

6-Unit — 5 Residential + 1 Commercial

**478 Union Street @ Grant Avenue
San Francisco, CA**



3-story, 6-unit building,
1 – studio, 2 – 1bd/1ba,
2 – 2bd/1ba, 1 commercial

Building size: 3,312 sq. ft.

Lot size: 1,581 sq. ft.

Construction: wood

Zoning: NO BEACH

Year built: 1923

APN: 0104-022



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Income: \$153,480 – Projected Income: \$218,400

Unit	Unit Type	Approx Sq. Ft.	Current Rent	Market Rent
*478	Commercial	600	\$2,500	\$2,500
480	2bd/1ba		\$292	\$3,500
482	2bd/1ba		\$2,089	\$3,500
5 Nobles	studio		\$1,209	\$2,000
7 Nobles	1bd/1ba		\$3,200	\$3,200
*9 Nobles	1bd/1ba		\$3,500	\$3,500
Total			\$12,790	\$18,200

**Units currently vacant*

Expenses w/o Taxes: \$6,743

Property tax 1.188% of sales price

Insurance:	\$
Water/Sewer:	\$2,400
Garbage:	\$1,751
Janitorial:	\$842
Management Fees:	\$6,240
Repairs & Maintenance:	\$4,526



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