

# Pacific Heights — 19-Unit Apartment Building

**2250 Buchanan Street @ Clay Street  
San Francisco, CA**

**Asking Price: \$8,300,000**



4-story, 19-unit building

Building size: 10,828 sq. ft.

(per MLS)

Lot size: 3,044 sq. ft.

Parking: 7 spaces

Year built: 1955

APN: 0627-014

Zoning: RM1



**RICK DURAZZO**

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**Income: \$474,756 - Projected Income: \$593,088**

Unit	Unit Type	Move-In Date	Current Rent	Market Rent	Unit	Current Rent	Market Rent
1	1bd/1ba	3/30/18	\$2,486	\$2,995	*Parking #1	\$0	\$350
2	studio	8/24/09	\$1,350	\$2,250	*Parking #2	\$0	\$350
3	studio-mgr	3/24/17	\$2,230	\$2,250	*Parking #3	\$350	\$350
4	studio	4/26/06	\$1,225	\$2,250	**Parking #4	\$350	\$350
5	studio	10/15/17	\$2,000	\$2,250	**Parking #5	\$350	\$350
6	1bd/1ba	8/20/03	\$1,029	\$2,995	**Parking #6	\$350	\$350
7	1bd/1ba	3/2/18	\$2,945	\$2,995	**Parking #7	\$350	\$350
8	studio	1/15/18	\$2,200	\$2,250	Laundry	\$304	\$304
9	studio	3/12/17	\$2,230	\$2,250	<b>Total</b>	<b>\$39,563</b>	<b>\$49,424</b>
10	studio	4/15/77	\$579	\$2,250			
11	studio	11/1/16	\$2,150	\$2,250			
12	1bd/1ba	3/23/18	\$2,575	\$2,995			
14	1bd/1ba	3/17/17	\$3,043	\$2,995			
15	studio	9/12/17	\$1,950	\$2,250			
16	studio	vacant	\$2,250	\$2,250			
17	studio	11/14/17	\$2,250	\$2,250			
18	studio	1/17/18	\$1,700	\$1,700			
19	1bd/1ba	9/22/86	\$1,117	\$2,995			
B	studio	3/30/18	\$2,200	\$2,250			

*\*Rent for parking spaces 1 and 2, included in lease, 3 used by manager.  
\*\*Currently vacant*



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## **Expenses w/o Taxes: \$89,479**

Property tax 1.2% of sales price

Insurance:	\$
Management Fees:	\$22,499
Onsite Manager:	\$2,100
Supplies:	\$1,147
PG&E:	\$10,879
Trash:	\$5,503
Water:	\$7,064
Janitorial / Cleaning:	\$8,620
Pest Control:	\$225
Elevator Maintenance:	\$6,616
Repairs & Maintenance:	\$10,107
Fire Extinguisher Maintenance:	\$204
Fire Alarm Services:	\$940
Plumbing:	\$3,446
Locksmith:	\$1,580
Appliance Purchases:	\$6,500
Boiler/water tank Repair:	\$1,175
Security Services:	\$874



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