

28-Unit Apartment Building — Nob Hill

**790 California Street @ Stockton Street
San Francisco, CA**



6 story building comprised of 28 units, 16-studios and 12-1 bdrms. Units are well maintained and provide practical layouts. Eight of the units have been fully remodeled. Current owner has done extensive renovations to the property including new copper plumbing, individually metered electrical, a bitumen roof and a central boiler.

Building size: 15,024 sq. ft.

Lot size: 3,093 sq. ft.

Year built: 1911

Zoning: RM-4

APN: 0242-014



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Income: \$565,164

Unit	Unit Type	Lease Start	Current Rent
14	efficiency	9/15/14	\$650
15	1bd/1ba		\$1,688
16	1bd/1ba		\$1,490
24	studio		\$1,730
25	studio	3/01/15	\$2,195
26	studio		\$1,008
27	1bd/1ba	4/01/15	\$2,775
28	junior		\$1,730
34	studio	4/06/13	\$1,767
35	studio		\$1,777
36	studio		\$1,423
37	1bd/1ba	5/01/14	\$2,550
38	junior		\$1,460
44	studio		\$676
45	studio		\$706
46	studio	11/1/13	\$2,070
47	1bd/1ba		\$937
48	1bd/1ba	10/23/14	\$2,450
54	studio		\$647
55	studio		\$1,010
56	studio	6/01/13	\$2,020

Unit	Unit Type	Lease Start	Current Rent
57	1bd/1ba	2/15/15	\$2,750
58	junior		\$676
64	studio	8/09/13	\$2,015
65	junior		\$1,955
66	studio	8/19/14	\$2,350
67	1bd/1ba		\$1,997
68	1bd/1ba	3/01/15	\$2,595
Laundry			\$250
Total			\$47,097

Expenses w/o Taxes: \$102,400

Property taxes 1.2% of sales price	
Insurance:	\$9,732
PG&E:	\$25,200
Water:	\$15,500
Garbage:	\$5,868
Elevator Service:	\$1,200
Resident Manager:	\$10,800
Offsite Mgmt:	\$20,000
Maintenance:	\$14,000



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