

4-UNIT BUILDING FOR INVESTMENT

501 Masonic Avenue San Francisco, CA 941117



Premier Offering in the Heart of San Francisco

Fabulous opportunity to buy a four-unit building for investment or/and owner move-in. The property features four one-bedroom units with a functional layout. Each unit consists of 1 BR, 1 BA, a spacious living room, and an eat-in kitchen. One unit is leased and three units are vacant. There is a two-car garage and a large open space behind the garage. Units are separately metered. Convenient location for public transportation. Close to USF, the Panhandle, Haight Ashbury, Cole Valley, and Golden Gate Park.

LONE MOUNTAIN

# of Units	4
Total Rentable Area	3,438± sq.ft.
Total Land Area	3,613± sq.ft.
Price Per Square Foot	\$690
NOI Year	\$101,790
Year Built	1923
CAP Rate	4.2%
Zoning	RH2





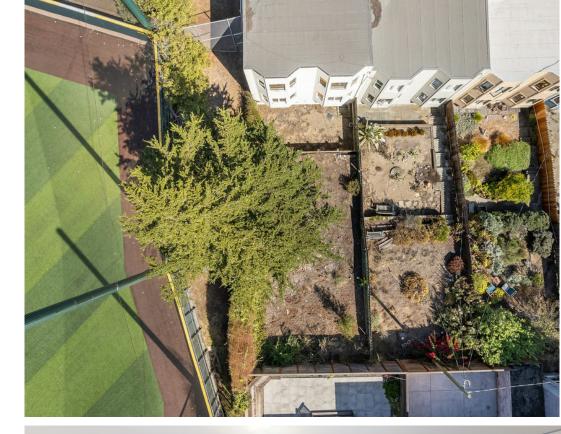






SUMMARY

Price	\$2,195,000
Number of Units	4
Price Per Unit	\$ 548 ,750
Price Per SF	\$638
Gross SF	±3,438
Lot Size	±3,613
Cap Rate	4.4%
INCOME	Current
Gross Annual Rent Income	\$137,489
Net Operating Income	\$96,185
EXPENSES	Current
Taxes	\$25,894
Insurance	\$2,247
Water	\$1,620
Garbage	\$2,200
PG&E	\$420
Management Fee (4%)	\$5,616
Total Expenses	\$41,546
Effective Gross Income %	41.96%





RENT ROLL

Unit	Bedrooms	Bathrooms	Average SF	Lease Start	Rent/Mo
Unit 1	1	1	±860	Vacant	\$3,200
Unit 2	1	1	±860	08/01/2006	\$1,666
Unit 3	1	1	±860	Vacant	\$3,200
Unit 4	1	1	±860	Vacant	\$3,200
Parking				Vacant	\$400
Total					\$11,666











Morgan Thomas morgan.thomas@sothebys.realty 415.505.0226

