

Investment Offering 11 Unit Apartment Building

**479 Buena Vista
San Francisco, Ca. 94117**



Shown By Appointment Only:

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

479 Buena Vista East
San Francisco, Ca. 94117

PROPERTY SUMMARY

DESCRIPTION

This is an contemporary built in 1963 consisting of two Studios, eight one bedrooms, and one Two bedroom. The building is wood frame construction and has a concrete perimeter foundation. Individually metered for gas and electric, laundry room, and 10 car parking. The top units have hi vaulted ceilings. Located in desirable Buena Vista Park.

FEATURES

- **8 One Bedroom**
- **2 Studios**
- **1 Two Bedroom**
- **Units: 11**
- **Storage:**
- **Year Built: 1963**
- **Parking: Ten**
- **Stories:3**
- **Square Footage: 8436 Sq. Ft (per tax)**
- **Lot Size 3593 Sq. Ft (per tax)**
- **Zoning: RH-3**
- **Block: 2607 Lot: 057**



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

479 Buena Vista East (11 Unit Apartment Building)

Financial Summary	
<i>Price:</i>	\$3,350,000
<i>Number of Units</i>	11
<i>Price Per Unit</i>	304
<i>Sq. Ft.</i>	8500
<i>Price per Sq. Ft</i>	394
<i>Gross Rent Multiplier</i>	11.8
<i>Capitalization Rate</i>	6.20%

Estimated Annual Revenue	Current
<i>Scheduled Gross Rental Income</i>	\$288,600.00
<i>Less 2% Vacancy factor</i>	5,750.00
<i>Laundry / Storage</i>	2,400.00
Total Income	285,250.00

Estimated Expenses	
<i>Management</i>	10,500.00
<i>Misc. Other Expenses</i>	3,000.00
<i>Utilities</i>	11,035.00
<i>Onsite Management</i>	2,800.00
<i>Insurance</i>	5,500.00
<i>Property Tax</i>	38,000.00
<i>Repairs- Estimate (Based at \$500. per unit)</i>	5,500.00
Annual Expenses	76,335.00
Estimated Net Income	208,915.00

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RENT ROLL

Unit #	Unit Type	Rent	Status	Move In Date
#101	Studio	\$780.00	Occupied	3/1/1992
#102	1 Bedroom	\$2,350.00	Occupied	8/26/2008
#103	1 Bedroom	\$2,244.00	Occupied	6/1/2007
#104	1 Bedroom	\$2,295.00	Occupied	8/27/2009
#201	Studio	\$1,275.00	Occupied	8/23/2007
#202	1 Bedroom	\$2,443.00	Occupied	6/28/2007
#203	1 Bedroom	\$2,423.00	Occupied	6/28/2007
#204	1 Bedroom	\$1,950.00	Occupied	4/24/2009
#300	2 Bedroom	\$3,295.00	Occupied	1/6/2010
#303	1 Bedroom	\$2,500.00	Occupied	3/6/2010
#304	1 Bedroom	\$1,493.00	Occupied	4/15/1995
Parking	Parking	\$807.00		
Laundry	Laundry	\$200.00		
Total Monthly Rent		\$24,055.00		
Total Annual Scheduled Rent		\$288,660.00		

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