

**Offered for Sale  
Downtown  
31 Units  
725 O'Farrell Street (@ Hyde)  
San Francisco, CA**



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Levi Plaza - Van Ness Avenue



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# 725 O'Farrell Street San Francisco, CA

**Offered at \$3,100,000**

- 31 Units
- 8 - One bedrooms
- 23 - Studios
- Year Built: 1923
- Zoning: RC-4
- Building Size: Approx. 18,800 sq.ft.\*
- Block: 0321 Lot: 038

\* per Metroscan



This 4-story apartment house with elevator is located in the Downtown area of San Francisco, just a short walk from the Union Square shopping area. The property consists of 31 residential units, 8 one bedrooms and 23 studios. The units are of good size with excellent light. The property has a concrete foundation and is separately metered for utilities and has steam heat. In addition, there is a large basement with potential for separate storage units. An excellent opportunity for the investor seeking long-term growth with significant increases in the income stream.

Shown By Appointment Only:

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## Income & Expenses

Scheduled Gross Annual Income (See attached rent roll)	\$331,993.32
Less Estimated 4% Vacancy	<u>(13,279.72)</u>
Adjusted Scheduled Gross Annual Income	\$318,713.60

### Estimated Expenses

Property Taxes (1.163% of \$3,100,000)	\$36,053.00
Insurance	14,415.00
Utilities	64,206.00
Property Manager	13,279.73
Maintenance and Repairs (estimated at 5% of adjusted gross income)	<u>16,599.66</u>

Total Estimated Annual Expenses	<u>(\$144,553.39)</u>
Estimated Net Operating Income	\$187,439.93

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.



