

## 10-Unit Apartment Building

**248 Anza Street @ Collins Street  
San Francisco, CA**



10-unit, 3 story building  
2-3 bedroom, 2 bath and 8-1  
bedroom, 1 bath units  
The 3 bedroom units have fireplaces  
8-car garage parking  
Elevator

Building size: 9,198 sq. ft.  
Lot size: 4,000 sq. ft.  
Year built: 1963  
Zoning: RH-3  
Parcel #: 1091-035



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**Current Income: \$244,596 — Projected: \$289,500**

**Expenses w/o Taxes: \$15,908**

Unit	Bedrooms/ Baths	Rent	Projected Rent
101	1/1	\$1,617	\$2,000
102	1/1	\$1,625	\$2,000
103	1/1	\$1,352	\$2,000
104	1/1	\$1,725	\$2,000
201	1/1	\$1,595	\$2,000
202	1/1	\$1,700	\$2,000
203	1/1	\$1,975	\$2,000
204	1/1	\$1,379	\$2,000
301	3/2	\$2,875	\$3,200
302	3/2	\$2,900	\$3,200
Laundry		\$250	\$250
Garages – (4 doors, 2 spaces each)	A	\$425	\$425
	B	#203	
	C	\$325	\$375
	D	\$375	\$375
	E	\$265	\$300
Side yard space (4-car parking)			
Storage lockers		\$0	\$0
<b>Totals</b>		<b>\$20,383</b>	<b>\$24,125</b>

Taxes: 1.2% of sales price

Insurance: \$4,752

PG&E: \$4,067

Water: \$3,189

Scavenger (\$240/mo.): \$2,880

Elevator (\$85/mo.): \$1,020

*Note: Approx. \$29,500 in new  
windows with "permits"*

*Approx. \$17,000 for new roof  
and drains*

*Above available for Capital  
Improvement Pass Through*

*Note: Remodeled units: 102, 201, 202, 302  
#202 is vacant; rent showing is projected  
#203 garage included in rent  
Storage lockers available: 6 @ \$50 = \$300 (projected)*

**Financing: \$1,500,000 @ 6.14% \$7,675/mo. (int.  
only payments), Prepay: 3%, 2% (Dec. 2011), 1%,  
Chase**



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