

3-Unit Residential Property — Inner Sunset

**1279-1281 6th Avenue @ Irving Street
San Francisco, CA**

Price Reduced: ~~\$1,120,000~~ \$1,075,000



Two story building

2 flats: 1-3 bedroom and
1-2 bedroom

1-1 bedroom apartment

Non-conforming vacant studio
at garage level

3-car parking

Backyard

Size: 3,150 sq. ft.

Lot size: 2,996 sq. ft.

Year built: 1907

Zoning: RH-2

Parcel #: 1755-005



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3-Unit Building — Inner Sunset

1279-1281 6th Avenue @ Irving Street

Income: \$71,940

Address	No. of Bedrooms	Rent
<u>1279 6th Avenue - Flats</u>		
1	3	\$2,550
2	2	\$950
1281 6 th Avenue – Apt.	1	\$1,495
1281A – studio		\$1,000

Note: 1281A – non-conforming studio shows projected rent

Expenses: \$10,100

Property Taxes: 1.2% of sales price

Insurance:	\$4,000
Water:	\$2,800
Scavenger:	\$2,100
PG&E:	\$1,200



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