

14-Unit Apartment Building

**1265 Washington Street @ Jones Street
San Francisco, CA**



3-story, 14-unit building,
9 - 1bd/1ba - 3 - 2bd/1ba plus
2 - ADU's under construction

Building size: 10,074 sq. ft.
(does not include ADU's)

Lot size: 4,950 sq. ft.

Parking: 4 car

Year built: 1924

Zoning: RM-3

APN#: 0214-018

Foundation: concrete

Construction: wood frame



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Income: \$505,872 - Projected Income: \$646,716

Unit	Unit Type	Move-In Date	Current Rent	Market Rent
1	1bd/1ba	10/1/18	\$3,800	\$3,795
2	1bd/1ba	08/19/16	\$3,733	\$3,795
3	1bd/1ba	10/01/09	\$1,983	\$3,795
4	2bd/1ba	12/04/17	\$3,556	\$3,995
5	2bd/1ba	vacant	\$3,995	\$3,995
*6	1bd/1ba	notice	\$3,629	\$3,795
7	1bd/1ba	07/02/11	\$2,197	\$3,795
8	1bd/1ba	07/28/07	\$2,475	\$3,795
9	1bd/1ba	05/15/09	\$2,266	\$3,795
10	2bd/1ba	09/18/17	\$3,700	\$3,995
11	1bd/1ba	08/25/94	\$1,856	\$3,795
12	1bd/1ba	02/27/10	\$2,113	\$3,795
A	Parking	01/01/15	\$0	\$300
B	Parking	01/01/15	\$0	\$300
C	Parking	01/01/15	\$0	\$300
D	Parking	vacant	\$300	\$300
ADU-1	1bd/1ba	vacant	\$3,500	\$3,500
ADU-2	studio	vacant	\$2,600	\$2,600
	Storage		\$200	\$200
	Laundry		\$253	\$253
Total			\$42,156	\$53,893

*Unit 6 vacating 4/30/19

Expenses w/o Taxes: \$95,063

Property tax 1.2% of sales price	
Insurance:	\$7,000
Phone:	\$1,835
PG&E:	\$11,416
Water/Sewer:	\$7,361
Garbage:	\$12,035
Janitorial / Cleaning:	\$10,195
Gardening:	\$5,322
Supplies:	\$1,386
Repairs & Maintenance:	\$5,850
Management Fees:	\$21,539
Boiler / water tank repair:	\$6,257
Pest Control:	\$500
Locksmith:	\$836
Fire Extinguisher Maintenance:	\$203
Fire Alarm Services:	\$875
Fire Sprinklers:	\$495
Fire Maintenance/Smoke Detectors:	\$1,758
Fire Escape Maintenance:	\$200



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