

10 Unit Victorian Apartment Building – Pacific Heights

**2199 California Street / 2050 Buchanan Street
San Francisco, CA**



4 – 1bdrm units, 6 – studios,

Building size: 6,422 sq. ft.

Lot size: 4,035 sq. ft.

Year built: 1900

APN: 0651-054

Parking: 3 spaces

Zoning: RH-2

“Master metered” for
all utilities



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Income: \$158,172 – Projected Income: \$363,492

Unit	Unit Type	Current Rent	Market Rent
1	studio	\$1,311	\$2,500
2	studio	\$921	\$2,500
3	studio	\$869	\$2,500
4	1bdrm/1ba	\$1,257	\$3,800
5	studio	\$804	\$2,500
6	1bdrm/1ba	\$1,183	\$2,500
7	1bdrm/1ba	\$1,044	\$3,800
8	studio	\$1,620	\$2,500
2050 Buchanan	studio	\$1,800	\$2,500
2050A Buchanan	1bdrm/1ba	\$1,398	\$3,800
Parking 1	Leased by Apt. 6		\$300
Parking 2		\$200	\$300
Parking 3		\$283	\$300
Parking – non-tenant		\$300	\$300
Laundry		\$191	\$191
Total		\$13,181	\$30,291

Expenses w/o Taxes: \$25,380

Insurance:	\$4,589
Water:	\$4,298
PG&E:	\$10,691
Garbage:	\$3,610
Gardening:	\$1,470
Exterior Alarms:	\$722



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