

## Mixed Use — 24-Unit Building

**5530 Mission Street @ Foote Avenue  
San Francisco, CA**



2-story, 24-unit building

Lot size: 11,878 sq. ft.

Zoning: NC2

Building size: 15,240 sq. ft.

Year built: 1959

Parcel #: 7066-033



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**Income: \$412,974 — Projected Income: \$536,400**

Unit	Unit Type	Current Rent	Market Rent	Move-In Date	Unit	Unit Type	Current Rent	Market Rent	Move-In Date
5526	Commercial	\$1,050	\$1,200		11	1 BR	\$1,042	\$1,600	1/1/97
5528	Laundromat	\$3,200	\$4,000		12	1 BR	\$862	\$1,600	12/18/93
5532	Comm'l/2BR	\$1,800	\$1,800		14	1 BR	\$1,117	\$1,600	8/1/99
1	2 BR	\$1,650	\$2,100		15	1 BR	\$1,550	\$1,600	4/28/03
2	1 BR	\$1,500	\$1,600	2/1/09	16	1 BR	\$1,368	\$1,600	1/1/10
3	1 BR	\$1,400	\$1,600	6/11/11	17	2 BR	\$1,140	\$2,100	
4	1 BR	\$1,600	\$1,600	1/1/12	18	2 BR	\$1,548	\$2,100	8/13/07
5	2 BR	\$1,650	\$2,100	1/1/07	19	1 BR	\$1,400	\$1,600	6/1/11
6	2 BR	\$1,700	\$2,100	1/19/09	20	1 BR	\$1,350	\$1,600	8/28/08
7	1 BR	\$868	\$1,600	9/25/82	21	1 BR	\$965	\$1,600	1/1/98
8	1 BR	\$1,400	\$1,600	2/10/09	22	1 BR	\$1,300	\$1,600	
9	1 BR	\$971	\$1,600	5/16/98	23	1 BR	\$1,350	\$1,600	1/20/07
10	1 BR	\$688	\$1,600	1/1/77	<b>Total</b>		<b>\$34,414</b>	<b>\$44,700</b>	

*Note: Units 5, 15 & 16 are Section 8 tenants*

### Expenses w/o Taxes: \$68,236

Taxes:	(1.2% of sales price)	Scavenger:	\$11,362
Insurance:	\$8,460	Management:	\$6,000
PG&E:	\$6,456	Maintenance:	\$15,400
Water:	\$20,558		



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