

17-Unit Apartment Building

**115 Haight Street @ Octavia Street
San Francisco, CA**



Three story, 17 unit building
11-1 bedroom, 1-2 bedroom, 5 studios
Building size: 10,400 sq. ft.

Lot size: 4,216 sq. ft.
Year built: 1908
Parcel: 0856-023



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Income: \$374,064

Unit	Bedroom(s)	Current Rent
1	1	\$1,245
2	1	\$1,598
3	1	\$2,440
4	Studio	\$1,505
5	Studio	\$1,024
6	2	\$2,465
7	1	\$2,500
8	1	\$1,550
9	Studio	\$1,539
10	Studio	\$1,409
11	2	\$3,530
12	1	\$2,830
14	1	\$1,393
15	1	\$1,457
16	Studio	\$663
17	1	\$2,033
18	1	\$1,813
Laundry		\$127
A	Storage	\$51
Totals		\$31,172

Expenses w/o Taxes: \$43,525

Taxes: 1.2% of sales price	
Insurance:	\$7,998
Water & Sewer:	\$7,347
PG&E:	\$9,011
Scavenger:	\$3,726
Building Manager Compensation:	\$3,150
Business Taxes:	\$26
Cable/Internet:	\$977
Pest, Cleaning, Landscaping:	\$3,482
Professional Services:	\$4,975
Telephone – Entry Box Service:	\$523
Tests, Inspections, Certifications:	\$2,410

Financing: \$2,280,000, 5-year fixed @4.50%, reset 2.25 %
+ 6 mo. LIBOR ceiling 10%, prepay 4,3,2,1 assumable for
1%, closed 9/28/11

Note: Unit 8 — manager



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