

**144-148 SANCHEZ STREET  
& 8-10 HENRY STREET  
SAN FRANCISCO, CA**

OFFERED FOR SALE  
DUBOCE TRIANGLE

**5 FLATS IN PRIME DUBOCE TRIANGLE LOCATION!**



**DAN MCGUE**  
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## 5 FLATS IN PRIME DUBOCE TRIANGLE LOCATION!

- 5 Flats
- 2 Six Room Units
- 1 Five Room Unit
- 2 One Bedrooms
- Year Built: 1901\*
- Building Size: Approx. 6,536 Sq. Ft.\*
- Lot Size: Approx. 2,625 Sq. Ft.\* (Approx. 25 Ft. X 105 Ft.)\*
- Zoning: Residential Transit Oriented District\*
- Block: 3541 Lot: 006\*

\* per MetroScan

**OFFERED AT \$3,495,000**



**144-148 Sanchez Street &  
8-10 Henry Street**

*(at the corner of Sanchez & Henry Streets)*

5 flats in the Duboce Triangle neighborhood of San Francisco. This is a corner property consisting of two buildings on one lot. 144-148 Sanchez Street consists of 2 large six room flats and 1 large five room flat. 8-10 Henry consists of two 1 bedroom apartments. The property is separately metered for PG&E and each unit has separate heat and water heaters. Both buildings have basements. One unit will be delivered vacant. 8 Henry Street has had an extensive rehab completed. 148 Sanchez has approved plans (permits not yet pulled) for rehab for a possible owner-user or investor.

This prime property is extremely well located in one of the “hottest” most popular areas of the City. It is one block from Market Street and close to Duboce Park, Hayes Valley, Alamo Square and the Inner Mission. There is substantial commercial and residential development in the area. The property is located very close to restaurants and shops on Market Street and in Hayes Valley. The new Whole Foods Store is also within walking distance. Public transportation is a block away on Market Street. The property has easy access to all parts of the City as well as down the Peninsula and the rest of the Bay Area.

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### Income & Expenses

Scheduled Annual Gross Income	\$ 172,548
Less Vacancy (Estimated at 2%)	(3,451)
Adjusted Annual Gross Income	<u>\$ 169,098</u>

#### Estimated Annual Operating Expenses:

Property Taxes (Estimated at 1.1743% of \$3,495,000)	\$ 41,042
Business Taxes	2,765
Insurance	3,608
Water	4,048
Cable/Internet	566
Garbage	2,035
Pest Control	675
Property Management (Estimated at 5% of Adj. Gross)	8,455
Repairs, Supplies & Maintenance (Estimated at \$650 Per Unit)	<u>3,250</u>

Estimated Annual Operating Expenses:	<u>(66,443)</u>
Estimated Net Operating Income:	<u>\$ 102,654</u>

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.

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### Rent Roll

<u>Unit #</u>	<u>Type</u>	<u>Scheduled Rents</u>	<u>Move-In</u>	<u>Last Increase</u>
144 Sanchez	6 Rooms	\$1,745	01/01/84	7/1/2015
146 Sanchez	6 Rooms	2,237	03/01/97	9/1/2015
148 Sanchez	5 Rooms	5,500 <sup>1</sup>	Vacant	N/A
8 Henry	1 Bedroom	3,735	08/28/15	N/A
10 Henry	1 Bedroom	1,163	01/01/92	7/1/2015
<b>Total Monthly:</b>		<b>\$14,379</b>		
<b>Total Annually:</b>		<b>\$172,548</b>		

<sup>1</sup> Vacant unit. Stated rent is an estimate of market rent and depends on the quality of finishes and improvements to the unit. Seller and Broker do not warrant or guarantee the stated estimated market rent. All prospective Buyers should use their own estimate of market rent.

