

## Residential + Commercial

**750 14<sup>th</sup> Street @ Belcher Street  
San Francisco, CA**



3-story building, 10 apts. and  
1 commercial unit

Building size: 13,873 sq. ft.

Lot size: 4,996 sq. ft.

Year built: 1923

APN: 3537-025

Zoning: RTO

Construction: wood

Parking: 1 space



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**Income: \$274,308**

**Projected Income: \$376,200**

Unit	Unit Type	Move-In Date	Current Rent	Market Rent	<b>Expenses w/o Taxes: \$78,744</b>
1	1bd/1ba	5/25/16	\$3,318	\$3,400	
2	2bd/2ba	12/01/18	\$4,000	\$4,000	Insurance: \$19,500
3	1bd/1ba	3/01/10	\$903	\$3,400	PG&E: \$9,642
4	studio	11/20/18	\$2,075	\$2,350	Water/Sewer: \$4,830
5	1bd/1ba	4/01/08	\$1,388	\$3,400	Garbage: \$16,439
6	1bd/1ba	1/01/08	\$1,242	\$3,400	Phone: \$1,055
7	studio	9/17/09	\$1,531	\$2,350	Janitorial: \$5,930
8	studio	7/20/17	\$2,230	\$2,350	Supplies: \$247
9	studio	vacant	\$2,200	\$2,350	Plumbing: \$818
10	studio	9/14/11	\$1,972	\$2,350	Fire Extinguisher Maintenance: \$514
754	church	<b>vacant</b>	\$2,000	\$2,000	Fire Alarm Services: \$126
<b>Total</b>			<b>\$22,859</b>	<b>\$31,350</b>	Locksmith: \$2,548
					Management Fees: \$12,518
					Repairs & Maintenance: \$4,577



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