

**Offered for Sale
Western Addition
18 Units
1701 Turk Street (@ Scott)
San Francisco, CA**



Lawrence Garvin
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1160 Battery Street
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Levi Plaza - Van Ness Avenue



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www.paragon-re.com

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1701 Turk Street San Francisco, CA

Offered at \$2,895,000

- 18 Units
- 6 - One bedrooms
- 12 - Studios
- 10-Car Parking
- Year Built: 1927
- Zoning: RH-3
- Building Size: Approx. 12,138 sq.ft.*
- Block: 1154 Lot: 001

* per Metroscan



This handsome corner Marina-style building is located in the up and coming Western Addition area of San Francisco within walking distance of the NOPA District.

The building consists of 18 units - 12 studios and 6 one bedrooms. Independent garages can accommodate up to 10 cars. The building is separately metered for gas and electric and has steam heat. The units are generous in size with hardwood floors, lots of light and large closet. In addition, there is significant potential for increased rental income.

Shown By Appointment Only:

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Income & Expenses

Scheduled Gross Annual Income (See attached rent roll)	\$237,835.08
Less Estimated 2% Vacancy	<u>(2,768.10)</u>
Adjusted Scheduled Gross Annual Income	\$235,066.98

Estimated Expenses

Property Taxes (1.163% of \$2,895,000)	\$33,784.65
Insurance	8,892.00
Utilities	16,106.00
Property Manager	9,520.00
Maintenance and Repairs (estimated at 4% of adjusted gross income)	<u>9,520.00</u>

Total Estimated Annual Expenses	<u>(\$77,822.65)</u>
Estimated Net Operating Income	\$157,244.33

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.



1701 Turk Street San Francisco, CA Rent Roll

Apt. #	Type	Scheduled Rent	Move-In Date
1	Studio	\$1,100.00	11/15/2007
2	1 Bedroom	\$1,495.00	12/01/2008
3	1 Bedroom	\$792.00	10/01/1994
4	1 Bedroom	\$640.00	12/04/1999
5	1 Bedroom	\$1,141.00	08/15/2001
6	Studio	\$1,195.00	06/15/2009
7	Studio	\$900.00	05/15/2000
8	Studio	\$764.00	12/01/1995
9	Studio	\$611.00	02/02/1994
10	Studio	\$913.50	08/01/2005
11	Studio	\$933.09	03/01/2003
12	Studio	\$1,295.00	03/10/2009
14	Studio	\$1,350.00	09/01/2008
15	1 Bedroom	\$1,595.00	
16	1 Bedroom	\$1,350.00	10/01/2009
17	Studio	\$964.00	07/08/2005
18	Studio	\$1,017.00	05/06/2002
19	Studio	\$964.00	09/09/2001
STALL-01	Parking Space	\$200.00	09/01/2008
STALL-02 ¹	Parking Space	\$200.00	
STALL-03	Parking Space	\$0.00	05/06/2002
STALL-04	Parking Space	\$0.00	03/26/2002
STALL-05	Parking Space	\$200.00	12/01/2008
STALL-07	Parking Space	\$0.00	01/12/1999
STALL-6A	Parking Space	\$0.00	01/01/1996
STALL-6B ¹	Parking Space	\$200.00	
STALL-6C	Parking Space	\$0.00	12/04/1997
STALL-6D ¹	Parking Space	\$200.00	

Total Monthly Scheduled Rent \$19,819.59

Total Annual Scheduled Income \$237,835.08

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