

Mixed Use — 10 Residential + 2 Commercial

**5529-5533-5535 Mission Street @ Guttenberg Street
San Francisco, CA**



10 residential units: 8-1
bedrooms, 2 studios
2 commercial offices
10-car parking

Roof: newer (Bitumen)
Building size: _____ sq. ft.
Lot size: 6,094 sq. ft.
Year built: 1977

Zoning: NC-2
Parcel #: 6469-016



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Income: \$165,984

Unit	Bedroom(s)	Rent	Comments
<u>5533 Mission</u>			
101	1	\$900	
102	1	\$1,450	
103	1	\$1,450	
104	Studio	\$1,350	Vacant (projected rent)
105	1	\$1,350	
201	1	\$1,550	
202	1	\$1,450	
203	1	\$1,300	Garage + 5535 Mission (Tailor Shop)
204	Studio	\$603	Garage space included
205	1	\$1,125	Includes 3 garage spaces
<u>5529 Mission</u>	AA	\$1,104	18 months left on lease
<u>5535 Mission</u>	Tailor Shop		See #203 above
Laundry		\$200	Owns machines
Total		\$13,832	

Expenses: \$11,750

Taxes: 1.2% of sales price

Insurance: \$5,000

Water: \$3,500

PG&E: \$1,000

Scavenger: \$2,250

Financing: \$700,000, Chase Bank



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