

Mixed-Use Property — 6 Residential, 1 Commercial

**3145-3147 Fillmore Street @ Greenwich Street
San Francisco, CA**



3-story, wood-frame building

Building size: 6,090 sq. ft.

Zoning: Union

7-unit property

Lot size: 2,400 sq. ft./0.0551

Parcel #: 0515-004

6-1 bedroom, 1 bath units

Year built: 1912

1-ground floor restaurant



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Income: \$221,576

Expenses: \$55,000

<u>Address</u>	<u>Rent</u>		
3145 Fillmore		Taxes (current):	\$39,000
1	\$1,550	Insurance:	\$6,000
2	\$1,450	PG&E:	\$2,000
3	\$1,800	Water:	\$4,500
4	\$1,450	Scavenger:	\$3,500
5	\$1,310		
6	\$1,288		
3147 Fillmore			
Restaurant	\$9,200	} <i>Start 10/1/11, 5 yrs., (3% per year increase) with two 5-yr. options</i>	
Total	\$18,048		
Tax contributions per year: (for 1 st 3 yrs.)	\$5,000	} <i>Included in Annual Income total</i>	

Note: Restaurant – 1,800 sq. ft. + 600 sq. ft. basement



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