

6-Unit Inner Richmond Apartment Building

**700 12th Avenue @ Cabrillo
San Francisco, CA**



TIC complete in a well-established neighborhood
6-2 bedroom/1 bath flats, approximately 1,100 sq. ft. each
6-Car garage parking
6-12' x12' individual storage facilities
Circuit breaker electrical system in each flat
Updated steam heat system
2-yr. old boiler
Hardwood floors
Formal living room/dining room
Laundry room in each flat
Year Built: 1921
Building size: 7,650 sq. ft.
Lot size: 3,049 sq. ft.
Block: 1654
Lot: 043
Zoning: RH2
APN: 1654-043
Close to public transportation, shopping, dining and Golden Gate Park.



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Income: \$198,936

Apt.	Tenant	Parking & Storage	Fee	Rent
1	Gennaro Cannelora	parking space#1 garage –Cabrillo storage #3	\$150 \$150 \$150	\$2,350
2	Walter & Valerie Kocian	storage	no fee	\$1,389
3	Justin Brady	parking space storage	\$250 \$150	\$3,200
4		no storage/parking		\$4,000
5		no storage/parking		\$3,108
6	Maurice Johnson Harry Gribbon	storage	no fee	\$1,131
Outside Tenants				
	Kathy Richardson	parking	\$250	
	Paul Lord	storage #5	\$150	
	John Shaw	storage in garage	\$150	
Total			\$1,400	\$15,178

Expenses w/o Taxes: \$19,598

Taxes: 1.2% of sales price

Insurance: \$6,000

Water: \$5,215

PG&E: \$7,378

Scavenger: \$1,005



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