

Nob Hill – 12-Unit Apartment Building

**1471 Washington Street @ Hyde Street
San Francisco, CA**



3 story, 12-unit building

Foundation: concrete

Building size: 10,712 sq. ft.

Year built: 1907

Lot size: 4,634 sq. ft.

APN: 0216-023

Construction: wood

Zoning: RM-3



RICK DURAZZO

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Income: \$331,908 – Projected Income: \$510,120

Unit	Unit Type	Current Rent	Market Rent
101	1bd/1ba	\$1,939	\$3,400
102	1bd/1ba	\$3,400	\$3,400
103	1bd/1ba	\$2,032	\$3,400
104	1bd/1ba	\$646	\$3,400
201	1bd/1ba	\$1,989	\$3,400
202	1bd/1ba	\$3,400	\$3,400
203	1bd/1ba	\$2,055	\$3,400
204	1bd/1ba	\$2,070	\$3,400
301	1bd/1ba	\$3,150	\$3,400
302	1bd/1ba	\$1,896	\$3,400
303	1bd/1ba	\$782	\$3,400
304	1bd/1ba	\$3,000	\$3,400
Laundry		\$200	\$250
Storage		\$500	\$500
*Parking		\$600	\$600
Total		\$27,659	\$42,510

**Parking – 4 tandem*



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