

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# 444 Lombard Street

12 UNITS IN TELEGRAPH HILL

**\$5,100,000**

List Price

**\$512**

Price Per SqFt

**\$425,000**

Price Per Unit

**\$374,531**

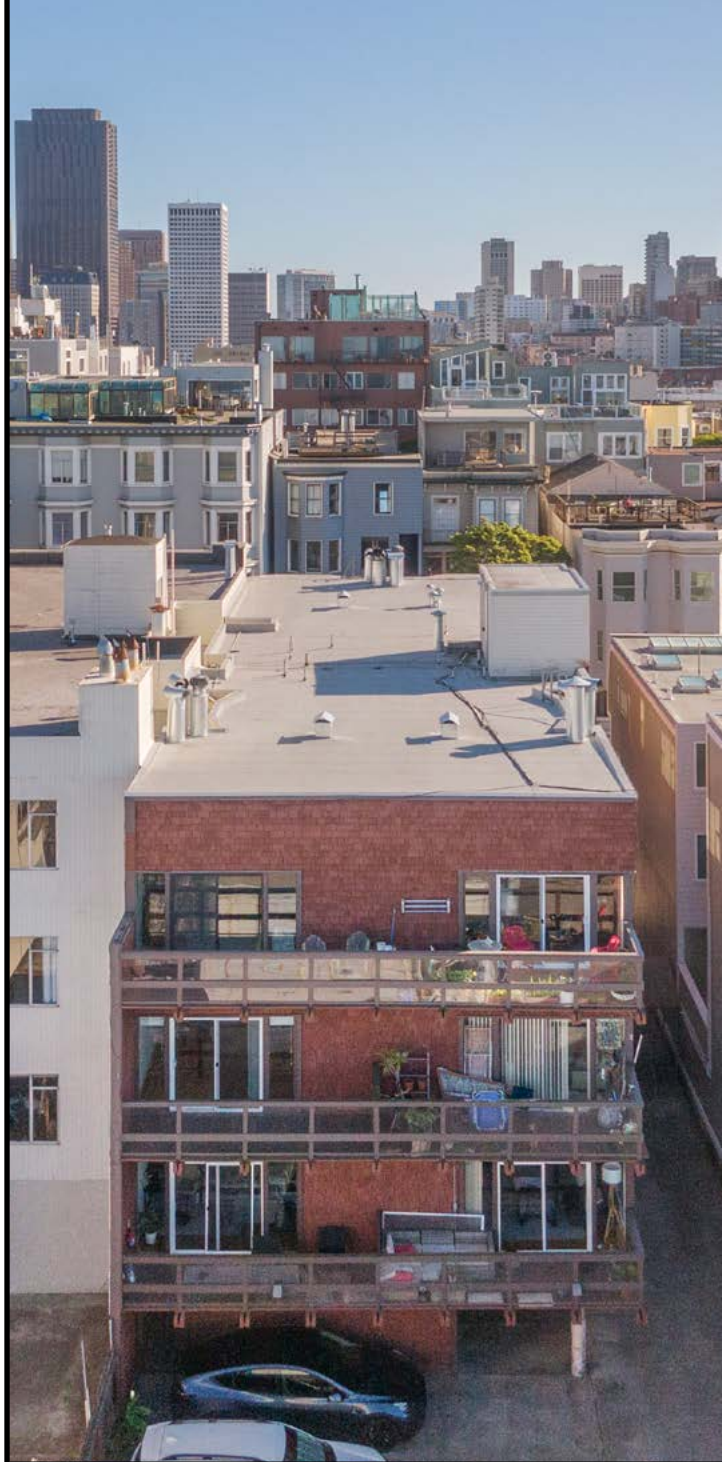
Scheduled Income

**13.62**

GRM

**4.53%**

Cap Rate



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

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# PROPERTY SUMMARY

Nestled in the highly sought-after Telegraph Hill neighborhood, 444 Lombard Street presents a rare opportunity to own a well-maintained, income-generating property in one of **San Francisco's most iconic locations**. This 12-unit building, comprised entirely of one-bedroom apartments with well-designed layouts, offers strong in-place cash flow and significant long-term investment potential.

The property features a storage locker for each unit, coin-operated laundry, and 12-car parking, providing tenants with added convenience—an invaluable asset in this prime location.

