

**Offered for Sale  
Downtown  
44 Units  
540 Leavenworth Street (@ Geary)  
San Francisco, CA**



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Levi Plaza - Van Ness Avenue



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REAL ESTATE GROUP

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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.

# 540 Leavenworth Street San Francisco, CA

**Offered at \$5,175,000**

- 44 Units
- 10 One Bedrooms
- 29 Studios
- 5 Efficiencies
- Year Built: 1914
- Zoning: RC-4
- Building Size: Approx. 21,175 sq.ft.\*
- Block: 0318 Lot: 016

\* per Metroscan



This charming Edwardian-style apartment house is located in the up and coming lower Nob Hill shopping corridor of San Francisco. The property features a well-appointed lobby and is serviced by an elevator. The unit mix consists of 10 one bedrooms, 29 studios and 5 efficiencies. There has been substantial remodeling of the majority of units. The property is separately metered for gas and electric and the apartments are heated by a steam plant. This property is a handsome, well maintained opportunity for the investor looking for a current income stream and long-term growth.

Shown By Appointment Only:

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# 540 Leavenworth Street San Francisco, CA

## Income & Expenses

Scheduled Gross Annual Income (See attached rent roll)	\$527,081.52
Less Estimated 5% Vacancy	<u>(26,354.07)</u>
Adjusted Scheduled Gross Annual Income	\$500,727.44

### Estimated Expenses

Property Taxes (1.163% of \$5,175,000)	\$60,185.25
Insurance	15,625.00
Utilities	76,981.00
Property Manager	19,949.00
Maintenance and Repairs (estimated at 4% of adjusted gross income)	21,083.24
Miscellaneous	<u>3,319.00</u>

Total Estimated Annual Expenses	<u>(\$197,142.49)</u>
Estimated Net Operating Income	\$329,939.03

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.



# 540 Leavenworth Street San Francisco, CA Rent Roll

Apt. #	Type	Scheduled Rent	Move-In Date
101	1 Bedroom	\$1,400.00	03/04/2009
103	Efficiency	\$616.01	08/17/2006
104	Studio	\$868.65	10/21/2005
105 <sup>1</sup>	Studio	\$1,195.00	
106 <sup>1</sup>	Studio	\$995.00	
107	1 Bedroom	\$895.62	07/01/1994
108	Studio	\$629.85	08/01/1994
109	Studio	\$905.15	07/01/2004
201	1 Bedroom	\$1,454.20	12/21/2006
202	Studio	\$614.14	07/01/1994
203	Efficiency	\$512.04	02/10/1998
204	Studio	\$950.00	07/01/2009
205	Studio	\$894.97	03/01/2005
206	Studio	\$750.00	06/07/2003
207	1 Bedroom	\$1,100.00	03/10/2003
208	Studio	\$925.00	08/03/2009
209	Studio	\$899.37	12/01/2005
301	1 Bedroom	\$1,350.00	07/01/2009
302	Studio	\$932.17	05/19/2004
303	Efficiency	\$675.00	07/01/2009
304	Studio	\$894.97	04/01/2005
305	Studio	\$1,025.00	04/01/2010
306	Studio	\$1,050.00	09/25/2009
307	1 Bedroom	\$1,400.00	09/01/2009
308	Studio	\$1,125.00	11/19/2009
309	Studio	\$900.00	08/05/2009
401	1 Bedroom	\$1,400.00	06/01/2009
402	Studio	\$912.84	05/06/2002
403	Efficiency	\$355.49	07/01/1993
404	Studio	\$561.00	06/01/1993
405	Studio	\$499.09	09/01/1994
407	1 Bedroom	\$1,495.00	02/23/2010
408	Studio	\$1,250.00	07/15/2008
409	Studio	\$950.00	08/21/2009

<sup>1</sup>Vacant 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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**540 Leavenworth Street  
San Francisco, CA  
Rent Roll  
(continued)**

<b>Apt. #</b>	<b>Type</b>	<b>Scheduled Rent</b>	<b>Move-In Date</b>
501	1 Bedroom	\$1,495.00	02/01/2010
502	Studio	\$1,275.00	02/01/2009
503	Efficiency	\$850.00	08/14/2008
504	Studio	\$1,000.00	08/20/2009
505	Studio	\$995.00	06/28/2009
506	Studio	\$995.00	06/20/2009
507	1 Bedroom	\$1,584.10	03/22/2008
508	Studio	\$573.80	06/01/1993
509	Studio	\$1,250.00	11/21/2008
	Storage A	\$0.00	
	Storage C <sup>1</sup>	\$75.00	
	Washer/Dryer	\$425.00	
Total Monthly Scheduled Rent		\$43,923.46	
Total Annual Scheduled Income		\$527,081.52	

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