



2665-2667 BRYANT STREET

San Francisco, CA 94110

COMPASS
COMMERCIAL

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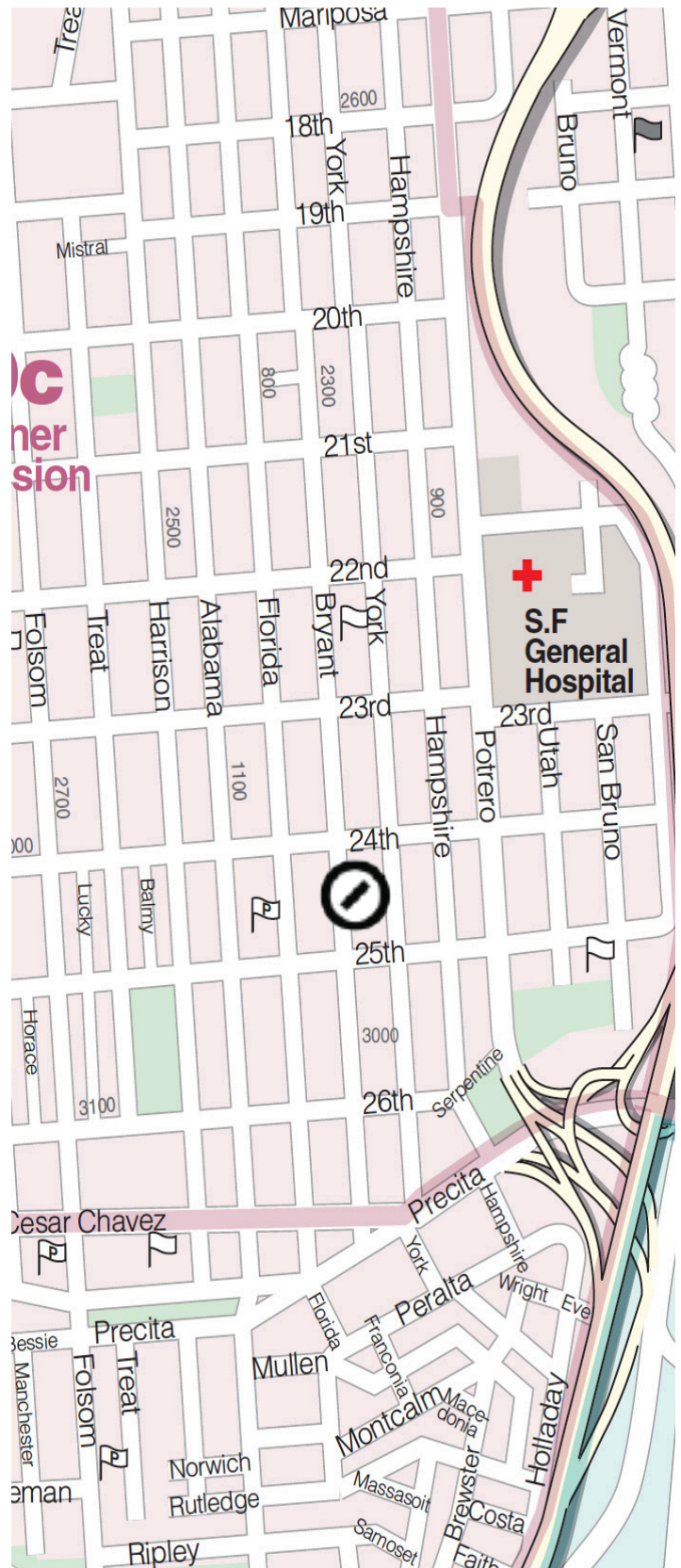
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\$1,095,000
Price

