

2835 Anza Street

San Francisco, California, 94121

Community Data		Pricing Information			Amenities
Total Units:	4	Price:	\$1,750,000	Unit A is an unpermitted ground floor occupied unit and paying \$2,000/mo. Richmond District	
Year Built:	1923	Down payment: 22.86%	\$400,000		
Appx. Site Area:	2,495	Loan Amount: 77.14%	\$1,350,000		
Appx. Density:	unk.	Price / Foot	\$464.44		
Est. Rentable SF:	3,768	Price / Unit	\$437,500		
HVAC:	Wall furnace/elect				
# of Buildings:	One	Current	Market		
Exteriors:	Stucco	<u>Income</u>	<u>Income</u>		
Const. Type:	Wood frame	GRM	14.89 12.06		
Roof:	Flat	Cap Rate	3.30% 4.82%		
Parking:	One garage	Cash-on-Cash	0.9% 7.6%		
APN:	1562-042				

Unit Mix & Income Detail						
<u>Unit #</u>	<u>Bd/ba</u>	<u>Sq. Ft.</u>	<u>Average</u>	<u>PSF</u>	<u>Estimate</u>	<u>PSF</u>
1	2Bd/1b	750	\$2,595	\$3.46	\$3,000	\$4.00
2	2Bd/1b	750	\$2,595	\$3.46	\$3,000	\$4.00
4	2Bd/1b	750	\$1,812	\$2.42	\$3,000	\$4.00
4	2Bd/1b	750	\$2,700	\$3.60	\$3,000	\$4.00

	<u>Current</u>		<u>Market</u>		
Monthly Rental Income:	\$9,702		\$12,000	24%	Upside in rents
Other Income	\$90		\$90		Estimated Laundry Inc
	<u>x12</u>		<u>x12</u>		
ANNUAL GROSS INCOME:	\$117,504		\$145,080		
Vacancy Reserve & Concessions:	(\$3,525)	3.00%	(\$4,352)	3.00%	
Gross Operating Income:	\$113,979		\$140,728		
Annual Estimated Operating Expenses:					
Property Taxes	\$31,305		\$31,305	1.17143563% + \$1,303.30	
Insurance	\$6,843		\$6,843	Broker proforma	
Biz License and Rent Board Fees	\$740		\$917	\$4.42 per \$'1,000	
Utilities; Garbage/Recycling	\$2,225		\$2,225	Broker proforma	
Utilities: Water/Sewer	\$5,788		\$5,788	Broker proforma	
Utilities: Gas and Electric	\$2,100		\$2,100	Broker proforma	
Misc. Laundry lease, pest control, gardening	\$4,200		\$4,200	Broker proforma	
Repairs and Maintenance	\$3,000		\$3,000	Broker proforma	
Total Expenses	\$56,201	48%	\$56,378	\$14,050	per unit
NET OPERATING INCOME:	\$57,778		\$84,349		
Less Loan Payments	(54,000)		(54,000)	4.00%	30
CASH FLOW:	3,778		\$30,349	1.07	<u>DSCR (Current Income)</u>
Cash on Cash % Return	0.9%		7.6%		

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