

**Offered for Sale
Duboce Triangle
18 Units
106 Sanchez Street
San Francisco, CA**



Lawrence Garvin
1160 Battery Street
San Francisco, CA 94111
(415) 738-7042
(415) 738- 7142 (Fax)
lgarvin@paragon-re.com

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.

106 Sanchez Street San Francisco, CA

Offered at \$4,950,000

- 18 Units
- 14-Car Parking & 1 Motorcycle Space
- 11 - One Bedrooms
- 6 - Studios
- 1 - Two Bedrooms
- Year Built: 1924
- Zoning: R-4
- Building Size: Approx. 14,625 sq.ft.*
- Block: 3541 Lot: 001

* per Metroscan



This handsome late period Edwardian building with lobby entrance is located on a tree-lined block in the middle of the vibrant Duboce Triangle and Castro neighborhoods, and is steps away from all the diverse and eclectic features that make this a commanding residential property with excellent income stream.

The property sits on a great corner location, tree-lined street, and has a great unit mix of studios, one bedrooms and a two bedroom unit. There is also enclosed parking for 14 cars. A great majority of the units feature hardwood floors and have been beautifully remodeled. The building is separately metered for gas and electric, and makes this a premier property in a dynamic neighborhood.

Shown By Appointment Only:

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Income & Expenses

Scheduled Gross Annual Income (See attached rent roll)	\$395,554.32
Less Estimated 2% Vacancy	<u>(7,911.09)</u>
Adjusted Scheduled Gross Annual Income	\$387,643.23

Estimated Expenses

Property Taxes (1.163% of \$4,950,000)	\$57,568.50	
Insurance	9,077.50	
PG&E	17,484.00	
Water	5,818.00	
Garbage	5,838.00	
Management (estimated at 4% of adjusted gross income)	15,800.00	
Maintenance and Repairs	<u>5,076.00</u>	
Total Estimated Annual Expenses		<u>(\$116,662.00)</u>
Estimated Net Operating Income		\$278,892.32

Estimated GRM: 12.51
Estimated CAP Rate: 5.63

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.