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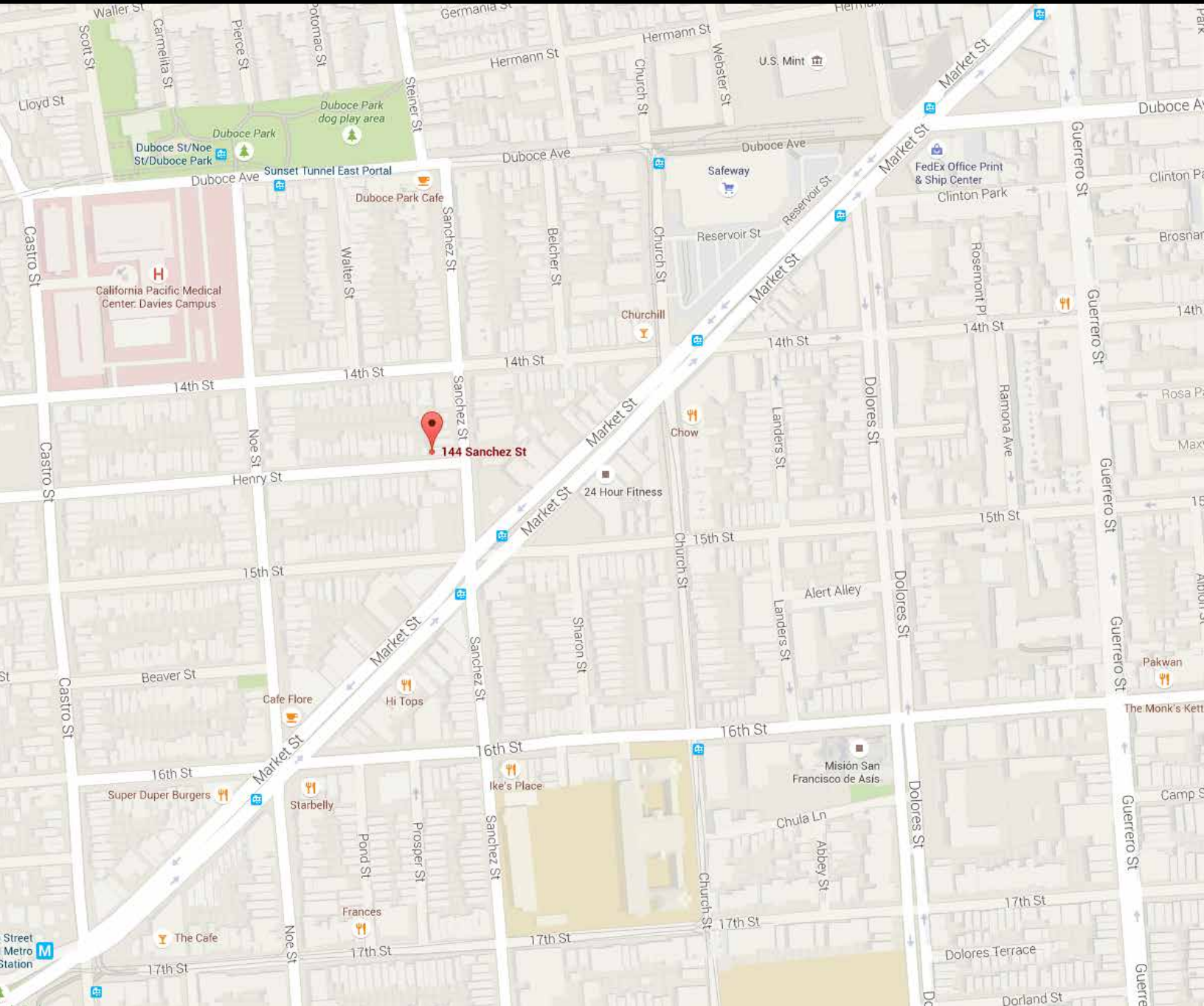
