

704-706 Arguello Boulevard

Lone Mountain | San Francisco, CA

Investment Opportunity | Offering Memorandum



For Sale 
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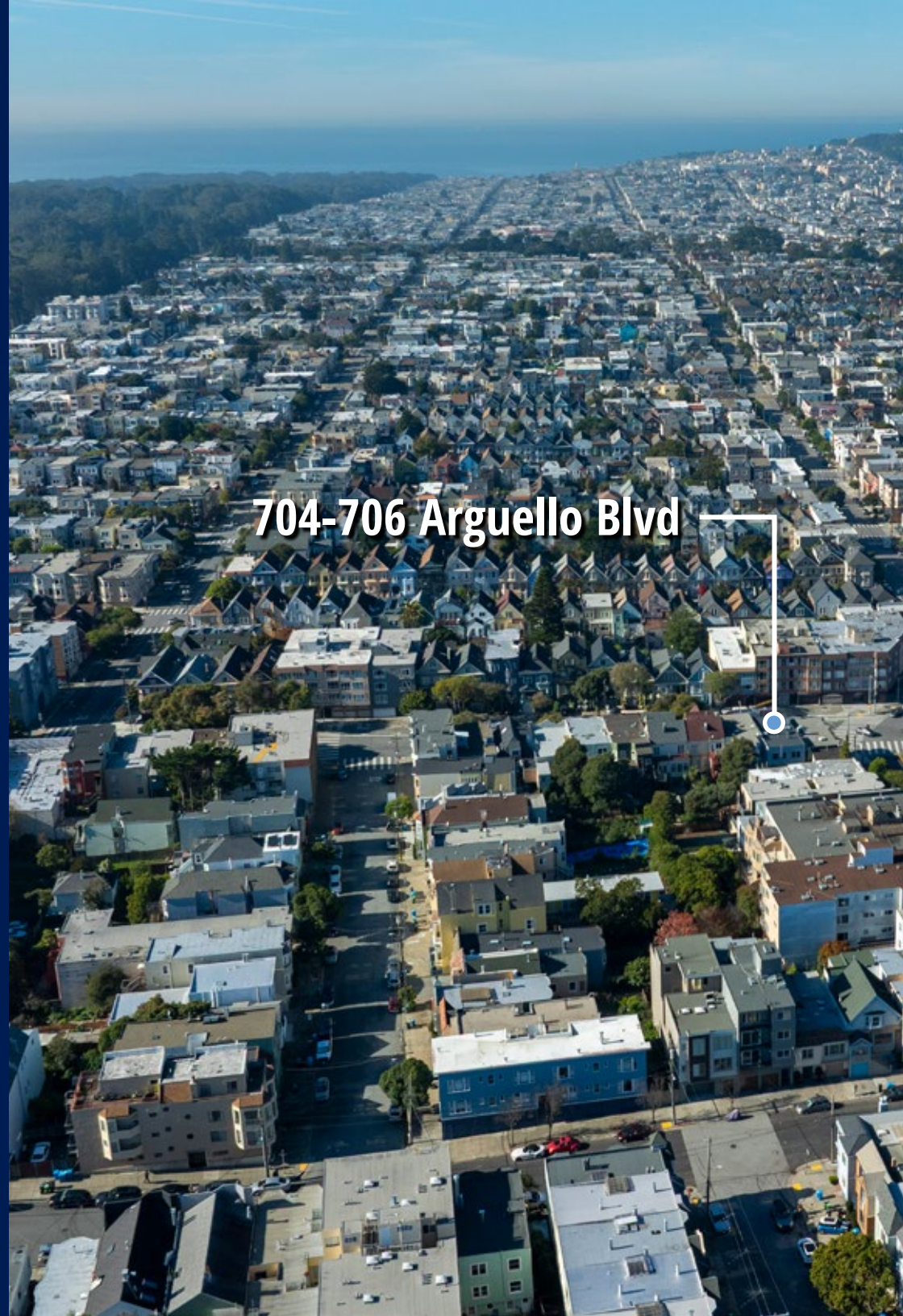
Accelerating success.

