

9-Unit Apartment Building

**770 Filbert Street @ Mason Street
San Francisco, CA**



Four story building

7-2 bedrooms (4 rooms), 2 studios

Year built: 1927

Building size: 8,264 sq. ft.

Lot size: 1,999 sq. ft./0.0459 acres

Zoning: RM2

Parcel: #0090-014

New roof

All new windows

No boiler, individual electric heat,
one water heater

Basement is sprinkled (can be
used for storage)

Room for potential laundry room or
two more storage spaces



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Income

| <u>Unit</u> | <u># of Bedrooms</u> | <u>Rent</u> |
|------------------------------|----------------------|------------------|
| 1 (projected) | 2 | \$2,800 |
| 2 | 2 | \$2,800 |
| 3 | 2 | \$645 |
| 4 | 2 | \$2,595 |
| 5* | 2 | \$3,195 |
| 6 | 2 | \$2,545 |
| 7 | Studio | \$1,400 |
| 8 | Studio | \$1,325 |
| 9 | 2 | \$2,800 |
| Garage | | \$625 |
| Storage (projected): | | \$350 |
| Laundry (projected): | | \$250 |
| Total Monthly Income: | | \$21,330 |
| Total Annual Income: | | \$255,960 |

Expenses

| | |
|-------------------------------------|---------|
| Property Taxes: 1.2% of sales price | |
| Property Insurance: | \$6,000 |
| PG&E: | \$1,800 |
| Water: | \$2,280 |
| Scavenger: | \$2,496 |

Annual Operating Expenses w/o Taxes: \$12,576

*Includes two-car tandem spaces

Financing: \$1, 100,000 @ 6.7%, Chase Bank



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