

13-Unit Apartment Building

**2737 Sutter Street @ Presidio Avenue
San Francisco, CA**



3 story building, 5 - 2 bd/2ba,
7 - 2bd/1ba and 1 -1bd/1ba

Building size: 10,191 sq. ft.

Lot size: 5,103 sq. ft.

Year built: 1905

APN: 1073-017

Zoning: RH-3

Common areas completely
redone, new paint, new roof &
new windows

3 units fully renovated



RICK DURAZZO
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Income: \$431,255 – Projected Income: \$511,476

Unit	Unit Type	Sq. Ft.	Lease Start	Current Rent	Market Rent
1	2bd/1ba	800	08/05/90	\$1,174	\$3,395
2	2bd/2ba	800	05/06/17	\$3,495	\$3,495
3	2bd/1.5ba	700	06/19/17	\$3,250	\$3,495
4	2bd/2ba w/office	800	02/01/17	\$4,495	\$4,495
5	2bd/2ba	800	02/27/17	\$3,650	\$3,650
6	2bd/1ba	800	06/21/84	\$1,182	\$3,395
7	2bd/1ba	700	05/24/17	\$3,395	\$3,395
8	2bd/2ba	800	12/01/17	\$3,650	\$3,650
9	2bd/1ba	800	12/31/12	\$1,152	\$3,395
*10	2bd/1ba	800	06/01/14	\$1,840	\$3,395
11	2bd/1ba	700	vacant	\$3,995	\$3,995
12	2bd/1ba	800	10/01/82	\$1,191	\$3,395
13	2bd/1ba w/deck	700	8/04/17	\$3,000	\$3,000
Laundry				\$468	\$468
Total				\$35,937	\$42,623

*Section 8 tenant



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Expenses w/o Taxes: \$73,349

Property tax 1.2% of sales price

Insurance:	\$4,000
Pest Control:	\$1,000
PG&E:	\$17,122
Trash:	\$7,952
Water & Sewer:	\$18,071
Janitorial/Cleaning:	\$5,395
Supplies:	\$1,110
Repairs & Maintenance:	\$10,000
Boiler & Water Tank Repair:	\$2,350
Plumbing:	\$2,159
Locksmith:	\$2,622
Fire Extinguisher Maintenance:	\$218
Phone:	\$1,350



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