

**Offered for Sale
Downtown
24 Units
248 Taylor Street
San Francisco, CA**



Lawrence Garvin

**1160 Battery Street
San Francisco, CA 94111
(415) 738-7042
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DRE #00919051**

Levi Plaza - Van Ness Avenue



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REAL ESTATE GROUP

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.

248 Taylor Street San Francisco, CA

Offered at \$2,750,000

- 24 Units
- 1 - One bedroom
- 2 - Junior one bedrooms
- 1 - Commercial
- 20 Studios
- Year Built: 1922
- Building Size: Approx. 14,400 sq.ft.*
- Lot Dimensions: Approx. 40' X 88'*
- Block: 331 Lot: 012

* per Metroscan



This handsome concrete building is located Downtown near the Hilton Hotel and Union Square shopping area. The unit mix consists of 20 studios, 3 one bedrooms and 1 commercial space.

1922 very attractive lobby entrance elevator building with beautiful façade features many upgraded apartments. The building is separately metered for gas and electric. Hardwood floors, light-filled units, very clean and well maintained. There is a small rear yard and nice laundry facilities are on site.

Shown By Appointment Only:

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Income & Expenses

Scheduled Gross Annual Income (See attached rent roll)	\$297,753.56
Less Estimated 3% Vacancy	<u>(9,381.41)</u>
Adjusted Scheduled Gross Annual Income	\$288,382.15

Estimated Expenses

Property Taxes (1.163% of \$2,750,000)	\$31,982.50
Insurance	11,760.00
PG&E	13,062.00
Garbage	10,742.00
Water & Sewer	7,703.00
Property Management (estimated at 4% of adjusted gross income)	12,508.00
Maintenance and Repairs (estimated at 4% of adjusted gross income)	<u>12,508.00</u>
Total Estimated Annual Expenses	<u>(\$100,265.50)</u>
Estimated Net Operating Income	\$188,116.65

Note: The above expenses and vacancy factor are estimates only, based partly on Seller's past expenses and partly on industry standards. All prospective Buyers should determine their own numbers for all expenses and the vacancy factor.

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248 Taylor Street San Francisco, CA Rent Roll

Apt. #	Type	Scheduled Rent	Move-In Date
A	Studio	\$842.11	01/20/2005
101	Studio	\$995.00	04/01/1999
102	Studio	\$995.00	04/01/1999
201	Studio	\$1,150.00	10/02/2009
202	1 Bedroom	\$1,250.00	02/01/2009
203	Studio	\$1,050.00	11/03/2009
204	Studio ²	\$1,295.00	08/27/2008
301	Studio	\$983.54	06/17/2006
302	Studio	\$514.67	04/04/1990
303	1 Bedroom - Junior	\$973.69	08/17/2005
304	Studio	\$953.07	08/01/2004
401	Studio	\$1,061.19	10/03/2006
402	Studio	\$995.00	09/14/2009
403	Studio	\$498.04	01/01/1999
404	Studio	\$1,075.00	08/27/2009
501	Studio	\$1,150.00	06/23/2009
502	Studio	\$1,095.00	09/22/2009
503	Studio	\$309.47	04/01/1983
504	Studio	\$574.58	03/05/1996
601	Studio	\$953.07	11/01/2004
602	Studio	\$1,218.90	06/22/2007
603	Studio	\$1,150.00	
604	1 Bedroom - Junior	\$1,295.00	10/01/2009
	Commercial	\$2,250.00 ¹	
	Laundry	\$186.30	

Total Monthly Scheduled Rent \$24,813.63

Total Annual Scheduled Income \$297,763.56

¹ Vacant unit. The stated rent for the vacant unit is the Seller's estimate of market rents. All prospective Buyers should use their own estimate of market rents.

² Resident Manager's unit.

