

# 15-Unit Apartment Building

**1460 Sutter Street @ Gough Street  
San Francisco, CA**



3-stories, 14 studios, 1 – 2bd/1ba

Building size: 9,510 sq. ft.

Lot size: 3,297 sq. ft.

Owner has applied for seismic retrofit permit, estimated cost - \$100,000

Year built: 1925

Foundation: concrete

Zoning: NC-3

APN#: 0672-007

Parking: garage – 2 car

*Financing: \$1,150,000, Chase*



**RICK DURAZZO**  
1717 Powell Street, Suite 210  
San Francisco, CA 94133  
415.986.6312  
[rdurazzo@nbproperties.com](mailto:rdurazzo@nbproperties.com)  
[www.northbeachprop.com](http://www.northbeachprop.com)

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Francisco, CA**

**Income: \$335,652 – Projected Income: \$389,840**

Unit	Unit Size	Move-In Date	Current Rent	Market Rent
1	2bd/1ba	3/15/17	\$3,095	\$3,095
2	studio	6/16/17	\$1,850	\$2,200
3	studio	5/15/13	\$1,854	\$2,200
4	studio	9/16/11	\$1,261	\$2,200
5	studio	1/07/12	\$1,205	\$2,200
6	studio	2/01/14	\$1,946	\$2,200
7	studio	vacant	\$2,200	\$2,200
8	studio	1/14/17	\$2,200	\$2,200
9	studio	12/30/02	\$1,136	\$2,200
10	studio	1/01/06	\$1,162	\$2,200
11	studio	4/01/12	\$1,264	\$2,200
12	studio	8/19/11	\$1,314	\$2,200
14	studio	3/25/16	\$2,260	\$2,200
15	studio		\$2,100	\$2,200
16	studio	6/01/15	\$2,349	\$2,300
laundry			\$175	\$175
*Parking – 2 spaces @ \$300/ea			\$600	\$600
<b>Total</b>			<b>\$27,971</b>	<b>\$32,570</b>

**Expenses w/o Taxes: \$40,711**

Taxes:	1.2% of sales price
Insurance:	\$4,800
PG&E:	\$3,600
Water:	\$8,400
Scavenger:	\$5,940
Telephone:	\$1,188
Management:	\$16,783

*\*Possibility of converting parking area to a 1bd/1ba unit with projected rent @ \$2,850/mo.*



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