

29 SRO's + Retail

**1485 Bush Street @ Van Ness Avenue
San Francisco, CA**



5-story building, 29 remodeled
SRO's + ground flr. retail - 1,400
sq. ft.

Building size: tax: 8,715 sq. ft.

Lot size: 1,825 sq. ft.

Elevator

Water & PG&E master
metered for SRO's

Construction: Masonry,
concrete foundation

Zoning: RC-4

Year built: 1912

APN: 0670-017



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Proforma Income: \$873,600

Units	Unit Type	Lease Type	Current Rent
*29 rooms @ \$2,200 ea./mo.	SRO		\$63,800 (market)
1356 Van Ness	retail	NNN	\$9,000
Total			\$72,800

*SRO's include new bathroom, wall mounted TV, microwave, & mini fridge

Expenses w/o Taxes: \$168,491

Property tax 1.2% of sales price		Management fees (4%)	\$35,328
Insurance:	\$8,657	On-Site Management:	\$15,000
PG&E:	\$27,200	Payroll Taxes:	\$4,475
Water & Sewer:	\$30,374	Repairs & Maintenance:	\$11,390
Garbage:	\$13,560	Permits:	\$4,881
Elevator Maintenance:	\$4,500	Pest:	\$2,278
Service Contracts:	\$3,254	Replacement Reserves:	\$7,594



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