

Hayes Valley – 4 Unit Apartment Building

**561-567 Fell Street @ Buchanan Street
San Francisco, CA**



2-story building, 4 – 1bd/1ba
units, 2 units remodeled

Building size: 3,150 sq. ft.

Lot size: 2,055 sq. ft.

Garage - 4 car - tandem

Year built: 1885

Zoning: RH3

APN: 0830-022

Construction: wood

New roof as of 2/2017

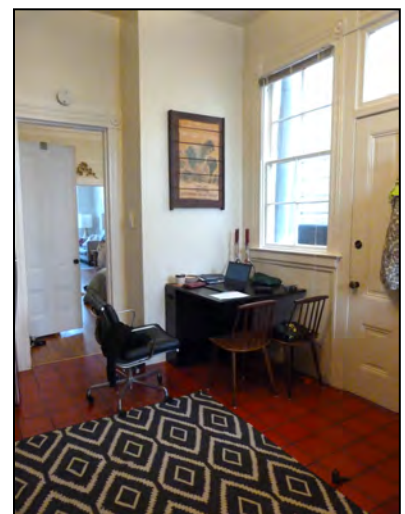
Financing: \$1,033,000 – First Republic Bank – 3.85% for 4 yrs - 1.00% prepay penalty



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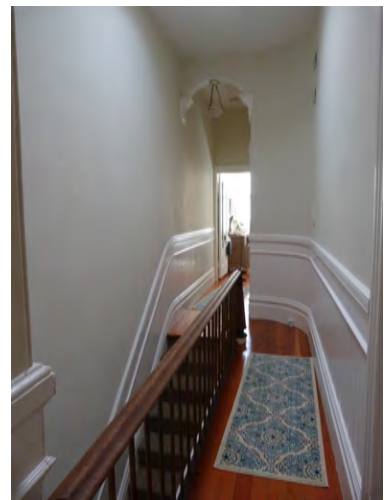
Unit 563



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Hayes Valley – 4 Unit Apartment Building

Unit 565



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Income: \$112,032 – Projected Income: \$178,500

Unit	Unit type	Approx Sq. Ft.	Current Rent	Market Rent
**561	1bd/1ba	675	\$1,200	\$3,800
*563	1bd/1ba	550	\$3,512	\$3,525
*565	1bd/1ba	675	\$4,059	\$4,050
**567	1bd/1ba	550	\$565	\$3,500
Total			\$9,336	\$14,875

**Units completely remodeled.*

***Protected Tenants*

Projected Expenses w/o Taxes: \$9,120

Insurance:	\$3,000
Repairs & Maintenance:	\$2,200
Water:	\$1,620
Garbage:	\$1,800
Code Compliance:	\$500



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