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704-706 Arguello Blvd

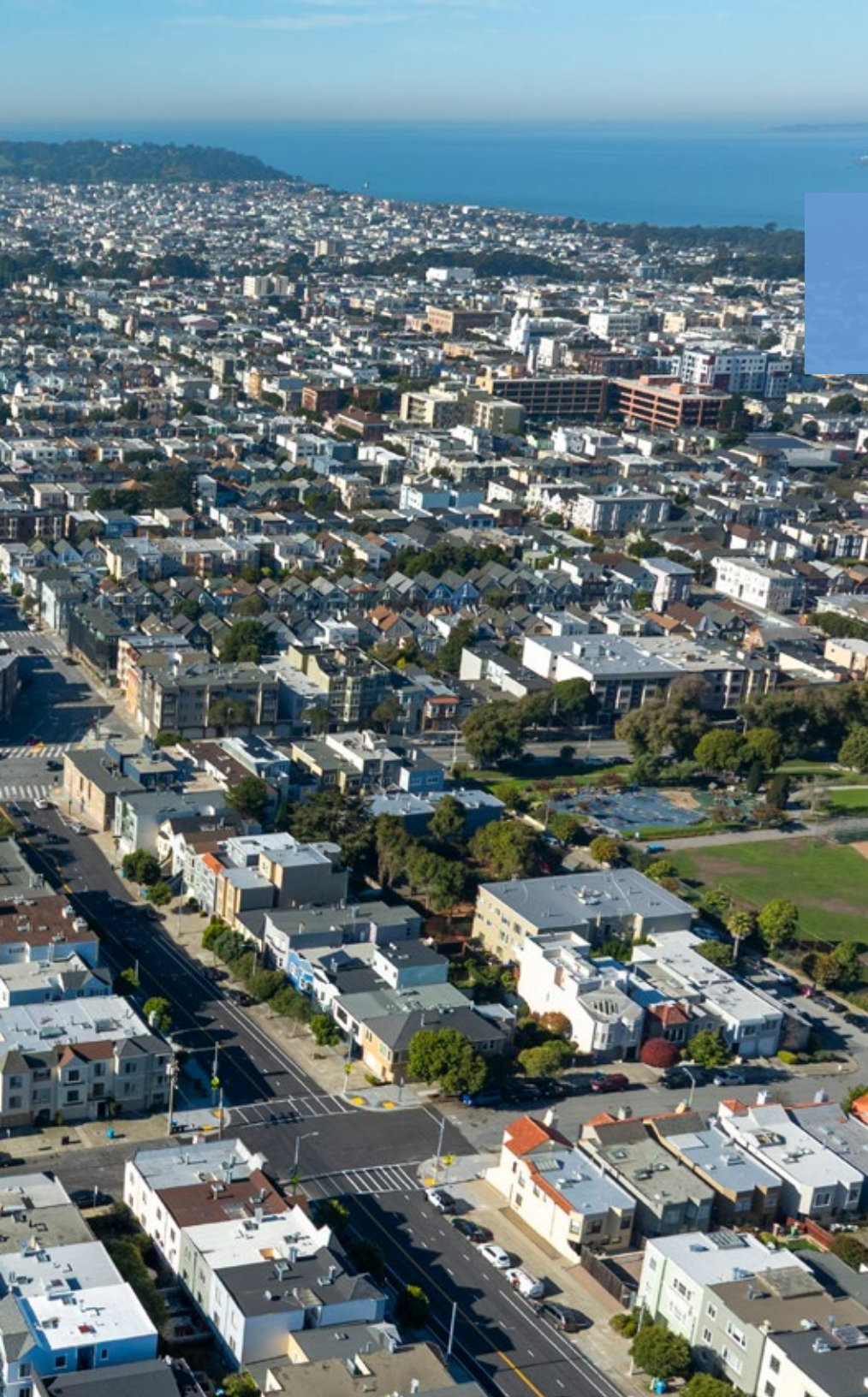


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Offering Summary

704–706 Arguello Boulevard presents a rare opportunity to acquire a fully vacant two (2) flat building in San Francisco’s desirable Lone Mountain neighborhood, offering immediate flexibility for an owner-user or investor to achieve market rents from day one. The property consists of two (2) spacious 2-bedroom, 1-bathroom flats, each featuring bright living spaces, formal dining rooms, fireplaces, and classic period details including hardwood flooring and decorative crown molding.

