



4-UNIT BUILDING FOR INVESTMENT

501 Masonic Avenue
San Francisco, CA 94117

Sotheby's
INTERNATIONAL REALTY

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

Asking Price | \$2,195,000





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



LOCATION OVERVIEW

SAN FRANCISCO

ROSSI PARK

TRADER JOE'S

Pig Whistle Bar and Restaurant

AT&T

BANK OF AMERICA

GEARY BLVD

ANZA ST

Target

KAISER PERMANENTE

PET SMART

CHIPOTLE MEXICAN BURGERS

W

STANYAN ST

PARKE

18,360+ VPD

UNIVERSITY OF SAN FRANCISCO

TURK BLVD

PRIMO'S

GOLDEN GATE AVE

ULRICH FIELD

CENTRAL AVE

GOLDEN GATE AVE

501 MASONIC AVE

MASONIC AVE

BAKER ST

BOBAHEAD

USF School of Law

St. Mary's Medical Center

PAPALOTE

Starbucks

Byjo Central Park

LYON ST

SCARLET FOX WINE BAR

CENTRAL COFFEE TEA SPACE

PARKSIDE MARKET

Manitas Cakes + Deli

GROVE ST

HAYES ST





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