1135 - 1139 Guerrero Street

San Francisco, CA

5,856 sq.ft.| 6 units w/expansion potential in unfinished basement

PRICE	$/SQ.FT	ACTUAL CAP	PROJECTED CAP
$ 2,795,000	$ 477.29	-0.20%	5.59%

UNIT NUMBER	UNIT TYPE		ACTUAL RENT	PROJECTED RENT
1135 (vacant)	3-bed/1-bath	Remodeled	$ -	$ 4,700.00
1135 A	3-bed/1-bath		$ 2,119.97	$ 2,119.97
1137 (vacant)	3-bed/1-bath	Remodeled	$ -	$ 5,000.00
1137 A (vacant)	3-bed/1-bath	Remodeled	$ -	$ 5,000.00
1139	3-bed/1-bath		$ 1,007.54	$ 1,007.54
1139 A	3-bed/1-bath		$ 1,128.37	$ 1,128.37
	TOTAL RENT/MONTH		$ 4,255.88	$ 18,955.88
TOTAL RENT/YEAR			**$ 51,070.56**	**$ 227,470.56**

MONTHLY EXPENSES, ANNUALIZED	PGE	$ (150.00)	$ (1,800.00)	$ (1,800.00)
	Water	$ (550.00)	$ (6,600.00)	$ (9,900.00)
	Trash/Recycling	$ (400.00)	$ (4,800.00)	$ (4,800.00)
	Janitorial	$ (150.00)	$ (1,800.00)	$ (2,700.00)
	Property Management	6%	$ (3,064.23)	$ (13,648.23)

ESTIMATED EXPENSES/YEAR	Property Tax*	1.163%	$ (32,505.85)	$ (32,505.85)
	Vacancy	3%	$ -	$ -
	Insurance		$ (6,000.00)	$ (6,000.00)

TOTAL ESTIMATED EXPENSES		**$ (56,570.08)**	**$ (71,354.08)**

NET INCOME	$ (5,499.52)	$ 156,116.48