

11 Residential + 1 Commercial

**1485 Clay Street @ Hyde Street
San Francisco, CA**

Asking Price: \$5,800,000



2-story building, 2 studios,
9 – 1bd/1ba units + ground
floor Laundry & Cleaners –
(Lease -MTM)

Building approved for 3 ADU's

Building size: 8,625 sq. ft.

Lot size: 3,881 sq. ft.

Year built: 1910

APN: 0219-017

Construction: wood

Zoning: RM-3



RICK DURAZZO

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Income: \$329,988

Projected Income: \$480,000

Expenses w/o Taxes: \$42,081

Unit	Unit Type	Current Rent	Market Rent
1260	Laundry	\$4,679	\$4,500
Hyde			
1	1bd/1ba	\$3,505	\$3,400
2	1bd/1ba	\$2,591	\$3,400
3	1bd/1ba	\$985	\$3,400
4	1bd/1ba	\$3,400	\$3,400
5	1bd/1ba	\$1,475	\$3,400
6	1bd/1ba	\$870	\$3,400
7	1bd/1ba	\$2,750	\$3,400
8	studio	\$1,160	\$2,450
9	studio	\$876	\$2,450
10	1bd/1ba	\$3,708	\$3,400
11	1bd/1ba	\$1,500	\$3,400
Total		\$27,499	\$40,000

Property tax 1.2% of sales price	
Insurance:	\$6,800
Pest Control:	\$2,201
PG&E:	\$3,947
Trash:	\$4,749
Water & Sewer:	\$10,843
Janitorial/Cleaning:	\$6,280
Supplies:	\$186
Repairs & Maintenance:	\$2,099
Boiler & Water Tank Repair:	\$915
Locksmith:	\$2,252
Fire Escape Maintenance:	\$60
Fire Sprinkler:	\$325
Phone:	\$1,424



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