

12-Unit Apartment Building

**959 Haight Street @ Broderick
San Francisco, CA**



12-unit, 3-story building

12 studios

Building size: 7,275 sq. ft.

Lot size: 5,153 sq. ft.

Year built: 1924

Zoning: RH3

Parcel #: 1240-028



RICK DURAZZO
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Income: \$154,385.04

<u>Apt.</u>	<u>Rent</u>	<u>Apt.</u>	<u>Rent</u>
1	\$802.05	7	\$1,200.00
2	\$1,350.00	8	\$1,500.00
3	\$1,375.00	9	\$1,500.00
4	\$740.49	10	\$325.29
5	\$1,375.00	11	\$332.59
6	\$1,175.00	12	\$1,190.00
		Total	\$12,865.4
			2

Note: Units 8, 9, & 11 have parking spaces (G1, G3 & G5) and pay \$150, \$150, \$50 which is included in their rent.

Garage spaces G2 and G4 are vacant; could rent for \$200-\$250/mo.

Expenses w/o Taxes: \$20,062.94

Taxes: 1.2% of sales price

Insurance:	\$6,500.00
Water:	\$4,149.58
PG&E:	\$4,954.04
Scavenger:	\$3,439.32
Pest Control (\$85/mo.):	\$1,020.00



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