

5 UNITS ON TELEGRAPH HILL



ADDRESS: 1313-1315 MONTGOMERY AND 101 ALTA

PRICE: **\$1,545,000**

ABSTRACT:

- **5 UNITS: (3) 1 BEDROOM AND (2) 3 ROOM FLATS**
- **TWO BUILDINGS ON ONE LOT SIZED 20' X 77.5'**
- **ANNUAL GROSS INCOME \$75,120**
- **LOW EXPENSES**
- **1- CAR PARKING**
- **3900 SQUARE FEET PER TAX RECORDS BLOCK 0105 LOT 010**
- **COST PER UNIT: \$309,000/ PRICE PER FOOT: \$396**

DESCRIPTION: Located on one of San Francisco's most coveted blocks, this great property is comprised of two buildings on one lot. 1313-1315 Montgomery has two 1BR units with high ceilings, the upper with renovated kitchen and bath, washer and dryer hook-ups, and partial Bay views. 101 Alta has one 1BR unit and two 3 room units, the upper with updated kitchen, balcony/deck and partial Bay views. The property features hardwood and softwood floors, gas stoves, some updating, and decorative fireplaces. There are separate gas and electric meters, three water meters (owner pays), and overall very low expenses. Please see reverse for income and expense information.

PHOTOS AND INFO AT www.callumhutchins.com

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Estimated Monthly Expenses*

Notes

Property Taxes	\$1,545	1.14% of Assessed Value (purchase price)
Insurance	\$507	Estimate based on current policy
Water/Sewer	\$76	Estimate based on 6 months of expenses
Garbage	\$40	Estimate based on current rate

Total Expenses \$2,168

Income**	Rent	Deposit	Move In	Last Increase	Lease To
1313 Montgomery	\$689	\$520	2/5/73	May 2006	M-M
1315 Montgomery	\$1,932	\$2,925	4/16/05	May 2006	M-M
101 1/2 Alta (lower)	\$1,017	\$1,500	4/1/05	April 2006	M-M
101M Alta- Middle	\$1,389	\$2,025	6/1/04	May 2006	M-M
101T Alta- Top	\$1,250	\$1,875	2/18/06	NA	2/7/07

Total Gross Income \$ 6,277

* Real estate taxes are estimated as of close of escrow based on the current 1.14% 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.

*** Statement not yet owner approved. This is a probate sale not subject to court confirmation. Current owner has never lived in the property.

