

GROSVENOR COURT APARTMENTS

2055 SACRAMENTO ST, SAN FRANCISCO, CA 94109



OFFERING MEMORANDUM

EXCLUSIVELY REPRESENTED BY:

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EXECUTIVE SUMMARY

2055 SACRAMENTO STREET

Pacific West Advisory Group, as exclusive agent for ownership, is pleased to present the opportunity to acquire 2055 Sacramento Street, a premier multifamily asset situated in the heart of Pacific Heights, one of San Francisco's most prestigious and sought-after neighborhoods. Located directly adjacent to Lafayette Park, this rare offering provides investors with the perfect balance of timeless neighborhood character and dynamic urban amenities.

Originally constructed in 1975, the property features a ten-story residential building comprising 86 units and approximately 78,146 square feet of rentable area, all situated on a 14,781 square foot (0.34 acre) parcel. 2055 Sacramento Street has been meticulously maintained and professionally managed, reflecting pride of ownership throughout.

The asset provides strong historical occupancy, offering immediate in place income. With its commanding presence along Sacramento Street, residents enjoy unparalleled access to an array of neighborhood amenities including Lafayette Park, Whole Foods Market, and the boutique shopping and dining corridor along Fillmore Street. Its strategic location captures the refined residential character of Pacific Heights while benefiting from the vibrancy and connectivity of the nearby districts of Cow Hollow and Marina.

Investment opportunities of this caliber in Pacific Heights are exceptionally rare. 2055 Sacramento Street offers investors the ability to acquire a significant, institutional-quality asset with proven performance, exceptional curb appeal, and long-term upside potential through future repositioning or targeted unit renovations. The combination of a prime location, solid in-place cash flow, and enduring market fundamentals makes this a truly unique and compelling investment opportunity in San Francisco's multifamily landscape.



HIGHLIGHTS

- **Premier Location:** Nestled directly across from Lafayette Park in the heart of Pacific Heights, offering proximity to renowned Fillmore Street, Union Street and Chestnut Street amenities while maintaining a quiet, residential setting.
- **Exceptional Views:** Upper floors offer sweeping cityscape and bay views, a rare feature that enhances tenant desirability and supports premium rents.
- **Strong In-Place Occupancy:** Strong in place occupancy, stable cash flow and operational efficiency.
- **Value-Add Potential:** Opportunity to modernize interiors to further enhance rental income and property value in one of San Francisco's top-performing submarkets.
- **Recent Capital Improvements Include (but not limited to):** New Fire Alarm & Fire Suppression Systems, New Secure Garage Gate, New Laundry Drain Lines, New Penthouse Roof Replacement, New Windows and Paint (South Side) and Three (3) New Efficient AOSmith Water Heaters.
- **Tenant-Friendly Amenities:** Pet-friendly policies, available parking, proximity to parks, jogging paths, tennis courts, and an active urban lifestyle environment enhance tenant retention.
- **Demand-Driven Market:** Pacific Heights remains one of the strongest and most resilient rental markets in San Francisco, offering long-term investment security.
- **Walkable, Transit-Oriented Location:** Situated in a Walk Score "Walker's Paradise" neighborhood with excellent public



