

4 Flats + 3 Commercial

**3650-3664 Sacramento Street @ Spruce Street
San Francisco, CA**



3-story building, 4 flats + comm.

Mighty Pilates Studio, Hillard
Design & Skurman Architects

Building size: 13,500 sq. ft.

Lot size: 7,981 sq. ft.

Construction: wood

Zoning: SACRAMENTO

Year built: 1908

APN: 1011-011

*Financing: \$4,040,000 – Umpqua Bank – 4.0%int, 30 yr ammort, fixed for 5yrs,
prepay 5,4,3,2,1 assumable 1% fee*



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Income: \$555,528 – Projected Income: \$580,596

| Unit | Unit Type/Tenant | Current Rent | Market Rent | Notes – lease exp-options |
|--------------|--------------------|-----------------|-----------------|--|
| 3650 | 3bd/1ba | \$5,000 | \$6,000 | Corporate rental |
| 3652 | 3bd/2ba | \$4,179 | \$6,000 | MTM |
| 3654A | Mighty Pilates | \$6,483 | \$6,293 | Lease expires 1/31/18 Ext of lease begins 10/1/18 to 9/30/23 rent inc 1.5% per/yr |
| 3654B | Skurman Architects | \$13,792 | \$13,000 | Lease expires 9/30/18 Ext of lease if exercised: 10/1/18 – 9/30/23 |
| 3654C | Hillard Design | \$5,555 | \$5,000 | Lease expires 12/31/17 – renewing for 5 yrs – 1/1/18 – 12/31/22 with one opt to renew for an addtl 5 yrs |
| 3662 | 3bd/2ba | \$5,995 | \$6,000 | Lease expires 7/31/18 |
| 3664 | 3bd/2ba | \$5,200 | \$6,000 | Tenant vacating 11/30/17 |
| Laundry | | \$90 | \$90 | |
| Total | | \$46,294 | \$48,383 | |

Expenses w/o Taxes: \$17,640

Property tax 1.188% of sales price

| | |
|---------------|---------|
| Insurance: | \$4,560 |
| PG&E: | \$1,320 |
| Water/Sewer: | \$4,440 |
| Garbage: | \$4,080 |
| Janitorial: | \$2,400 |
| Pest Control: | \$840 |



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