

3-Unit Residential Property

**119-123 Central Avenue @ Page
San Francisco, CA**

Asking Price: \$1,350,000



Three, two bedroom flats, five rooms each + one bedroom in-law apartment (vacant)

Building Size: 4,410 sq. ft.

Lot Size: 2,344 sq. ft.

APN: 1233-008

Separate meters w/circuit breakers

Mostly copper plumbing throughout

Income:

#119: \$2,000

#121: \$2,200

#123: \$1,600

Laundry: \$150

Total Annual Income: \$71,400

Expenses:

Taxes: 1.2% (of sales price)

Insurance: \$4,000

PG&E: \$1,500

Water: \$2,000

Scavenger: \$1,200

Total Annual Expenses w/o Taxes: \$8,700



RICK DURAZZO
1717 Powell Street, Suite 210
San Francisco, CA 94133
415.986.6312
rdurazzo@nbproperties.com
www.northbeachprop.com