

Mixed Use — 13-Unit Building

**2395 29th Avenue & 1900-1904 Taraval Street
San Francisco, CA**



Four-story, mixed-use property

2395 29th Avenue: residential (11 units):
5-1 bedroom, 1-2 bedroom, 5 studios

1900-1904 Taraval: commercial (2 units)
Building size: 8,120 sq. ft.

Majority of units significantly remodeled with stainless steel appliances, granite counter tops, refinished cabinets, upgraded bathrooms and hardwood floors

Five parking garages and two antenna leases

Roof replaced in 2006

All windows replaced in 2003

Wood frame & stucco Building
size: 11,448 sq. ft.

Lot size: 3,249 sq. ft.

Year built: 1928

Zoning: NC2

Parcel: 2358-012



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Income: \$324,108 – Projected Income: \$372,048

Unit	Unit Type	Current Rent	Market Rent	Unit	Unit Type	Move-In Date	Rent
<u>1295 29th Avenue - Residential</u>				<u>Parking</u>			
01	1 Bdrm	\$1,950	\$2,400	Stall-01	Parking	01/01/05	\$108
02	Studio	\$1,576	\$2,000	Stall-02	Parking	10/01/10	\$206
03	1 Bdrm	\$2,600	\$2,400	Stall-03	Parking	02/10/11	\$215
04	Studio	\$1,724	\$2,000	Stall-04	Parking	06/01/09	\$250
05	Studio	\$1,850	\$2,000	Stall-05	Parking	01/01/13	\$250
06	1 Bdrm	\$2,213	\$2,400	Stall-05	Parking	01/01/13	\$250
07	1 Bdrm	\$1,950	\$2,400	<u>Storage</u>			
08	Studio	\$1,257	\$2,000		Storage	Vacant	\$50
09	Studio	\$1,609	\$2,000		Storage	Vacant	\$50
10	1 Bdrm	\$2,105	\$2,400	<u>Antenna</u>			
OA	2 Bdrm	\$2,221	\$3,000	Antenna	Cingular Wireless		\$550
Total		\$21,005	\$25,000	Antenna			\$655

Expenses w/o Taxes: \$37,993

Taxes: 1.2% of sales price

Insurance:	\$4,759
PG&E:	\$11,779
Scavenger:	\$6,117
Water & sewer:	\$6,685
Janitorial services:	\$3,153
Repairs & Maintenance:	\$5,500

1900-1904 Taraval Street – Commercial

1900	A-Plus	12/07/09	\$1,595
1904	Mclver-Nieto	10/01/11	\$1,825

Financing: \$2,350,000 – 3.3% First Foundation Bank



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