



2949-2951 Octavia Street

Cow Hollow | San Francisco, CA

Investment Opportunity | Offering Memorandum

Colliers

Accelerating success

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Offering Summary

2949-2951 Octavia Street is a ±3,100 square foot two-unit multifamily property situated on a ±2,450 square foot lot in Cow Hollow, one of San Francisco's most coveted neighborhoods known for its architectural charm and vibrant lifestyle. The property consists of two (2) spacious 2 BD / 1 BA units and three (3) parking spaces. Both units feature hardwood floors, bay windows, original wood detailing, generous natural light, and are individually metered for gas and electricity. Kitchens include gas stoves, dishwashers, and laminate tile countertops, while bathrooms offer pedestal sinks, hex tile flooring, and window ventilation. A shared backyard and in-unit laundry add to the appeal.

The property is located in the upscale Cow Hollow neighborhood, just steps from Union Street's boutique shopping, trendy restaurants, and lively cafes. Residents enjoy proximity to Chestnut Street, Fillmore Street, the Marina, Alta Plaza Park, and Lafayette Park. The nearby Van Ness Rapid Transit System and tech shuttle routes provide convenient access throughout the city.

2949-2951 Octavia Street presents a rare opportunity for investors to acquire a classic San Francisco asset in a high-demand location. With one unit currently vacant and the other rented below market, the property offers significant upside potential through lease-up and rent optimization. Its prime location, timeless architecture, and income growth prospects make it an ideal investment for both immediate cash flow and long-term appreciation.

Below, please find a list of establishments to eat, drink and shop in the area:

Restaurants:

Balboa Cafe
The Brixton
Casaro Osteria
Sushi Hakko
Shake Shack
Wildseed
Blue Whale
Perry's on Union
Rose's Cafe

Bars:

Union Street Ale House
Balboa Cafe
Celeste Wine Bar
Trinity
Harper & Rye
Comet Club
Mauna Loa
Bus Stop
Left Door

To Do:

Lafayette Park
Union Street
Grace Cathedral
Fillmore Street
Chestnut Street
Polk Street
Alta Plaza Park
The Marina
Lyon Street Steps



2949



The Property

Property Information

Address:	2949-2951 Octavia Street, San Francisco, CA 94123
District:	Cow Hollow
Property Type:	Multifamily
APN:	0519-003
Building Square Feet:	3,100
Units:	2
Lot Size:	2,450
Constructed:	1925
Zoning:	RH-2

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco / Brick Facia
Rear of Building:	Wood Siding
Roof Composition & Age:	Modified Bitumen
Gas Service:	Separately Metered
Electric Service:	Separately Metered
Fire Protection System:	Local Smoke & CO Detectors
Fire Escapes:	None
Windows:	Vinyl Double Paned (<i>Mostly</i>)
Heat Source:	Forced Air Payne Systems (2009)
Hot Water:	AO Smith Water Heater
Plumbing:	Mix of Copper and Galvanized Plumbing
Door Entry System:	Lock & Key
Front Landing:	Hexagonal Tile
Mailboxes:	Mail Slots on Doors
Sprinklers:	Sprinkler System
Common Area Lighting:	Dome Lighting
Garbage:	In Tradesman
Apartment Access:	Walk-Up
Landing Areas:	Carpeted
Laundry:	In Units
Backyard:	Yes - Shared

Building Information

Unit Mix:	2 - 2 BD / 1 BA Flats
	3 - Parking
	2 - Total Units
Kitchens:	Laminate Tile Countertops
	Single Basin Aluminum Sinks
	Gas Stoves / Ovens
	Over / Under Refrigerators
	Laminate Tile Flooring
	Dome Centered Lighting
	Dishwashers
Bathrooms:	Tub / Shower Combinations
	Hexagon Tile Flooring
	Mirrored Cabinet Vanities
	Pedestal Sink
	Window Ventilation
Bedrooms:	Hardwood Flooring
	Bay Windows
	Dome Centered Lighting
	Ample Natural Light
Dining / Living Room:	Hardwood Flooring
	Large Closets
	Tremendous Natural Light
	Original Wood Finishes

Financial Analysis

2949-2951 Octavia Street

Financial Summary

Price	\$2,450,000
Down Payment	\$735,000
Number of Units	2
Price/Unit	\$1,225,000
Gross Square Feet	3,100
Price/Square Foot	\$790
CAP Rate - Current	3.39%
CAP Rate - Proforma	4.91%
GRM - Current	19.63
GRM - Pro Forma	15.01
Year Built	1925
Lot Size	2,450

