

## 6-Unit Apartment Building

**2791 Greenwich Street @ Baker  
San Francisco, CA**



2-2 bedroom five-room flats with fireplaces

2-junior two bedroom units

2-1 bedroom units

Year built: 1900

Building size: 5,748 sq. ft.

Lot size: 2,256 sq. ft.

Zoning: RH2, Multi-family residential  
(5+ units)

APN: 0942-022

Available pass throughs of \$25,000 for capital  
Improvements: new roof and painting, mostly all  
new vinyl windows

**Income: \$135,372**

<b>Unit</b>	<b># of Bedrooms</b>	<b>Rent</b>
1	2 (large)	\$1,595
2	2 (small)	\$1,375
3	2 (large)	\$2,550
4	1 (small)	\$1,211
5	1	\$2,585
6	1	\$1,790
Laundry		\$175
<b>Total</b>		<b>\$11,106</b>

**Expenses w/o Taxes: \$8,400**

Property Taxes: 1.2% of sales price

Property Insurance: \$2,400

PG&E: \$1,800

Utilities: \$1,800

Scavenger: \$2,400

**Financing: 1st Note: Chase Bank, \$1,050,000 5.5%, \$4,917 per month, interest only payment**



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