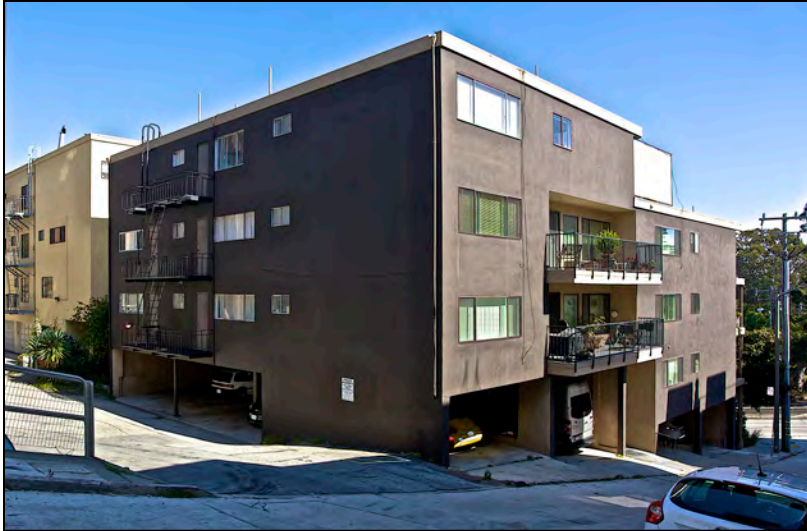


12-Unit Apartment Building

**10 Glendale Street @ Market Street
San Francisco, CA**

Asking Price: \$6,250,000



3-story, 12 unit building
Building size: 15,605 sq. ft.
Lot size: 8,239 sq. ft.
Year built: 1962
APN: 2717-057
Construction: wood
Zoning: RM-1
Parking: 11 spaces



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12-Unit Apartment Building

**10 Glendale Street @ Market Street
San Francisco, CA**

Income: \$315,840

Projected Income: \$529,320

Expenses w/o Taxes: \$125,331

Unit	Unit Type	Move-In Date	Current Rent	Market Rent
101	2bd/1ba	2/20/93	\$1,303	\$3,600
102	1bd/1ba	6/01/14	\$2,116	\$3,000
203	2bd/1ba	12/1/17	\$3,200	\$3,600
204	2bd/1ba	2/10/12	\$2,831	\$3,600
205	1bd/1ba	1/01/17	\$1,518	\$3,000
206	2bd/1ba	12/29/15	\$1,216	\$3,600
307	1bd/1ba	2/01/17	\$1,792	\$3,000
308	2bd/1ba	4/21/77	\$1,073	\$3,600
309	1bd/1ba	12/15/92	\$976	\$3,000
310	2bd/1ba	4/10/17	\$4,495	\$4,500
3456	2bd/1ba	1/21/05	\$3,787	\$3,600
411	3bd/1ba	2/16/08	\$1,503	\$5,500
Laundry			\$510	\$510
Total			\$26,320	\$44,110

Property tax 1.2% of sales price	
Insurance:	\$13,997
Management Fees:	\$15,000
Locksmith:	\$1,387
PG&E:	\$6,326
Trash:	\$5,457
Water & Sewer:	\$95,43
Pest Control:	\$630
Janitorial:	\$5,495
Gardening:	\$1,050
Repairs & Maintenance:	\$33,863
Elevator Maintenance:	\$18,725
Fire Extinguisher:	\$226
Fire Alarm Services:	\$440
Phone:	\$4,433
Internet:	\$10,190
Supplies:	\$1,696
Plumbing:	\$1,951
Appliance Purchases:	\$4,465



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