Annual Gross Income	Current	Proforma
Gross Potential Income	\$124,800	\$163,200
Vacancy (3.0%)	\$3,744	\$4,896
AGI	\$121,056	\$158,304
Expenses	\$37,951	\$37,951
NOI	\$83,105	\$120,353
Expense per Gross Income	30%	23%
Expense per Unit	\$18,976	\$18,976

Annual Operating Expenses

		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.17144% of Sales Price</i>	\$28,700	\$14,350	76%	\$28,700	\$14,350	76%
Special Assessment Tax	<i>From Owner's 2024-25 Tax Bill</i>	\$1,003	\$502	3%	\$1,003	\$502	3%
Insurance	<i>From Owner's 2025 Financials</i>	\$1,788	\$894	5%	\$1,788	\$894	5%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$2,000	\$1,000	5%	\$2,000	\$1,000	5%
Utilities	<i>Estimated at \$1500/unit</i>	\$3,000	\$1,500	8%	\$3,000	\$1,500	8%
Landscaping	<i>From Owner's 2025 Financials</i>	\$1,360	\$680	4%	\$1,360	\$680	4%
SPOSF	<i>From Owner's 2025 Financials</i>	\$100	\$50	0%	\$100	\$50	0%
Total Operating Expenses		\$37,951	\$18,976	100%	\$37,951	\$18,976	100%

Financing

		Cash Flow After Debt Service	
		Current	Proforma
Loan Amount	\$1,715,000	Less Debt Service	\$100,328
Loan Type	Interest Only	Cash Flow	-\$17,223
Interest Rate	5.85%	Cash on Cash Return	-2.34%
Program	5/30 Year Fixed	Expenses as % of Gross	30%
Loan to Value	70%	Expenses per Unit	\$18,976

Loan Quote: Estimated at 70% LTV at 5.85% 5/30 Interest Only
(Loan information is time sensitive & subject to change)

Rent Roll

2949-2951 Octavia Street

Unit No.	Unit Type	Rents	Market Rent	Move In Date	SqFt
2949	2 Bed, 1 Bath	\$6,500.00	\$6,500	Vacant	1,400
2951	2 Bed, 1 Bath	\$3,900.00	\$6,000		1,400
Monthly Income		\$10,400.00	\$12,500		
Storage (2)		\$0.00	\$200		
Parking (3)		\$0.00	\$900		
Total Monthly Income		\$10,400.00	\$13,600.00		
Total Annual Income		\$124,800	\$163,200		Upside: 31%

