

## 11-Unit Apartment Building

**114-118 Orange Avenue @ 2<sup>nd</sup> Lane  
South San Francisco, CA**



11-unit, 2-story building

Two 2 bedroom, one bath

Nine 1 bedroom, one bath

Central heating

Parking: 11 car

Building size: 12,320 sq. ft.

Lot size: 11,000 sq. ft.

Year built: 1972

Zoning: R30000

Parcel #: 012-232-670



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**Income: \$162,324**

<b>Apt.</b>	<b>Bedroom(s)</b>	<b>Rent</b>	<b>Apt.</b>	<b>Bedroom(s)</b>	<b>Rent</b>
<b>114 Orange</b>			<b>118 Orange</b>		
1	2	\$1,531	1	1	\$1,300
2	2	\$1,531	2	1	\$1,250
3	1	\$1,150	3	1	\$1,350
4	1	\$1,250	4	1	\$1,265
5	1	\$0	5	1	\$1,250
			6	1	\$1,300
			Laundry		\$350
			<b>Total</b>		<b>\$13,527</b>

*Note: 114 Orange #5 – Owner's relative*

**Expenses w/o Taxes: \$23,005**

Taxes: 1.2% of sales price

Insurance:	\$3,600
Water & Sewer:	\$3,200
PG&E:	\$4,235
Scavenger:	\$7,400
Maintenance:	\$4,000
Supplies:	\$570

*Financing: \$1,465,000 1<sup>st</sup> Republic Bank, 6%*



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