Both flats offer functional layouts with bedrooms positioned toward the rear of the building, providing a quiet living environment, while large windows throughout bring in abundant natural light. Each unit is equipped with washer and dryer hookups, enhancing livability and tenant appeal.

The property includes a two (2) car garage, currently delivered vacant, as well as a substantial amount of additional space at the basement level—ideal for flexible use such as expansion potential or general utility space (buyer to verify). A recently landscaped, oversized backyard further enhances the property, offering an attractive outdoor amenity rarely found in similar assets.

Situated in a prime Lone Mountain location, the property benefits from close proximity to Golden Gate Park, USF, and the vibrant retail and dining corridors along Geary Boulevard, Clement Street, and Balboa Street. The area is well-served by public transportation, providing convenient access to downtown San Francisco and surrounding neighborhoods.

With full vacancy, strong in-place fundamentals, and a highly desirable unit configuration, 704–706 Arguello Boulevard represents a compelling opportunity to acquire a well-located asset with immediate income potential and long-term upside in one of San Francisco’s most stable residential neighborhoods. The property is equally well-suited for an owner-user seeking to occupy one flat while generating income from the other, creating a versatile investment with both lifestyle and income benefits.

The Property

Property Information

Address:	704-706 Arguello Boulevard, San Francisco, CA 94118
District:	Lone Mountain
Property Type:	Multifamily
APN:	1142-030
Building Square Feet:	2,650 SqFt
Units:	2
Lot Size:	2,500 SqFt
Constructed:	1955
Zoning:	RH-2

Building Systems

Foundation:	Concrete
Structure:	Wood Frame
Façade:	Stucco Exterior
Rear of Building:	Wood Siding
Roof Composition:	Modified Bitumen
Electrical Service:	Separately Metered (100 Amps)
Gas Service:	Separately Metered
Fire Protection System:	Local Smoke & CO Detectors
Windows:	Single Paned Aluminum & Dual Paned Vinyl Windows
Heat Source:	Forced Air
Hot Water:	Rheem (30 Gallon) & Bradford White (40 Gallon) Tanks
Plumbing:	Mixture of Copper and Galvanized Plumbing
Door Entry System:	Lock & Key
Mailboxes:	At Entry Door
Garbage:	In Garage
Apartment Access:	Stairs
Front Landing:	Concrete
Landing Areas:	Terazzo
Laundry:	1 Washer, 1 Dryer (Owned - In Top Flat, Hookups in Bottom Flat)
Common Area Lights:	Various Styles
Skylight:	Yes
Storage:	1x - Storage Locker
Backyard:	Yes

Building Information

Unit Mix:	2 Bed / 1 Bath - 2
Parking:	2
2 - Total Flats	
Kitchens:	Gas Stoves / Ovens Dual Basin Sinks Tile & Granite Countertops Over / Under Refrigerators Wood Cabinetry Ample Natural Light Formal Dining Room off Kitchen
Bathrooms:	Shower / Bath Combination Tile Flooring Tile Surrounds Cabinet Sinks Mirrored Cabinet Vanities Window Ventilation
Bedrooms:	Hardwood Flooring Windows with Blinds Generous Closet Space Center Mounted Lighting
Dining / Living Room Area:	Hardwood Flooring Tremendous Natural Light Decorative Crown Molding Center Mounted Dome Lighting Large Closets Fireplaces

Notes

- Large Backyard (Recently Renovated)
- Washer & Dryer Hookups in both Flats

Financial Analysis

704-706 Arguello Blvd

Financial Summary	
Price	\$1,975,000
Down Payment	\$790,000
Number of Units	2
Price/Unit	\$987,500
Gross Square Feet	2,650
Price/Square Foot	\$745
CAP Rate - Current	5.51%
CAP Rate - Proforma	5.51%
GRM - Current	13.06
GRM - Pro Forma	13.06
Year Built	1955
Lot Size	2,500

Annual Gross Income	Current	Proforma
Gross Potential Income	\$151,200	\$151,200
Vacancy (5.0%)	\$7,560	\$7,560
AGI	\$143,640	\$143,640
Expenses	\$34,766	\$34,766
NOI	\$108,874	\$108,874
Expense per Gross Income	23%	23%
Expense per Unit	\$17,383	\$17,383