Units

2 Bed, 1 Bath - 2

Parking - 3

2 - Total Units

Notes

Market rents estimated using Rentometer.com

Parking projected at \$300 per space/month

Storage projected at \$100 per space/month



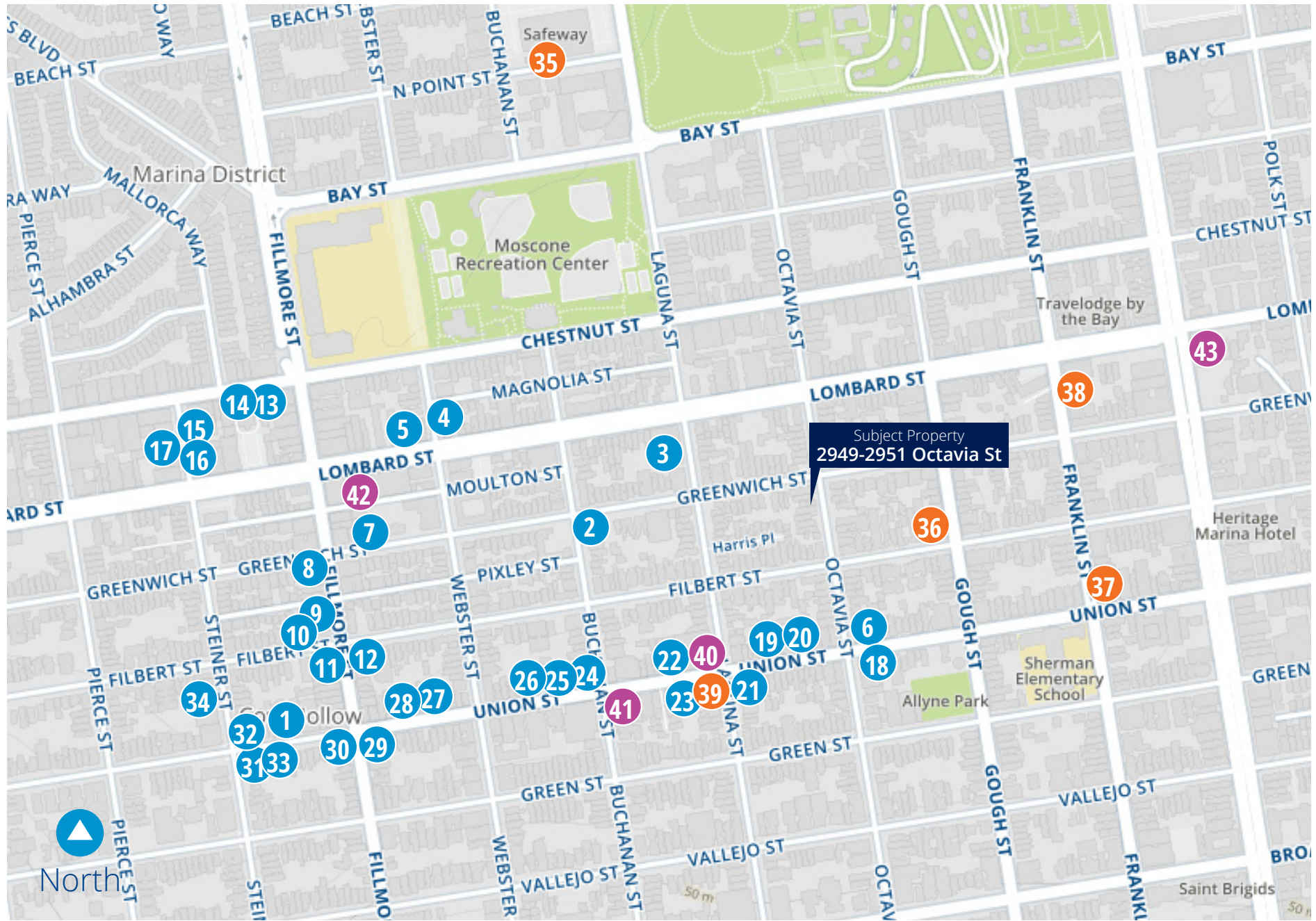
Property Photos



Property Photos



Amenities Map



● Restaurants & Bars

● Convenience & Grocery Stores

● Banks & ATM's

1	Sushi Hakko	12	Shake Shack	23	The Italian Homemade Co.	34	Terzo
2	Brazen Head	13	Pacific Catch	24	Wildseed	35	Safeway
3	Komeya No Bento	14	Asian Box	25	Flores	36	Rutily's Market
4	Silver Cloud Restaurant	15	Isa Restaurant	26	Palm House	37	Sherman Market
5	Alegrias	16	Ristorante Parma	27	The Brixton	38	Franklin Market & Liquor
6	Avo Toasty	17	Cafe Boho	28	Pressed Juicery	39	Epicurean Trader
7	Vintage Cafe	18	Roam Artisan Burgers	29	Union Street Coffee Roastery	40	Wells Fargo Bank
8	Balboa Cafe	19	Roaming Goat	30	Comet Club	41	Bank of America
9	Atelier Crenn	20	Kaiyo	31	Marina Submarine	42	Bay ATM
10	Mixt	21	Starbucks	32	Rose's Cafe	43	Chase Bank
11	Rooster & Rice	22	Perry's on Union	33	Wrecking Ball Coffee Roasters		

With Immediate Access to **One of the Nation's Best Public Transit Systems**

The area around 2949-2951 Octavia Street offers an extensive transportation network which ensures superior regional access throughout San Francisco and the surrounding Bay Area. Atlantic Cities' "Access Across America, Transit 2021" ranked San Francisco second only to New York for public transit efficiency, based on how many jobs a resident can access within a 10 to 30 minute commute during the morning rush hours of 7am to 9am. The subject property is within walking distance of a variety of public transit systems, on Van Ness Avenue (the new Van Ness Bus Rapid Transit System), Columbus Avenue & Lombard Street, in addition to a variety of San Francisco's caravan of 'Tech Shuttles' moving busloads of Google, Genentech, Facebook, and Apple employees from their homes in San Francisco to their job centers in Silicon Valley via Divisadero Street and Van Ness Avenue.





2949-2951
Octavia Street

Confidentiality & Disclaimer Statement

This Offering Memorandum contains select information pertaining to the business and affairs of the Property at 2949-2951 Octavia Street, San Francisco, CA 94123. It has been prepared by Colliers International. 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 written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by 2949-2951 Octavia Street from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from 2949-2951 Octavia Street you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 2949-2951 Octavia Street or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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 state of affairs of the Property since the date of this Offering Memorandum.

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