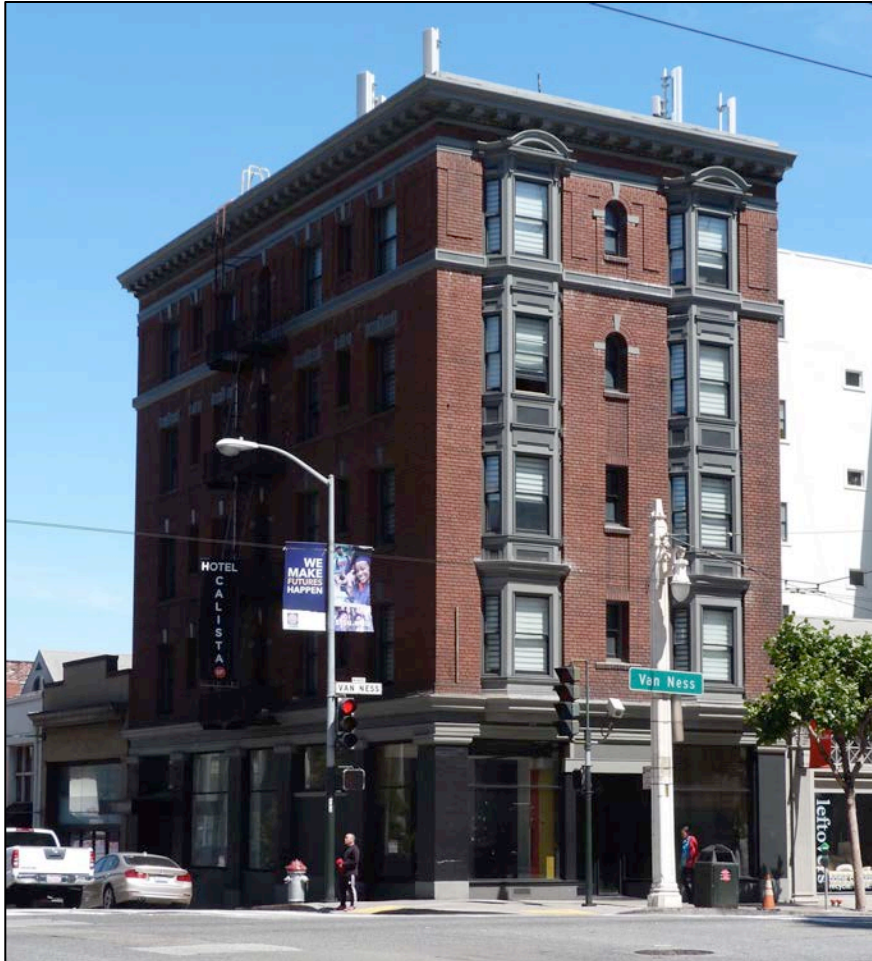


28 SRO's + Retail

**1485 Bush Street @ Van Ness Avenue
San Francisco, CA**



5-story building, 28 remodeled SRO's
+ ground flr. retail - 1,400 sq. ft.
Residential units to be delivered
vacant - Elevator

Building size: tax: 8,715 sq. ft.

Lot size: 1,825 sq. ft.

UMB Completed 1989

Water & PG&E master
metered for Efficiencies

Construction: Masonry,
concrete foundation

Zoning: RC-4

Year built: 1912

APN: 0670-017



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28 SRO's + Retail

**1485 Bush Street @ Van Ness Avenue
San Francisco, CA**

Proforma Income: \$892,800

Units	Unit Type	Lease Type	Market Rent
*28 units @ \$2,300 ea./mo.	SRO's		\$64,400
1356 Van Ness	retail	NNN	\$10,000
Total			\$74,400

**SRO's include new bathroom, wall mounted TV, microwave, & mini fridge. SRO's are master leased and contract will be terminated in 90 to 120 days.*

Expenses w/o Taxes: \$133,163

Property tax 1.2% of sales price

Insurance:	\$8,657	On-Site Management:	\$15,000
*PG&E:	\$27,200	Payroll Taxes:	\$4,475
Water & Sewer:	\$30,374	Repairs & Maintenance:	\$11,390
Garbage:	\$13,560	Permits:	\$4,881
Elevator Maintenance:	\$4,500	Pest:	\$2,278
Service Contracts:	\$3,254	Replacement Reserves:	\$7,594

**Residential Units will be paying PG&E through RUBS*



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