

4 Unit Building – Telegraph Hill

**418-420 Union Street @ Sonoma Street
San Francisco, CA**

Asking Price: \$2,300,000



2-story building,
2 – 2bd/1.5ba, 1 studio and
1 office space

common area laundry room

Building size: 3,559 sq. ft.

Lot size: 2,156 sq. ft.

Construction: wood

Foundation: concrete

Zoning: RH-3

Year built: 1906

APN: 0104-011

Financing – First Republic Bank - \$1,090,000



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Income: \$102,584 – Projected Income: \$152,600

Unit	Unit Type	Lease End	Current Rent	Market Rent
418A	2bd/1.5ba		\$1,742	\$4,500
418B	studio	7/31/16	\$1,640	\$1,900
418C	2bd/1.5ba	7/31/16	\$3,350	\$4,500
420	Art studio	3/20/17	\$1,800	\$1,800
Total			\$8,532	\$12,800

Expenses w/o Taxes: \$11,598

Insurance:	\$3,500
PG&E:	\$876
Water:	\$2,484
Garbage:	\$2,500
Fire Alarm Compliance:	\$438
Maintenance & Repairs:	\$1,800



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