

4-Unit Residential Property

**1760 Union Street @ Octavia
San Francisco, CA**



4 Units — 2-2 bedroom/1 bath with fireplaces, 2-1 bedroom/1 bath

4-Car parking

Laundry facilities in garage

Hardwood floors

New roof

Year Built: 1957

Building Size: 3,938 sq. ft.

Lot Size: 3,711 sq. ft.

Lot: 9

Block: 529

APN: 0529-009

Zoning: Union/Union Street —
Neighborhood Commercial

Zoning Residential: Yes

Separate water heaters and forced-air heating systems for each unit.

Income

Unit	No. of Bedrooms	Rent
1	1	\$1,915
2	2	\$2,319
3	1	\$1,993
4	2	\$2,360

Expenses

Taxes: 1.2% of sales price

Insurance: \$4,000

Water: \$2,900

PG&E: \$3,400

Scavenger: \$2,450

Total Monthly Income: \$8,587

Total Annual Income: \$103,044

Total Annual Expenses w/o Taxes: \$12,750



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