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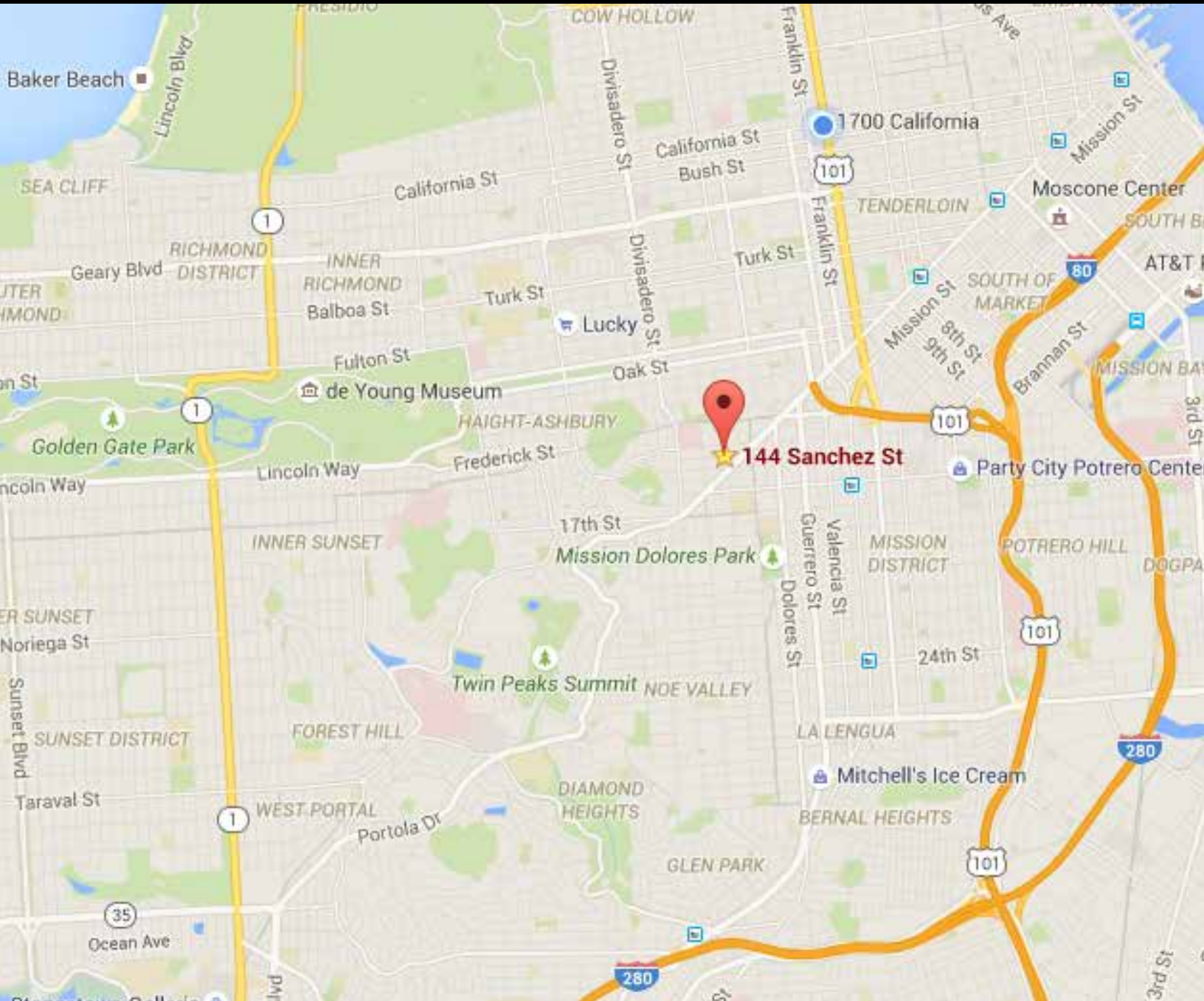
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