Six of the units face the rear of the building, each with a **private deck offering breathtaking views of the Bay and Alcatraz**—a highly desirable feature that enhances tenant appeal and rental value.

The building has undergone **several key upgrades**, ensuring both safety and long-term stability:

- New roof installed in 2019
- Fire alarm system upgraded to a sleeper system in 2023
- Soft-story seismic retrofit completed in 2015

Located just **steps from Coit Tower, North Beach, and the Embarcadero**, 444 Lombard Street sits in the heart of a vibrant, walkable neighborhood. Tenants enjoy easy access to charming cafés, renowned restaurants, and lively nightlife, while Muni lines and other public transit options offer seamless connectivity to downtown and beyond.

This is an exceptional opportunity to acquire a stabilized asset with strong rental income in one of San Francisco's most historic and picturesque neighborhoods.

- One Unit Vacant
- Back Units Have Decks With Views
- Upgraded Fire Alarm System 2023
- Seismic Retrofit Completed in 2015
- New Roof in 2019
- Unit Mix: 12-One Bedroom Units
- Total Building SqFt (per tax records): 9,954
- Total Lot SqFt (per tax records): 5,999
- Year Built: 1908
- APN: 0062-014



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# FINANCIAL OVERVIEW

## ANNUALIZED OPERATING INCOME

List Price:	<b>\$5,100,000</b>
CAP Rate:	<b>4.53%</b>
GRM:	<b>13.62</b>
Number of Units:	12
Price Per Unit:	\$425,000
Square Feet - per tax records:	9,954
Price per SqFt:	\$512
Scheduled Gross Income:	\$374,531
Less Vacancy Rate: 3%	(11,236)
Gross Operating Income:	\$363,295
Less Expenses:	(\$132,024)
<b>Net Operating Income:</b>	<b>\$231,271</b>

## ESTIMATED EXPENSES

Property Taxes (1.1778% of Price)	\$60,066
Supplemental Tax (Estimated):	\$1,200
Insurance - Estimate:	\$12,000
PGE - 2024:	\$4,242
Water - 2024:	\$12,436
Garbage - 2024:	\$8,004
Telephone - 2024:	\$4,399
Janitorial - 2024:	\$4,500
Landscape - 2024:	\$450
Repairs & Maintenance - Est \$500/Unit:	\$6,000
Management Fee 5%:	\$18,727
<b>Total Expenses:</b>	<b>\$132,024</b>
% of EGI	35.25%

## CURRENT RENT ROLL

UNIT	UNIT TYPE	MOVE-IN DATE	CURRENT RENT	MARKET RENT	NOTES
1	1BD	7/15/24	\$2,900.00	\$3,150.00	Front Unit
2	1BD	5/15/23	\$2,900.00	\$3,150.00	Front Unit
3	1BD	4/25/24	\$3,350.00	\$3,500.00	Back Unit W/ Views & Deck
4	1BD	10/31/20	\$3,100.00	\$3,500.00	Back Unit W/ Views & Deck
5	1BD	4/24/21	\$2,873.46	\$3,250.00	Front Unit
6	1BD	7/1/22	\$2,900.00	\$3,250.00	Front Unit
7	1BD	Vacant	\$3,600.00	\$3,600.00	Back Unit W/ Views & Deck
8	1BD	1/1/93	\$1,894.29	\$3,600.00	Back Unit W/ Views & Deck
9	1BD	9/1/17	\$3,550.00	\$3,350.00	Front Unit
10	1BD		\$1,146.79	\$3,350.00	Front Unit
11	1BD		\$1,242.47	\$3,700.00	Back Unit W/ Views & Deck
12	1BD		\$1,531.89	\$3,700.00	Back Unit W/ Views & Deck
Laundry			\$222.00	\$222.00	
<b>Monthly Total:</b>			<b>\$31,210.90</b>	<b>\$41,322.00</b>	
<b>Annual Total:</b>			<b>\$374,530.80</b>	<b>\$495,864.00</b>	
			Upside	32.40%	

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# INTERIOR PHOTOS - UNIT 7



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# EXTERIOR PHOTOS



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The Offering Memorandum was prepared by Compass Commercial. It contains select information pertaining to the subject property and does not purport to be all inclusive or to contain all of the information which a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition and other factors beyond control and, therefore, are subject to material change or variation. An opportunity to inspect the subject property will be made available to qualified prospective purchasers.

In the Offering certain documents and other materials are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

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