\$626
Price Per SqFt

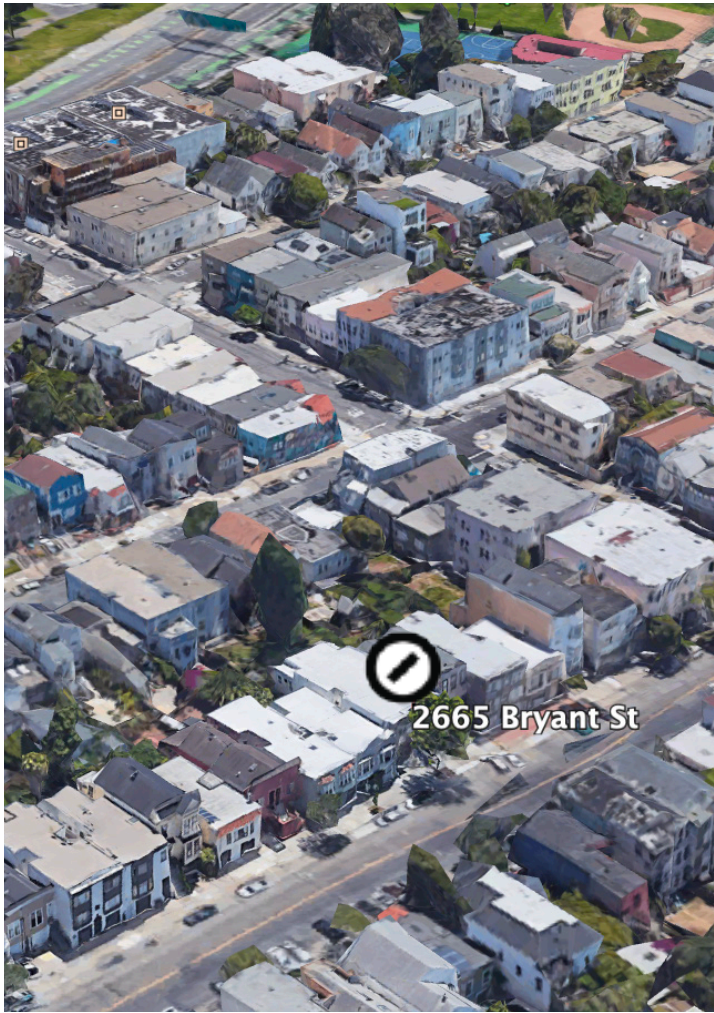
\$547,500
Price Per Unit



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This beautiful two unit building sits on a desirable residential street in the Mission, San Francisco. The property consists of two 2 Bed/1 Bath units. Recent renovations and well sized rooms make this the ideal investment in one of San Francisco's most culturally rich neighborhoods.

2665-2667 Bryant is conveniently located within walking distance to Zuckerberg San Francisco General Hospital and the James Rolph Tennis Courts. Residents also benefit from nearby parks such as Potrero Del Sol; the largest Skate Park in San Francisco, Garfield Square, and Precita Park. There is also a great variety in coffee shops, restaurants, retail shops and entertainment on 24th Street.

Commuting via Freeways to the Peninsula, North, East, and South Bay from 2665-2667 Bryant Street is effortless. There are also many bus routes within a three block radius that connect you to all parts of San Francisco.



- Two Large Units in the Mission
- Year Built: 1900
- Building Size: 1,748 Sq. Ft.
- Lot Size: 1,781 Sq. Ft.
- Zoning: Residential
- Price Per Unit: \$547,500
- Price Per SqFt: \$626
- Projected Annual Income: \$

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FINANCIAL SUMMARY

RENT ROLL

Unit	Bed	Bath	Lease Start	Current Rent
2665	2	1	6/15/2012	\$2,332
2667	2	1	3/1/1993	\$971
				\$3,303

INCOME & EXPENSES

Income

Gross Annual Income	\$39,636
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Gross Expenses	\$16,282
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Expenses