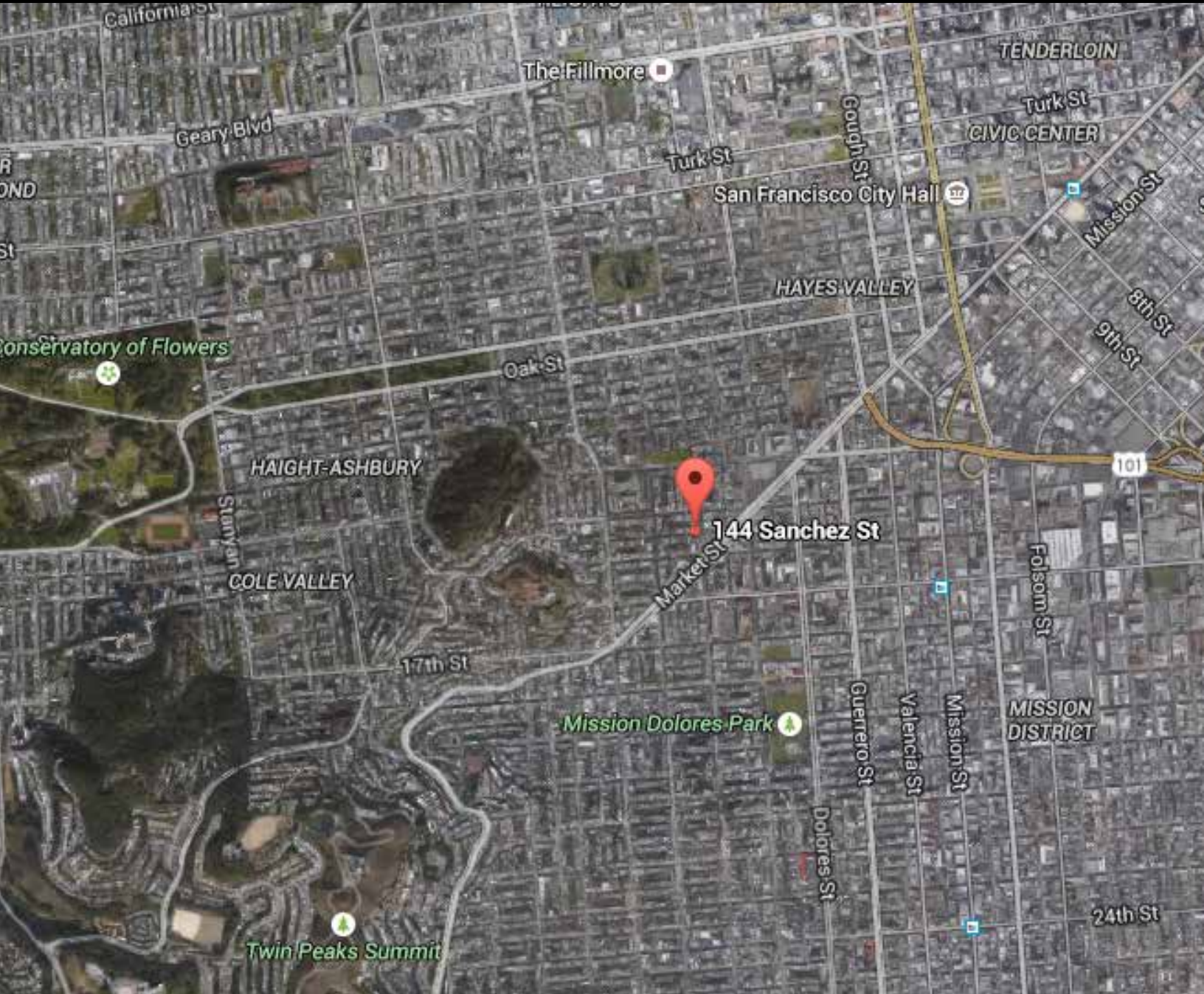
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COMMERCIAL BROKERAGE