

Outer Richmond – Duplex

**639-641 35th Avenue @ Anza Street
San Francisco, CA**

Price Reduced: \$2,200,000



2-story building w/onsite laundry, large backyard & partial ocean views from upper unit

Building size: 3,157 sq. ft.

Lot size: 2,996 sq. ft.

Construction: wood

Year built: 1900

Zoning: RH2

APN: 1578-004

Parking: garage - 2 car

Fully renovated in 2016 - New Copper Piping, Electric Cable, Kitchen, Appliances, Flooring, Bathrooms & Double Pane Windows

Income: \$118,740

Unit	Unit type	Unit sq. ft.	Current Rent
639	5bd/3ba	1,395	\$5,900
641	3bd/2ba	1,395	\$3,995
Total			\$9,895

***Estimated Expenses w/o Taxes: \$10,300**

Property Taxes 1.2% of sales price

Insurance: \$3,500

*PG&E: \$2,000

*Water: \$3,000

*Garbage: \$1,800

**paid by tenants*



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