Property Taxes 1.1801%	\$15,282
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Insurance	\$2,500
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Gross Expenses	\$16,282
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Net Operating Income	\$23,354
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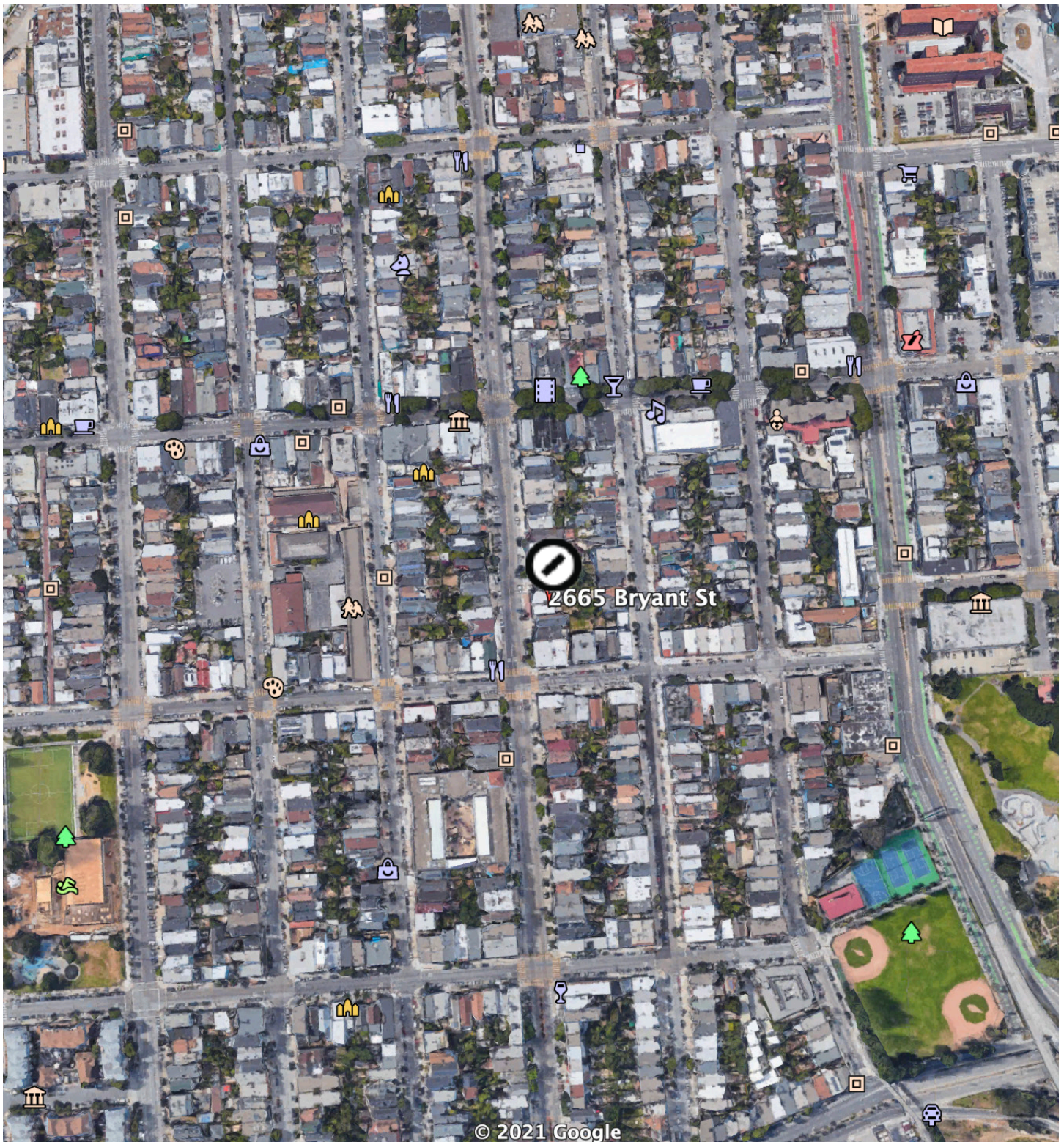
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