

**Investment Offering  
Mixed Use Building  
2 Commercial + 2 Residential Units**



**4612-4618 3rd Street  
San Francisco, Ca. 94124**



**EXCLUSIVE AGENTS:**

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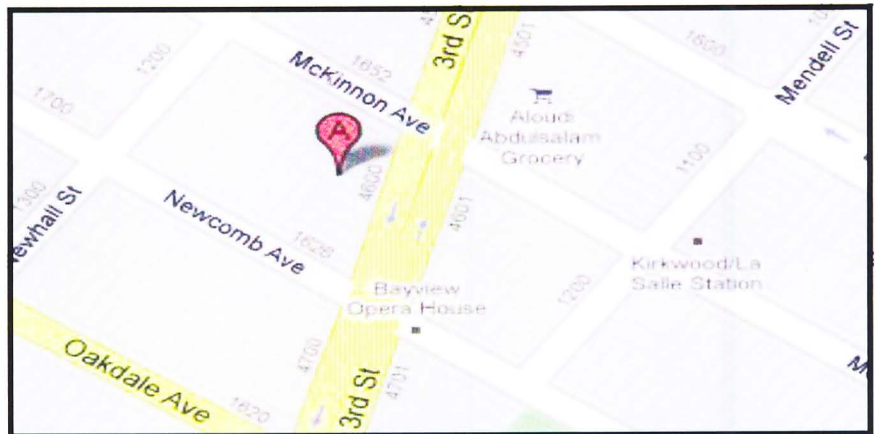
## PROPERTY SUMMARY

### DESCRIPTION

Mixed use property: 3 buildings on two separate parcels, consisting of two commercial spaces, 1 large 2 bedroom flat, and a major fixer legal unit in the rear of the property (**TOTAL APPROX 5800 sq. ft.**) The property is located in the Bayview redevelopment area in the up and coming Third Street corridor, on the newly landscaped Light Rail T line, with easy access to 101, 280 and Cal-Train commuter routes. Renovation of the rear apartment would add value of approximately \$1,500 - 2,000/month.

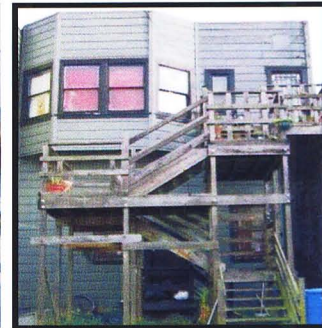
### FEATURES 4612-4614 Third Street

- 1 Commercial (Beauty Salon)
- 1 Two Bed, One Bath Flat
- Large, sunny rear backyard/garden
- Built 1928
- Stories 2
- Building Sq. Ft. 2500 (per owner)
- Block 5306 Lot 24
- Zone NC-3
- Lot Size 2748 sq. ft



### FEATURES 4616-4618 Third Street

- 1 Commercial (Restaurant)
- 1 Detached Rear Unit (Fixer)
- Built 1907
- Stories 2
- Building Sq. Ft. 3300 (per owner)
- Block 5306 Lot 24
- Zone NC-3
- Storage 1000 Sq. Ft. (per owner)
- Lot Size 3123 sq. ft



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

4612-18 3rd. St., San Francisco

### **Financial Summary**

Price:	<b>\$850,000</b>
Number of Units (Mixed Use)	<b>4</b>
Sq. Ft. (Approx.)	<b>5800</b>
Price per Sq. Ft	<b>147</b>
Gross Rent Multiplier	<b>9</b>
Capitalization Rate	<b>9.36%</b>

<b>Estimated Annual Revenue</b>	<b>Current</b>
Scheduled Gross Rental Income	<b>\$94,200.00</b>
Less 2% Vacancy factor	
Laundry / Storage	
<b>Total Income</b>	<b>94,200.00</b>

### **Estimated Expenses**

Gas/Electric (Tenants Pay)	
Garabge	240.00
Insurance	4,091.00
Property Tax	9,800.00
Repairs- Estimate	500.00
<b>Annual Expenses</b>	<b>14,631.00</b>
<b>Estimated Net Income</b>	<b>79,569.00</b>

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## RENT ROLL

Unit #	Unit Type	Sq. Ft.	Rent	Status	Move In Date
4612	Apartment	1250	\$2,000.00	Occupied	Month to Month
4614	Beauty Salon	1250	\$1,850.00	Occupied	3 Years
4616	Apartment Rear	1300	\$1,000.00	Occupied	Month to Month
4618	Restaurant	2000	\$3,000.00	Occupied	Expires 11/2010
4618	Basement	1000	\$0.00	Vacant	

<b>Total Monthly Rent</b>	<b>\$7,850.00</b>
<b>Total Annual Scheduled Rent</b>	<b>\$94,200.00</b>

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