

28 SRO's + Ground Floor Retail

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



5-story building, 28 remodeled SRO's
with W/D on each floor + ground fl.
retail - 1,400 sq. ft. - not on soft story

Building size: per MLS: 10,000 sq. ft.

Lot size: 1,825 sq. ft.

UMB Completed 1989

Elevator

Water & PG&E master
metered

Construction: Masonry,
concrete foundation

Zoning: RC-4

Year built: 1912

APN: 0670-017



RICK DURAZZO
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Actual & Projected Income: \$842,400

Units	Unit Type	Lease Type	Current Rent	Market Rent
*28 units @ \$2,100 ea./mo.	SRO's			\$58,800
**1356 Van Ness	retail	NNN	\$10,000	\$10,000
Total Monthly:				\$68,800
Annualized:			\$68,800 X 12	\$825,600
Expense Recapture:				\$60,000
Total Income:				\$885,600
Expenses:		Estimated at (40%) of rental income (\$722,400)		\$288,960
Net Operating Income:				\$596,640

**SRO's include new bathroom, wall mounted TV, microwave, & mini fridge. Property has been operating as a Hotel under a Master Lease which can be terminated upon 90 notice. Income and expenses shown are reflective of an Apartment style Income Property.*

***Current rent – Tenant has recently signed a 10 year lease of \$10,000/mo. and pays 20% of property taxes, insurance and utilities*



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