

15-Unit Apartment Building

**1230 La Playa Street @ Lincoln Way
San Francisco, CA**



15-unit, 3-story building

9-2 bedroom, 1 bath

6-1 bedroom, 1 bath

Elevator

Building size: 12,726 sq. ft.

Lot size: 9,147 sq. ft.

Year built: 1974

Zoning: RM1

Parcel #: 1702-043



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Income: \$251,400

Apt.	Bedroom(s)/ Bath(s)	Rent	Apt.	Bedroom(s)/ Bath(s)	Rent
101	2/1	\$1,167	205	2/1	\$1,601
102	2/1	\$1,083	301	2/1	\$1,184
103	1/1	\$882	302	2/1	\$1,110
104	1/1	\$1,505	303	1/1	\$678
105	2/1	\$885	304	1/1	\$1,546
201	2/1	\$1,478	305	2/1	\$1,866
202	2/1	\$2,181	Parking		\$350
203	1/1	\$1,829	Laundry		\$100
204	1/1	\$1,505	Total		\$20,950

*Note: Apartments 104, 204, 304 & 305 are Section 8
Apartments 201, 202, 301 & 302 have ocean views
2 vacant garage spaces @ \$175 = \$350*

Expenses w/o Taxes: \$34,667

Taxes: 1.2% of sales price		Repairs & Maintenance:	\$6,940
Insurance:	\$5,500	Code Compliance:	\$1,702
Water:	\$8,860	Elevator Contract:	\$900
PG&E:	\$3,791	Pest Control:	\$225
Scavenger:	\$4,619	Common Area Cleaning:	\$2,130

Financing: 1st Loan, \$1,800,000 Chase Bank



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