PROPERTY PROFILE

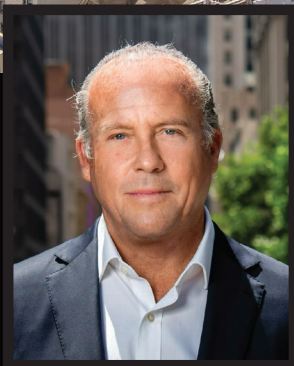
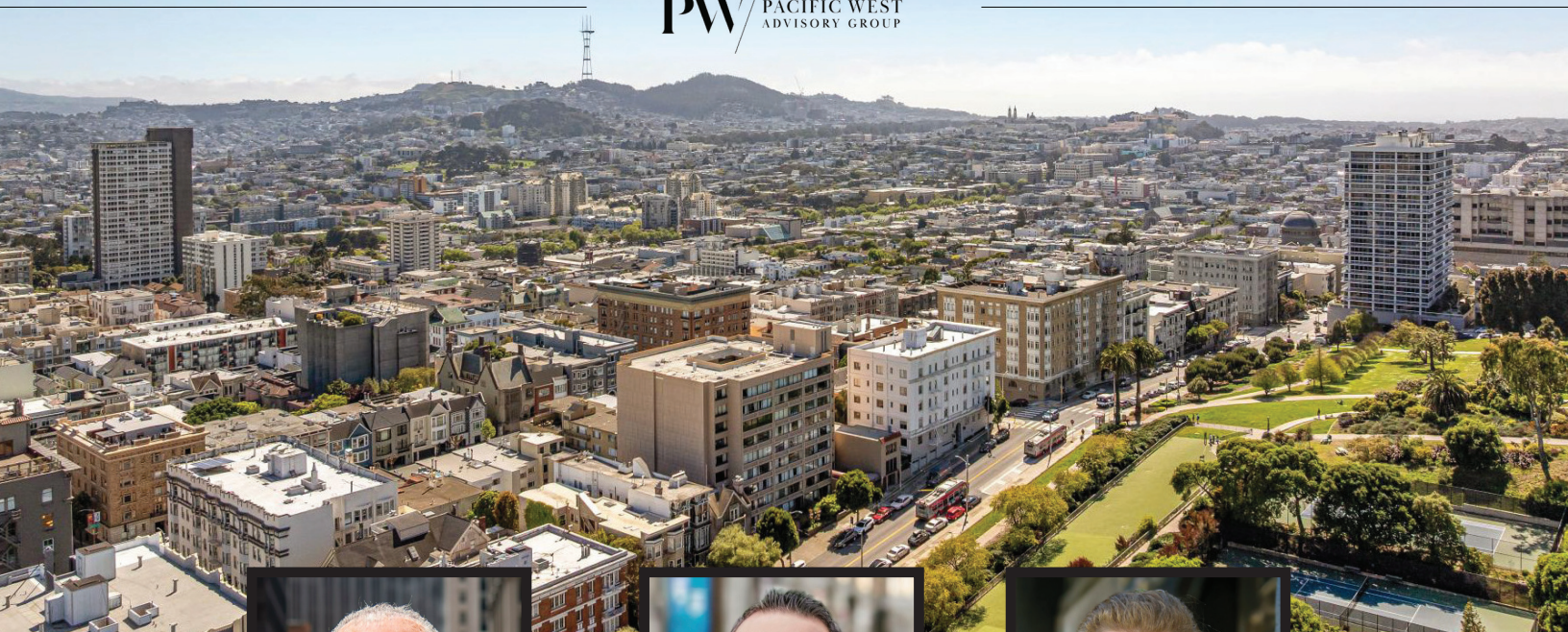
2055 SACRAMENTO STREET

BUILDING SYSTEMS

| | |
|------------------------|--|
| Foundation | Concrete Slab |
| Facade | Concrete |
| Roof Composition & Age | Flat Torched Down Bitumen, ~11 yrs old |
| Electrical Subpanels | General Electric (100 amps per unit) |
| Electrical Main | General Electric, 3-phase, 1600 amps |
| Elevator | Two-Car Cable Elevator |
| Gas Service | Separately Metered |
| Fire Protection System | Potter Electric, Hard-Wired to Each Unit |
| Fire Escapes | (2) Interior Stairwell |
| Windows | Mostly Single-Pane, Vinyl Windows on South Side (Rear) |
| Heating | Electric Baseboard |
| Hot Water | Three (3) Top Floor 100 Gallon A.O. Smith Water Heaters |
| Plumbing | Copper |
| Area Lights | LED Lighting |
| Door Entry System | Key & Intercom Camera System |
| Parking | Secure, Gated 3-Story Underground Garage - 86 Spaces |
| Lock Mailboxes | Inside Lobby/Common Areas |
| Laundry | Coin-Operated in Garage: Five (5) Washers, Six (6) Dryers Leased from Wash |







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