

Financial District — Office Building

**110 Sutter Street @ Montgomery Street
San Francisco, CA**



10 Stories, 55 Offices,
4 Commercial Tenants

Building size: 47,665 sq. ft.

Year built: 1906

APN: 0288-007

Lot size: 4,809 sq. ft.

Zoning: C30



RICK DURAZZO
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www.northbeachprop.com

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Income: \$1,801,452

Unit	Occupant	Rent	Sq. Ft.	\$\$/yr	CAM	B Y	Lease Start	Lease Exp
100	Satori Yoga Studio	\$9,112	2,313	47.27	-	NNN	08/01/14	07/31/24
108	Cable Car Clothiers	\$7,933	2,035	46.78	2,628	NNN	03/1/12	09/30/22
200	1 Life Healthcare	\$2,828	2,015	16.84	160	2013	09/19/02	11/15/17
207	Cable Car Clothiers	\$2,435	913	32.00	62	2012	10/01/12	09/30/15
210	1 Life Healthcare	\$3,553	1,122	38.00	89	2013	10/15/12	11/15/17
300	Idle Games, Inc.	\$14,503	4,351	40.00	87	2013	10/01/13	10/31/15
400	Nelson	\$4,787	1,436	40.00	116	2013	07/1/12	07/31/16
405	Amelia Mazgaloff	\$2,636	703	45.00	-	2014	6/01/14	5/30/19
407	Linda Moore	\$956	273	42.00	-	2014	03/01/14	02/28/15
408	Chikit Chan	\$1,022	292	42.00	-	2014	03/01/14	02/28/15
409	Dr. Linda Thorson	\$981	287	41.00	23	2013	11/01/02	07/31/15
411	Becho, Inc.	\$3,000	794	45.34	-		02/15/14	
412	Janet Wilkins	\$1,025	300	41.00	24	2013	07/1/07	07/31/15
415	Building Mgmt. Office	\$0	159	0	-		01/01/14	
501	Maven Recruiting	\$8,592	2,455	42.00	-	2014	01/01/14	12/30/17
508	Robert Foster	\$1,120	277	48.50	126	1999	12/15/02	12/14/14
509	Evie Talmus	\$750	300	20.53	21	2012	04/6/07	04/5/17
512	Maria Serebryanaya	\$1,713	663	31.00	46	2012	10/1/06	8/31/15
515	Class One Travel	\$775	270	34.44	22	2013	4/01/14	3/31/15

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Unit	Occupant	Rent	Sq. Ft.	\$SF/ mo	CAM	B Y	Lease Start	Lease Exp
518	Charles M. Salter	\$1,371	422	39.00	-	2014	11/1/04	3/31/17
600	1 Life Healthcare	\$17,488	4,327	48.50	1,040	2007	11/15/07	1/12/15
700	Card free	\$15,228	4,351	42.00	346	2013	5/6/13	5/5/16
800	Emily Gentry	\$6,206	1,773	42.00	-	2014	3/01/14	9/30/23
806	VACANT	\$4,894	1,211	48.50	-			
810	VACANT	\$4,317	1,068	48.50	-			
814	DPS Electronics	\$509	126	48.50	12	2011	8/5/05	8/31/14
815	Di Chiara Wright	\$610	151	48.50	54	2003	10/1/03	10/31/14
900	Dermalogica	\$10,457	4,327	29.00	250	2011	12/13/04	6/12/16
1000	Bloc	\$15,340	4,218	43.64		2014	1/01/14	12/30/17
B01	Eureka St Legal	\$172	111	18.60			2/01/05	
B02	Cable Car	\$0	54	0			9/30/12	
B03	Cable Car	\$0	215	0			9/30/12	
B04	Charles Salter	\$291	188	18.60			7/23/07	
B05	Janet Wilkins	\$57	37	18.60			7/01/07	
B06	Larry Cossar	\$75	31	29.03			1/07/14	
B07	Paladin Capital	\$79	51	18.60			6/01/14	
B08	Lidia Moore	\$100	51	23.53			3/01/14	
B09	Amelia Mazgaloff	\$100	33	36.36			9/01/14	

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NORTH BEACH PROPERTIES AND THIS AGENT DO NOT GUARANTEE OR WARRANT THE ACCURACY OF LOT SIZE, SQUARE FOOTAGE OR OTHER INFORMATION CONCERNING THE FEATURES OR THE CONDITION OF THE PROPERTY PROVIDED BY THE SELLER OR OBTAINED FROM PUBLIC RECORDS OR OTHER SOURCES. THE BUYER IS ADVISED TO INDEPENDENTLY VERIFY THE ACCURACY OF THAT INFORMATION THROUGH PERSONAL INSPECTION AND APPROPRIATE PROFESSIONALS.

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B10	Cable Car	\$0	33	0		01/01/14	9/30/22
B11	Cable Car	\$0	192	0		10/01/12	9/30/22
B12	Building storage	\$0	531	0			
TOTAL		\$145,015	44,459	\$39.14	\$5,106		

TOTAL MONTHLY INCOME: \$150,121

Annual Expenses: \$614,844

Property Tax:	\$124,351
Cleaning:	\$87,085
Utilities:	\$104,715
Security:	\$97,847
General Building Expense:	\$78,999
Management Fees:	\$34,375
Administration:	\$40,452
Insurance:	\$18,248
Electrical:	\$10,153
Plumbing:	\$6,978
Elevators:	\$11,641



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