

12-Unit Apartment Building — Haight Ashbury

**1700 Page Street @ Clayton Street
San Francisco, CA**



12-1 bedroom apartments

Garage: 12-car parking (9 enclosed, 3 outdoor)

Remodeled kitchens & baths

Hardwood floors

Gas wall heaters (new)

Laundry room

Building size: 6,531 sq. ft.

Lot size: 6,093 sq. ft., 0.13 acres

Year built: 1959

Paint: Exterior/Interior (new)

Roof: new



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Annual Income: \$272,220

Annual Expenses (estimated): \$70,400

Apt.	Rent	Rent	
		Projected/Actual	
1	\$1,945	P	
2	\$1,945	P	
3	\$1,895	P	
4	\$1,945	P	
5	\$1,995	P	
6	\$1,495	A	
7	\$1,985	P	
8	\$536	A	
9	\$1,945	P	
10	\$1,945	P	
11	\$1,275	A	
12	\$839	A	

Mgmt. fees:	\$9,000
Maintenance:	\$5,200
Supplies:	\$1,300
Utilities:	\$9,300
Property taxes (J/G):	\$37,000
Insurance:	\$6,400
Miscellaneous:	\$2,200

Note: property taxes will be 1.2% of sales price

Subtotal **\$19,745**

Garages

8 @ \$280 \$2,240

2 @ \$250 \$500

Subtotal **\$2,740**

Laundry \$200

Monthly Total **\$22,685**

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