

Multi-Use Commercial/Residential Building

**1401 30th Avenue & 2501-2509 Judah Street
San Francisco, CA**



2-story building

12 apartments (6-one bedrooms and 6-two bedrooms), 2 ground-level commercial spaces

Construction type: Wood frame

14-car garage parking

Building size: 15,000 sq. ft.

Lot size: 5,000 sq. ft./ .1148 acres

Year built: 1975

Zoning: NC2

APN #: 1823-054



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**1401 30th Avenue & 2501-2509 Judah Street
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Income: \$253,680

Expenses w/o Taxes: \$33,009

Address/Apartment	No. of Bedrooms	Rent	Lease Term
1401 30th Avenue			
1	1	\$1,150	1/30/13
2 (no parking space)	1	\$1,120	6/30/12
3	1	\$1,224	6/30/12
4	1	\$883	8/31/12
5	1	\$1,081	8/31/12
6	1	\$1,050	12/31/12
Commercial		\$2,800	12/31/13
Garage Unit		\$130	
2505 Judah Street			
Commercial		\$2,875	12/31/14
2509 Judah Street			
101	2	\$1,600	MM
102	2	\$1,512	MM
103	2	\$1,447	6/30/12
104	2	\$1,296	6/30/12
105	2	\$1,522	MM
106	2	\$1,450	8/31/12
Total		\$21,140	

Taxes: 1.2% of sales price

Insurance:	\$3,850
Water:	\$10,350
PG&E:	\$6,055
Scavenger:	\$4,952
Janitorial:	\$3,500
Business Taxes & Licenses:	\$750
Repairs & Maintenance:	\$3,552

Note: Parking is included in monthly rent

Financing: 1st \$1,500,000 5.5%, Wells Fargo, 2nd \$695,000 7%, 3 yrs. Private



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