

**Investment Offering
12 Unit Apartment Building**



**1985 Ellis Street
San Francisco, Ca**



EXCLUSIVE AGENT:

**Gary Tribulato
2523 California Street
San Francisco, Ca. 94115
415.828.7814 (Cell)
415.277.3879 (Fax)
gtri@earthlink.net
www.garytribulato.com**

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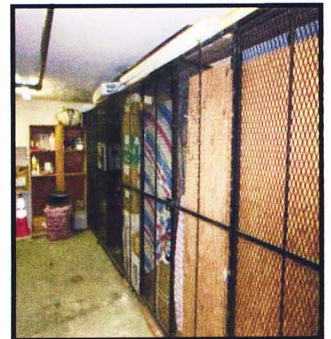
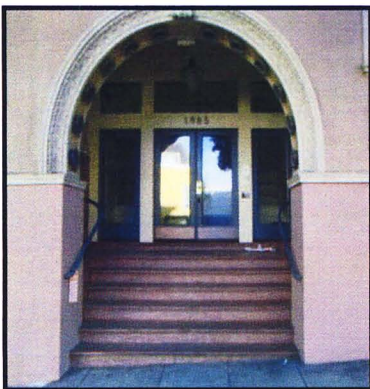
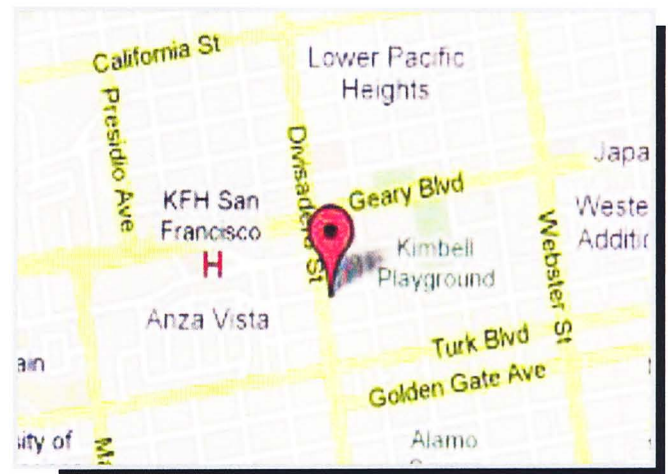
PROPERTY SUMMARY

DESCRIPTION

This is an Edwardian building built in 1905 consisting of three two bedrooms, three studios, and six one bedroom units. Individually metered for gas and electric, wall heating, updated electrical, and plumbing, laundry room, and storage room for all units. Concrete perimeter, wood frame with sprinkler system. Close to all transportation, major commute routes, and near Kaiser hospital.

FEATURES

- 3 Two bedroom
- 6 One Bedroom
- 3 Studios
- Units: 12
- Storage: 12
- Year Built: 1905
- Parking: none
- Stories:3
- Square Footage: 8,736 Sq. Ft (per tax)
- Lot Size 3750 Sq. Ft (per tax)
- Zoning: NC2
- Block: 1127 Lot: 021



Disclaimer: We believe the information provided is reasonable accurate based on owner representations. However, we do not warrant it's accuracy. Interested parties must review all income, expense and other documents independently.

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Financial Summary	
Price:	\$2,450,000
Number of Units	12
Price Per Unit	204,000
Sq. Ft.	8736
Gross Rent Multiplier	12.42
Capitalization Rate	5.55%

Estimated Annual Revenue	Current
Scheduled Gross Rental Income	\$201,145.20
Less 2% Vacancy factor	3,924.00
Laundry / Storage	
Total Income	197,221.20

Estimated Expenses	
Management	8,500.00
Misc. Supplies-Estimate	2,000.00
Gas/Electric	210.00
Water & Sewer	6,000.00
Garbage	4,800.00
Insurance	2,952.00
Property Tax	28,000.00
Repairs- Estimate (Based at \$500. per unit)	6,000.00
Common Area Maint.	2,795.00
Annual Expenses	61,257.00
Estimated Net Income	135,964.20

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RENT ROLL

Unit #	Unit Type	Rent	Status	Move In Date
#1	2 Bedroom	\$1,795.00	Occupied	12/17/2009
#2	Studio	\$586.84	Occupied	4/1/1998
#3	1 Bedroom	\$1,450.00	Occupied	7/28/2008
#4	1 Bedroom	\$1,534.21	Occupied	11/3/2008
#5	2 Bedroom	\$2,050.00	Occupied	7/25/2008
#6	Studio	\$1,150.00	Occupied	5/26/2009
#7	1 Bedroom	\$1,377.00	Occupied	8/1/2007
#8	1 Bedroom	\$1,312.47	Occupied	1/1/2008
#9	2 Bedroom	\$1,660.00	Occupied	12/1/1988
#10	Studio	\$1,105.53	Occupied	7/1/2005
#11	1 Bedroom	\$1,545.00	Occupied	9/16/2009
#12	1 Bedroom	\$1,196.05	Occupied	11/1/1997
Total Monthly Rent		\$16,762.10		
Total Annual Scheduled Rent		\$201,145.20		

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