Annual Operating Expenses		Current	Exp/Unit	% /Exp	Market	Exp/Unit	% /Exp
Property Taxes	<i>1.18268% of Sales Price</i>	\$23,358	\$11,679	67%	\$23,358	\$11,679	67%
Special Assessment Tax	<i>From Owner's 2025-26 Tax Bill</i>	\$808	\$404	2%	\$808	\$404	2%
Insurance	<i>Estimated at \$1300/unit</i>	\$2,600	\$1,300	7%	\$2,600	\$1,300	7%
Repairs & Maintenance	<i>Estimated at \$1000/unit</i>	\$2,000	\$1,000	6%	\$2,000	\$1,000	6%
Utilities	<i>Estimated at \$3000/unit</i>	\$6,000	\$3,000	17%	\$6,000	\$3,000	17%
Total Operating Expenses		\$34,766	\$17,383	100%	\$34,766	\$17,383	100%

Financing		Cash Flow After Debt Service	Current	Proforma
Loan Amount	\$1,185,000	Less Debt Service	\$67,782	\$67,782
Loan Type	Interest Only	Cash Flow	\$41,092	\$41,092
Interest Rate	5.72%	Cash on Cash Return	5.20%	5.20%
Program	5/30 Year Fixed	Expenses as % of Gross	23%	23%
Loan to Value	60%	Expenses per Unit	\$17,383	\$17,383

*Loan Quote: Estimated at 60% LTV at 5.72% 5/30 Fully Amortized
(Loan information is time sensitive and subject to change)*

Rent Roll

704-706 Arguello Blvd

Unit No.	Unit Type	Rents	Market Rent	Move-In Date	Notes
704	2 Bed, 1 Bath	\$6,000.00	\$6,000	Vacant	Full Floor Flats
706	2 Bed, 1 Bath	\$6,000.00	\$6,000	Vacant	Full Floor Flats
Monthly Income		\$12,000.00	\$12,000		
Vacant Parking (2)		\$600.00	\$600		
Total Monthly Income		\$12,600.00	\$12,600.00		
Total Annual Income		\$151,200	\$151,200		

Units

2 Bed, 1 Bath - 2

Parking - 2

2 - Total Units

Notes

Market rents estimated using Rentometer.com

Parking projected at \$300 per space/month

Property Photos





Amenities Map



- Schools
- Restaurants & Bars
- Grocery/Convenience Stores
- Banks & ATM's
- + Hospitals

Neighborhood Amenities

- 1 San Francisco Day School

- 2 New Traditions Elementary School

- 3 Raoul Wallenberg High School

- 4 One Fifty Parker Ave School

- 5 Roosevelt Middle School

- 6 San Francisco High School of the Arts

- 1 Bistro Central Parc Restaurant

- 2 Mel's Drive-In

- 3 Tastebuds

- 4 Eats

- 5 Manitas Cafe

- 6 LH Restaurant

- 7 Lily

- 8 Chapeau

- 9 Pasta Supply Co.

