

Office Building

**701 Sutter Street @ Taylor Street
San Francisco, CA**



Recent capital improvements include: Lobby renovations, boiler replacement, full exterior paint, as well as improving and maintaining vital building systems. The property has a mix of both tech and standard office users as well as retail on the ground floor and a service-oriented tenant on the lower level.

8 unit, 7-story office building

Construction: masonry

Building size: 19,250 sq. ft.

Zoning: C3G

Lot size: 2,750 sq. ft.

Year built: 1910

Elevator

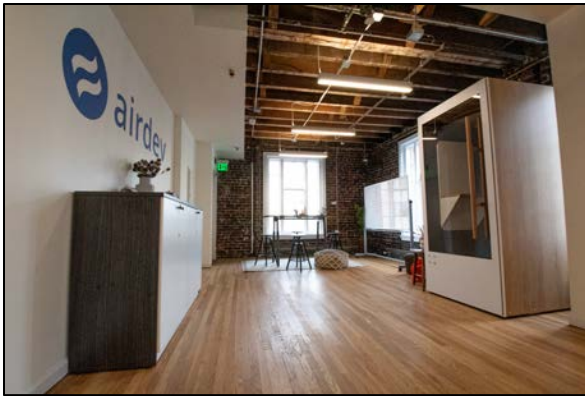
APN: 0298-001



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Income: \$497,556 – Projected Income: \$1,070,556

Unit	Tenant	Sq. Ft.	Lease End	Current Rent	Market Rent
Ground Floor	Vacant	2,000		\$0	\$11,000
2 nd Floor	Vacant	2,500		\$0	\$11,000
3 rd Floor	Vacant	2,500		\$0	\$25,750
4 th Floor	Vacant	2,500		\$0	\$0
5 th Floor	Volley Inc.	2,500	3/1/20	\$12,500	\$12,500
6 th & 7 th Floor	Verba Software, Inc.	5,000	10/11/19	\$20,833	\$20,833
629 Taylor	Golden Pearl Spa	1,800	10/11/19	\$8,130	\$8,130
		18,800		\$41,463	\$89,213

Expenses w/o Taxes: \$69,807

Insurance:	\$15,000
Elevator:	\$1,800
Pest Control:	\$1,711
Repairs & Maintenance:	\$26,426
PG&E:	\$5,750
Water & Garbage:	\$19,120



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