

3-Unit Residential Property

**2621-2625 Hyde Street @ Northpoint & Bay
San Francisco, CA**



Three, five-room flats

Year Built: 1906

Building Size: 3,711 sq. ft.

Lot Size: 1,555 sq. ft.

Block: 26

Lot: 4

Zoning: RH3

APN: 0026-004

Income: \$78,492

Unit	Rent	Lease
2621 (lower)	\$841	m/m
2623 (middle)	\$2,500	m/m
2625 (top)	<u>\$3,200</u>	Lease
	\$6,541	

Expenses: \$7,300 w/o Taxes

Taxes: 1.2% of sales price

Insurance: \$3,500

Water: \$3,800

Note: Tenants pay PG&E and Scavenger



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