- 10 Horsefeather

- 11 Noodle in a Haystack

- 12 B Star

- 13 NOPA

- 14 Early to Rise

- 1 NOPA Corner Market

- 2 Home Service Market

- 3 Bi-Rite Market

- 4 Sunny Market

- 5 Star Dusk Market

- 6 Trader Joe's

- 7 Safeway

- 8 Food 24 Hour Convenience

- 9 Cindy's Market

- 10 Gus's

- 11 Lucky Supermarket

- 12 Arguello Market

- 1 Chase Bank

- 2 US Bank Branch


- 3 Wells Fargo ATM

- 4 Wells Fargo Bank


- 5 Chase Bank

- 6 East West Bank

Public Transportation

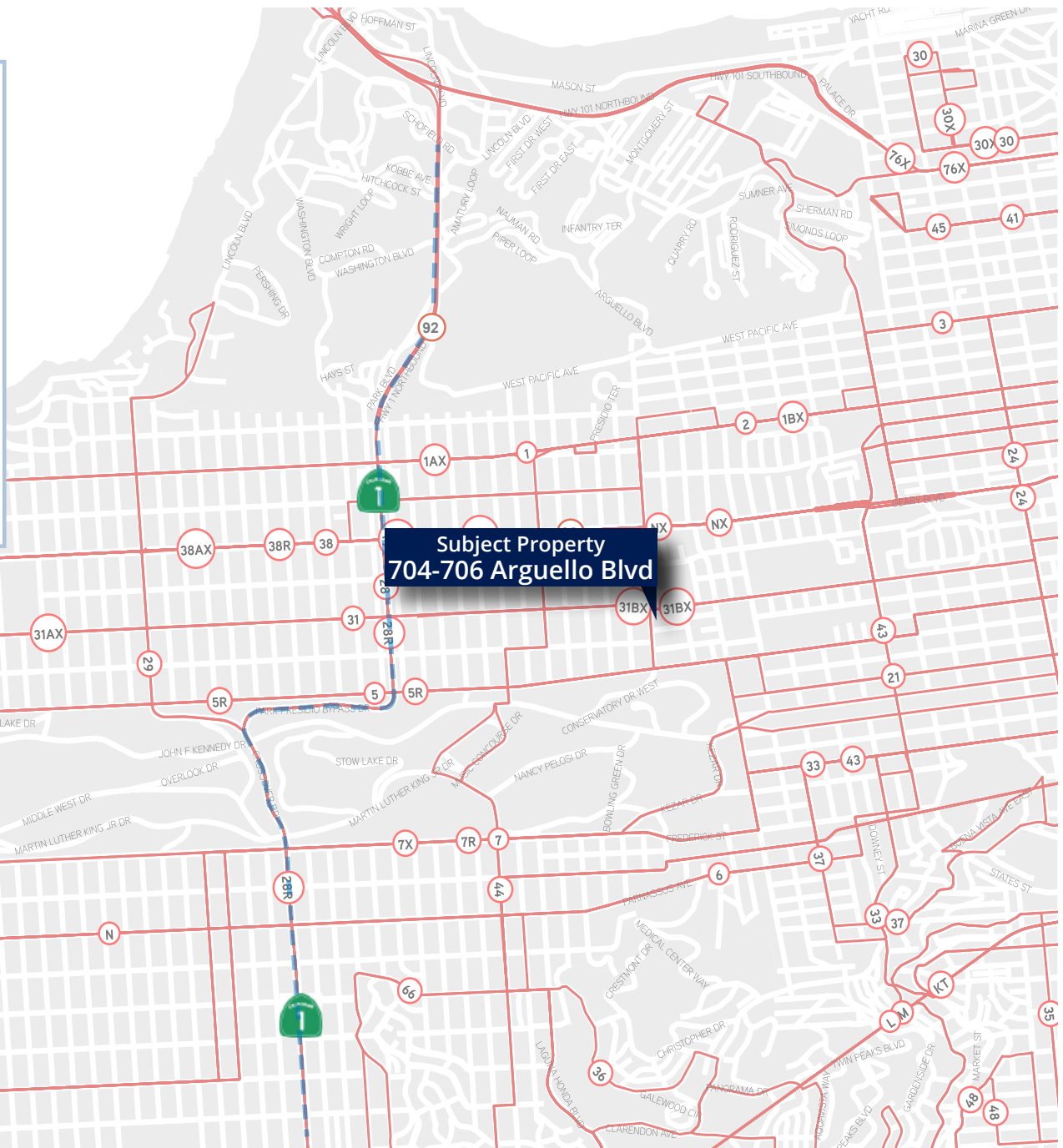


- 1AX 1BX 1 CALIFORNIA STREET
- 28R 28 92 PARK PRESIDIO
- 38AX 38BX 38R 38 92 GEARY BLVD
- 29 25TH AVENUE
- 31AX 31BX 31 18 BALBOA STREET



CIVIC CENTER / POWELL STREET
MONTGOMERY STREET

CORPORATE BUS LINE
(to the Peninsula and South Bay)



Subject Property
704-706 Arguello Blvd

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

The area around 704-706 Arguello Blvd offers an extensive transportation network which ensures superior regional access throughout San Francisco and the surrounding Bay Area. Atlantic Cities' "Access Across America, Transit 2022" 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 California Street, Park Presidio & Geary Blvd, 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 Park Presidio Boulevard.





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By acknowledging your receipt of this Offering Memorandum from 704-706 Arguello Blvd 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.

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If you wish not to pursue negotiations leading to the acquisition of 704-706 Arguello Blvd or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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