

Commercial Building

**1955 Carroll Avenue @ Phelps Street
San Francisco, CA**



2 story building

Building size: 33,935 sq. ft.

Lot size: 51,570 sq. ft.

10 car on-site parking

Zoning: M1

Parcel #: 5434B-001B

Year built: 1956



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Income: \$280,728

Suite#	Tenant	Sq. ft.	Rent	Comments
A	Chin Rising Star	11,000	\$1,800 \$3,700	Men & women's bathrooms 8,900 sq. ft. 1 st Floor 2,300 sq. ft. 2 nd Floor
B/B2	Silk Screeners	10,800	\$6,800	Men & women's bathroom Dock area
C&D	Gao Cabinets	10,400	\$6,800	Coed bathroom + parking area
2 nd Flr Office	Tadashi	3,500	\$1,800	Elevator space but no elevator Men & women's bathrooms
E	Artisan Landscape	1,500	\$2,494	Includes storage/parking (1,500sf)
Total			\$23,394	

Expenses w/o Taxes: \$15,282

Insurance: \$8,964

Repairs: \$6,318

Tenant pays PG&E, water and garbage

Financing: 1st note Bank of Fremont \$400,000



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