

## 12-Unit Apartment Building

**957 Hayes Street @ Fillmore Street  
San Francisco, CA**



3-story, 12-unit building

Year built: 1900

Construction: Wood

Foundation: Masonry

Building size: 14,400 sq. ft.

Lot size: 6,883 sq. ft.

Zoning: RM-1

APN#: 0822-031



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**Annual Income: \$485,964 – Projected Income: \$657,120**

Unit	Unit Type	Move-In Date	Current Rent	Market Rent	
1	2bd/1ba	vacant	\$3,995	\$3,995	
2	4bd/3ba	4/01/17	\$6,950	\$6,950	
3	2bd/1ba	4/17/98	\$633	\$3,995	
4	2bd/2ba	vacant	\$4,645	\$4,800	
5	2bd/1ba	4/24/94	\$1,356	\$3,995	
6	2bd/1ba	9/20/03	\$1,949	\$3,995	
7	2bd/2ba	3/25/16	\$4,798	\$4,800	
8	2bd/1ba	12/9/10	\$2,303	\$3,995	
9	3bd/2ba	12/15/15	\$5,300	\$5,395	
10	2bd/1ba	5/22/95	\$1,479	\$3,995	
11	2bd/2ba	8/12/16	\$4,747	\$4,800	
12	2bd/1ba	12/1/10	\$2,292	\$3,995	
Storage			\$0	\$0	
Laundry			\$50	\$50	
<b>Total</b>			<b>\$40,497</b>	<b>\$54,760</b>	

  

<b>Expenses w/o Taxes: \$72,883</b>	
Property tax 1.2% of sales price	
Insurance:	\$
PG&E:	\$2,994
Scavenger:	\$9,762
Water:	\$6,472
Phone:	\$1,218
Janitorial/Cleaning:	\$11,715
Gardening:	\$700
Supplies:	\$919
Plumbing:	\$781
Locksmith:	\$3,058
Pest Control:	\$1,005
Fire Extinguisher Maintenance:	\$75
Fire Alarm Services:	\$250
Repairs & Maintenance:	\$10,641
Management Fees:	\$23,293



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