

**Offered for Sale
Downtown
48 Units
925 Geary Street (@ Larkin)
San Francisco, CA**



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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.

925 Geary Street San Francisco, CA

Offered at \$5,175,000

- 48 Units
- 10 One Bedrooms
- 29 Studios
- 9 Efficiencies
- Year Built: 1913
- Zoning: RC-4
- Building Size: Approx. 23,500 sq.ft.*
- Block: 0716 Lot: 01A
- Lot Size: 44' X 120'*

* per Metroscan



This well-located five-story apartment house with elevator is located in the Downtown area of San Francisco, near the planned U.C. Hospital Extension in the Van Ness corridor. The property features a large lobby, 29 studios, 10 one bedrooms and 9 efficiencies. The property is of reinforced masonry construction with a concrete foundation and is separately metered for gas and electric. The building is heated by steam heat. There is a huge basement with 20+ foot ceiling height that has tremendous development potential. This property offers a significant return on investment with growth potential.

Shown By Appointment Only:

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**925 Geary Street
San Francisco, CA**

Income & Expenses

Scheduled Gross Annual Income (See attached rent roll)	\$550,746.12
Less Estimated 5% Vacancy	<u>(27,537.30)</u>
Adjusted Scheduled Gross Annual Income	\$523,208.81

Estimated Expenses

Property Taxes (1.163% of \$5,175,000)	\$60,185.25
Insurance	16,956.00
Utilities	53,555.00
Property Manager	20,237.00
Maintenance and Repairs (estimated at 4% of adjusted gross income)	22,029.84
Miscellaneous	<u>5,000.00</u>

Total Estimated Annual Expenses	<u>(\$177,962.25)</u>
Estimated Net Operating Income	\$345,246.56

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.



925 Geary Street San Francisco, CA Rent Roll

Apt. #	Type	Scheduled Rent	Move-In Date
101	1 Bedroom	\$1,300.00	04/01/2008
102 ¹	Studio	\$950.00	
103	Studio	\$1,025.00	05/15/2008
104	Studio	\$975.00	03/15/2010
105	Studio	\$756.30	05/01/2002
106 ¹	1 Bedroom	\$1,295.00	
107	Efficiency	\$719.54	02/19/2005
108	Studio	\$823.07	11/15/2006
201	Efficiency	\$415.67	03/01/1986
202	Studio	\$900.00	06/01/2009
203	1 Bedroom	\$1,300.00	08/14/2009
204	Studio	\$925.00	08/24/2009
205	Studio	\$850.00	10/01/2009
206	1 Bedroom	\$963.49	03/01/1986
207	Studio	\$694.97	05/01/1997
208	Efficiency	\$725.00	07/15/2009
209	Studio	\$975.00	3/11/2010
210	Studio	\$850.00	06/09/2009
301	Efficiency	\$850.00	4/22/2009
302	Studio	\$942.11	08/01/2005
303	1 Bedroom	\$1,340.72	05/13/2006
304	Studio	\$628.00	07/01/1994
305 ¹	Studio	\$950.00	
306	1 Bedroom	\$1,195.00	07/01/2009
307	Studio	\$950.00	09/01/2009
308	Efficiency	\$825.00	10/11/2009
309	Studio	\$880.01	01/01/2007
310	Studio	\$880.01	07/18/2006
401	Efficiency	\$750.00	07/01/2009
402	Studio	\$994.50	06/04/2007
403 ¹	1 Bedroom	\$1,350.00	
404	Studio	\$925.00	10/24/2009
405	Studio	\$1,050.00	03/15/2010

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.

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**925 Geary Street
San Francisco, CA
Rent Roll
(continued)**

Apt. #	Type	Scheduled Rent	Move-In Date
406	1 Bedroom	\$1,356.60	07/04/2004
407	Studio	\$1,050.00	03/01/2010
408	Efficiency	\$851.90	04/25/2004
409	Studio	\$850.00	06/20/2009
410	Studio	\$975.00	03/08/2010
501	Efficiency	\$875.00	04/01/2010
502	Studio	\$950.00	09/01/2009
503	1 Bedroom	\$1,295.00	07/10/2009
504	Studio	\$912.90	07/01/2007
505	Studio	\$642.40	08/01/1992
506	1 Bedroom	\$1,195.00	07/06/2009
507	Studio	\$1,149.75	03/20/2008
508	Efficiency	\$823.07	04/21/2006
509	Studio	\$895.00	10/15/2009
510	Studio	\$1,045.50	11/07/2007
	Washer/Dryer	\$75.00	
Total Monthly Scheduled Rent		\$45,895.51	
Total Annual Scheduled Income		\$550,746.12	

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