

# Pacific Heights – 15-Unit Apartment Building

**2230 Sacramento Street @ Buchanan Street  
San Francisco, CA**



3-story, 15-unit building

Building size: 9,633 sq. ft.

Lot size: 8,779 sq. ft.

APN: 0627-008

Zoning: RM-1

Year built: 1900



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**Income: \$284,628 – Projected Income: \$504,258**

Unit	Unit Type	Current Rent	Market Rent
1	studio	\$2,100	\$2,500
2	studio	\$1,681	\$2,500
3	1 bd/1ba	\$1,222	\$3,200
4&5 mgr	studio/ 1bd/1ba	\$0	\$2,500 \$3,200
6	studio	\$1,500	\$2,500
7	studio	\$2,100	\$2,500
8	1bd/1ba	\$1,191	\$3,200
9	1bd/1ba	\$1,775	\$3,200
10	studio	\$1,528	\$2,500
11	studio	\$1,834	\$2,500
12	studio	\$2,000	\$2,500
13	1bd/1ba	\$2,350	\$3,200
14	1bd/1ba	\$2,038	\$3,200
15	studio	\$2,300	\$2,500
Laundry		\$100	\$300
<b>Total</b>		<b>\$23,719</b>	<b>\$42,000</b>

## Expenses w/o Taxes: \$36,675

Property tax 1.188% of sales price	
Insurance:	\$5,293
Water:	\$8,010
PG&E:	\$10,148
Recology:	\$5,141
Fire Alarm Services:	\$303
Plumbing/Heating Repair:	\$645
General/Other:	\$1,398
Supplies:	\$2,993
AT&T:	\$744
Other Expenses:	\$2,000



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