



West & Praszker Realtors, Inc.

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FOR SALE

LONE MOUNTAIN INVESTMENT

2929 Geary Boulevard

(between Colins & Blake Streets)

MIXED USE APARTMENT BUILDING

(7 residential with a huge 2 story commercial)

\$5,650,000

Year built: 1984

lot size: 6,250

Sq.ft. per tax records: 17,488

*Elevator to all floors

*Geary commercial corridor

*rent upside

*Modern building w/ sprinklered garage and commercial spaces

*7+ car parking garage

*Excellent potential to convert the commercial mezzanine into more units

*extra storage

*Close to USF, Kaiser, Laurel Village, Trader Joes, Target, tons of restaurants & shops and MUNI at your doorstep

Built in 1984 and not subject to local rent control. Large modern elevator building with spacious units. Commercial space is on 2 levels: a ground floor and a mezzanine with approximately 9,900 square feet.

Listing broker: Michael Klestoff (415) 699-3266 DRE#00626543

Jacob Klestoff (415) 699-9203 DRE#01883910

RENT ROLL

Unit	Type	Rent	Move-in date
1	1br/1ba	\$2,645	04/01/2008
2	1bd/1ba	\$2,425	01/01/2021
3	1br/1ba	\$2,635	07/20/2019
4	1br/1ba	\$2,700	07/01/2025
5	3br/2ba	\$4,300	08/12/2022 *pkg not incl
6	2br/1ba	\$3,685	01/01/1990
7	2br/1ba	\$3,675	07/01/2024
Pkg space	vacant	\$300	
2925 Geary	Commercial	\$8,280	03/01/2020 *renewal
Laundry income	approximately	\$1,250 a year	

Current annual income \$368,994

ESTIMATED EXPENSES**

Property tax (1.183% of list price)	\$66,840
Miscellaneous prop tax bill charges	\$ 1,457
Insurance (estimated)	\$15,000
Management 4%	\$14,710
Elevator service	\$ 5,135
Garbage	\$ 4,894
PG&E	\$ 7,248
Water & sewer	\$12,308
Fire alarm service	\$ 1,200
Miscellaneous	<u>\$ 1,000</u>
 Total estimated expenses	 \$129,792

**excludes; vacancy and maintenance expense