

## 10-Unit Apartment Building

**2141 Clement Street @ 22<sup>nd</sup> Avenue  
San Francisco, CA**



10-unit apartment building in the Richmond

Two-two bedrooms

Six-one bedrooms

Two studios

12-car parking

Year built: 1964

Building size: 7,226 sq. ft.

Lot size: 5,000 sq. ft.

APN: 1454-036

Zoning: OTCL, Multi-family residential  
(5+ units)



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**Actual Income: \$182,076 — Projected Income: \$211,200**

Unit	# of Bedrooms	Rent	Parking	Projected
1	2	\$2,100	pkg. incl.	\$2,300
2	1	\$1,450		\$1,800
3	1	\$1,003		\$1,800
4	Studio	\$1,275		\$1,500
5	1	\$1,450		\$1,800
6	2	\$1,750	\$250	\$2,300
7	1	\$946		\$1,800
8	1	\$1,530	pkg. incl.	\$1,800
9	Studio	\$1,254		\$1,500
10	1	\$1,550	\$150	\$1,800
Parking (outside tenants)			\$465	
Parking (3 spaces available, projected @\$200/each)				\$600
Laundry (projected)				\$400
<b>Total</b>		<b>\$14,308</b>	<b>\$865</b>	<b>\$17,600</b>

**Expenses w/o Taxes: \$13,800**

Taxes:	1.2% of sales price	Utilities:	\$2,400
Insurance:	\$4,800	Scavenger:	\$3,000
PG&E:	\$3,600		



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