

# 6 UNITS INNER MISSION UNITS

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ADDRESS: 1217-1219 FLORIDA, 2893-2899 24<sup>TH</sup> STREET

PRICE: **\$1,595,000**

ABSTRACT:

- 6 UNITS: (1) 6 ROOM, (1) 5 ROOM (1) 4 ROOM, (2) 3 ROOM RESIDENTIAL UNITS AND (1) COMMERCIAL
- THREE CAR GATED OUTDOOR PARKING- NOT RENTED
- ANNUAL PROJECTED GROSS INCOME \$100,967
- LOW EXPENSES
- UPSIDE POTENTIAL
- 7656 SQUARE FEET PER TAX RECORDS
- LOT SIZE 40' X 100' BLOCK 4268 LOT 035
- PRICE PER FOOT: \$208/15.8 GRM/4.23 CAP

DESCRIPTION: Built in 1900, this 7656 square foot corner property consists of one commercial and five residential units. The light-filled apartments have a mix of high ceilings, softwood floors, Bay windows, and decorative fireplaces. All units are separately metered, and the building received a 4 color exterior painting in Sept. 2006. The 3 car gated outdoor parking is currently unrented, to be used at the owners discretion. Please see reverse for income and expense information.

PHOTO AND INFO AT [www.aneherrera.com](http://www.aneherrera.com) AND [www.callumhutchins.com](http://www.callumhutchins.com)

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**Estimated Monthly Expenses\***

**Notes**

Property Taxes	\$1,875	1.141% of Assessed Value (purchase price)
Insurance	\$591	Estimate based on current policy
Water/Sewer	\$153	Estimate based on 12 months of expenses
Garbage	\$166	Estimate based on current rate
Electric	\$7	Estimate based on 12 months of expenses

**Total Expenses \$2,792**

<b>Income**</b>	<b>Rent</b>	<b>Deposit</b>	<b>Move In</b>	<b>Last Increase</b>	<b>Lease To</b>
1217 Florida	\$691.44	\$520	0/00/73	Feb 2008	M-M
1219 Florida	\$1,857.00	\$2,925	9/00/04	Feb 2008	M-M
2893 "A" 24 <sup>th</sup> Street	\$371.96	\$368	1/01/80	Feb 2008	M-M
2893 "B" 24 <sup>th</sup> Street	\$405.01	NA	NA	Feb 2008	M-M
2895 24 <sup>th</sup> Street	\$1,538.58	\$1,875	NA	Feb 2008	2/7/07
2899 24 <sup>th</sup> Street	\$3,000	NA	3/21/06	NA	3/21/2011
(3) Parking**	\$550	NA	NA	NA	PROJECTED

**Total Gross Income \$ 8413.99**

- \* Real estate taxes are estimated as of close of escrow based on the current 1.141% tax rate in the City and County of San Francisco. Any other estimated expenses are based on information supplied by Seller and have not been independently verified by agents. These estimates are provided only as a general guide to prospective Buyers, and there will be other expenses not listed here. Actual expenses can vary seasonally and may change based on buyer's usage. Buyer is advised not to rely on these estimated numbers but to thoroughly investigate the actual monthly income and expense numbers for the property in escrow.
- \*\* Buyer to verify all rents. The rent for the (3) parking spaces is projected, and is not a representation of what rent can actually be achieved. Buyer to independently determine actual achievable rent.
- \*\*\* Statement not yet owner approved. Current owner has never lived in the property.

**LOT 35**

**24<sup>TH</sup>**

