

18-Unit Apartment Building

**464 43rd Avenue @ Geary Boulevard
San Francisco, CA**

Asking Price: \$4,150,000



7-large 1-bedrooms

11 studios

Year built: 1927

Building size: 12,,765 sq. ft.

Lot size: 5,192 sq. ft.

Zoning: RM1

APN: 1474-021

80% of all windows replaced

Baseboard electric heating

Newly painted interior and exterior

Separate electric meters (circuit breaker system)

15-car parking



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Income: \$297,828

Unit	# of Bedrooms	Rent
101	1	\$1,800
102	Studio	\$1,300
103	Studio	\$1,156
104**	Studio	\$617
105	Studio	\$925
106	1	\$1,550
201	1	\$1,750
202*	1	\$1,494
203	Studio	\$1,300
204	Studio	\$1,375
205	Studio	\$900
206	1	\$1,575
301*	1	\$1,431
302	1	\$1,650
303	Studio	\$1,350
304	Studio	\$1,365
305	Studio	\$649
306*	1	\$1,382
Garage***		\$525
Storage (vacant, shows projected)		\$500
Laundry		\$225
Total:		\$24,819

Expenses w/o Taxes: \$24,920

Property Taxes: 1.2% of sales price	
Property Insurance:	\$7,000
PG&E:	\$4,000
Water:	\$5,100
Scavenger:	\$5,220
Manager:	\$3,600

Financing: \$1,700,000 with Washington Mutual at 5.96% fixed, assumable with 8 years left

*Section 8, **Manager, ***Garage: 6 available spaces



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