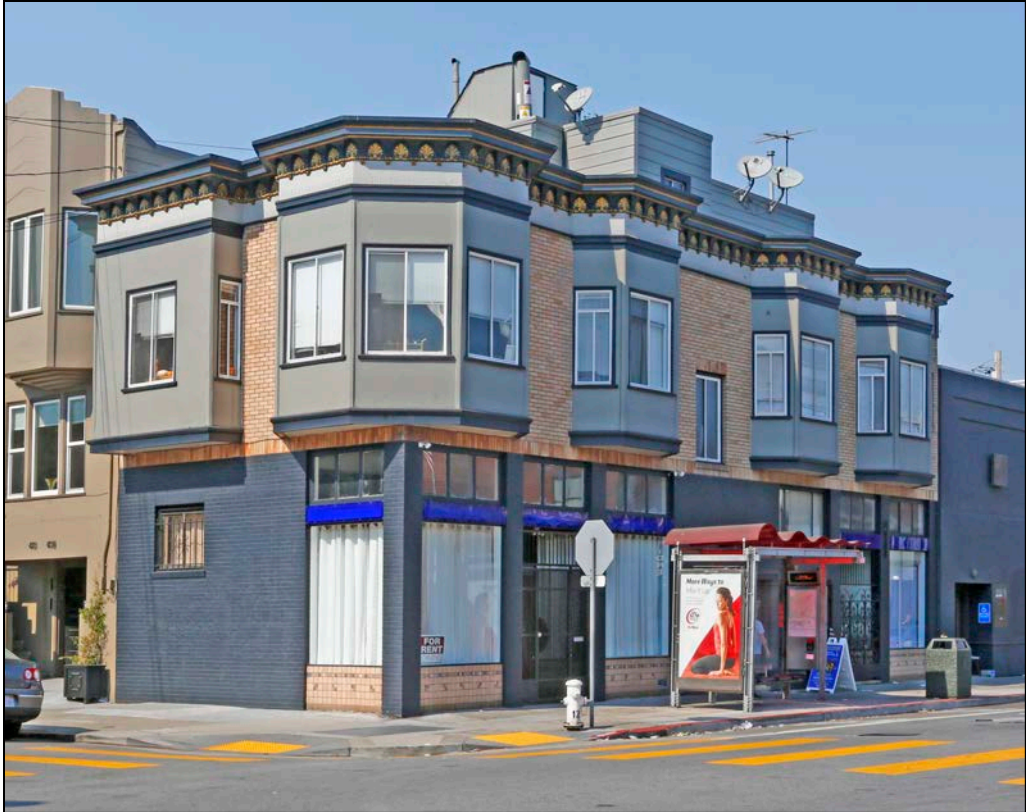


Mixed-Use Building

**2201-2209 Powell Street @ Francisco Street
San Francisco, CA**



3-story building, 2 retail, 1 commercial, mezzanine 2 – 1bd/1ba units as well as T-Mobile & AT&T roof site

Building size: 2,850 sq. ft.

Lot size: 1,372 sq. ft.

Year built: 1927

Construction: wood

Zoning: NBEACH

APN: 0041-006



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Mixed-Use Building

**2201-2209 Powell Street @ Francisco Street
San Francisco, CA**

Income: \$124,464 – Projected Income: \$262,128

Unit	Sq. Ft.	Tenant	Current Rent	Market Rent
Commercial				
2201	650	Retail - Vacant	\$0	\$4,500
2205	414	Loft	\$0	\$2,400
2205 C	500	storage	\$788	\$0
2207	200	Psychic Healer	\$1,050	\$1,050
2209		Commercial - vacant	\$0	\$3,500
Tower		T-Moblie	\$2,134	\$2,134
*Roof Cell Sites		AT&T	\$6,400	\$6,400
Apartments				
		Unit Type		
2205 Apt B1	600	1bd/1ba		\$3,000
2205 Apt B2	600	1bd/1ba		\$3,000
Total	2,964		\$10,372	\$25,984

**Monthly lease under negotiations*



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