

6-Unit Apartment Building

**472 Union Street @ Grant Avenue
San Francisco, CA**



3-story, 6-unit building,
3 – 1bd/1ba, 3 – 2bd/1ba

Building size: 3,925 sq. ft.

Lot size: 1,581 sq. ft.

Construction: wood

Parking: garage, 2-car

Zoning: RH-3

Year built: 1900

APN: 0104-021



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Income: \$43,008 – Projected Income: \$304,500

Unit	Unit Type	Current Rent	Market Rent
472 # 1	2bd/1ba	\$972	\$4,500
472 # 2	2bd/1ba	vacant	\$4,500
472 # 3	2bd/1ba	\$1,270	\$4,500
15 Nobles #1	1bd/1ba	\$591	\$3,100
15 Nobles #2	1bd/1ba	vacant	\$3,100
15 Nobles #3	1bd/1ba	\$751	\$3,100
*15 Nobles #4	studio	vacant	\$1,800
Garage	2 car	vacant	\$775
Total		\$3,584	\$25,375

**Non-conforming unit*

Expenses w/o Taxes: \$8,430

Property tax 1.188% of sales price

Insurance:	\$
PG&E:	\$144
Water/Sewer:	\$2,820
Garbage:	\$2,514
Janitorial:	\$1,680
Management Fees::	\$6,000
Repairs & Maintenance:	\$7,635



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