

5 Unit Building — Richmond District

**232-234 17th Avenue @ California Street
San Francisco, CA**

"Manicured Condition"



Two story building
4 – 1bd/1ba and 1 – 2bd/1ba
Parking: Two car (tandem)
Separate meters for PG&E
Gas wall heaters
Kitchens updated: 2002-2008
Vinyl windows throughout
All copper plumbing
New roof in 1992

Building size: 3,820 sq. ft.

Lot size: 3,000 sq. ft.

Year built: 1923

Zoning: RH-2

Parcel #: 1417-027



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Income: \$146,292 – Projected Income: \$207,900

Unit	Unit Type	Current Rent	Market Rent
232	1bd/1ba	\$1,801	\$3,395
234-1	2bd/1ba	\$3,595	\$3,595
234-2	1bd/1ba	\$3,395	\$3,395
234-3	1bd/1ba	\$1,625	\$3,395
234-4	1bd/1ba	\$1,625	\$3,395
Laundry		\$150	\$150
Total		\$12,191	\$17,325

Expenses: \$ 5,820 w/o Property Taxes

Property Taxes: 1.2% of sales price

Insurance: \$3,600

Water: \$1,200

PG&E: \$300

Scavenger: \$720



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