

***Russian Hill
Boutique Apartment House***



13-Unit Apartment House

6 One-Bedroom Apartments

7 Studios

1-Car Garage

Golden Gate Bridge Views

Period Details

Built 1913



Offered at \$4,250,000

**2345 Larkin Street
(@ Filbert)**

This handsome Edwardian apartment house is located on top of Russian Hill and boasts lovely Golden Gate Bridge views from several of the upper units. Period details throughout include picture frame moldings, hardwood floors, wood case window treatments and in addition, there are several tastefully remodeled units. The property is separately metered for gas and electric, making for a low expense turn-key investment in one of San Francisco's finest neighborhoods.

Larry Garvin

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Levi Plaza - Civic Center



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www.paragon-re.com

The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective purchasers are advised to independently verify accuracy and to review any disclosure information on file with this office.

2345 Larkin Street

RENT ROLL*

Unit #	Type	Base Rent (as of 8/8/2008)	Move-In Date
1	1BD	\$2,650.00 (projected)	Vacant
2	STUDIO	\$1,071.00	6/1/2003
3	1BD	\$2,150.00	12/13/2007
4	STUDIO	\$1,695.00	9/25/2007
5	1BD	\$1,887.00	4/1/2007
6	STUDIO	\$549.17	4/1/1988
7	1BD	\$1,703.81	9/1/2002
8	STUDIO	\$550.82	6/1/1976
9	1BD	\$2,150.00 (projected)	Vacant
10	STUDIO	\$833.60	6/15/1992
11	1BD	\$2,091.00	3/26/2007
12	STUDIO	\$1,067.42	9/26/1994
14	STUDIO w/VIEW	\$1,975.00	8/1/2008

Monthly Laundry Income: \$79.36

Monthly Parking Income: \$142.66

Scheduled Monthly Income: \$20,595.84

Scheduled Gross Annual Income: \$247,150.08

ESTIMATED EXPENSES*:

Real Estate Taxes \$48,237.00

Insurance \$6,000.00

Water \$3,600.00

PG&E \$2,400.00

Garbage \$3,000.00

Repairs & Maintenance \$3,000.00

Estimated Expenses: \$66,237.50

Estimated Net Income: \$180,912.58

* With respect to square footage, projected rents and annual expenses, Broker makes no warranties or representations and Buyer is advised to conduct their own due diligence with respect to the information provided above.

TO SHOW:

By appointment only with Listing Agent, Larry Garvin.