

FOR SALE

748 CLEMENTINA STREET

*A ±5,620 SF, four-unit
multifamily building
located in San Francisco's
South of Market District*

SAN FRANCISCO, CA 94103



PROPERTY OVERVIEW

We are pleased to present 748 Clementina Street for sale, consisting of a ±5,620 SF, four-unit multifamily building with a (2) car garage.

748 Clementina is a four-unit apartment building located in San Francisco's South of Market District. There is (1) three bedroom apartment, (3) one bedroom apartments and a (2) car garage. South of Market District is a vast, warehouse-filled district. It encompasses Mission Bay and South Beach, where the Giants play baseball at waterfront AT&T Park. Surrounding Yerba Buena Gardens is an arts SLR center, sleek convention complex Moscone Center and several museums, including the acclaimed San Francisco Museum of Modern Art (SFMOMA).

\$1.995M

ASKING PRICE

\$355

PRICE PER SF

\$498,750

PRICE PER UNIT

5.10%

CAP RATE

1960

YEAR BUILT

±1,873 SF

LOT SIZE

SLR

ZONING



RENT ROLL

Unit	Unit Type	Current Rent/Mo
748	1BD / 1BA	\$3,500
750	3BD / 1BA	\$5,000
752	1BD / 1BA	\$1,440
752A	1BD / 1BA	\$1,600
2 Car Garage	1BD / 1BA	\$600
Total Gross Monthly Rent		\$12,140

INCOME & EXPENSES

Income

Gross Annual Rental Income \$145,680

Expenses

Taxes \$29,308

Insurance \$3,500

Utilities \$3,500

Repairs \$2,500

Cleaning & Maintenance \$1,250

Management Fees \$5,603

Total Expenses \$45,661

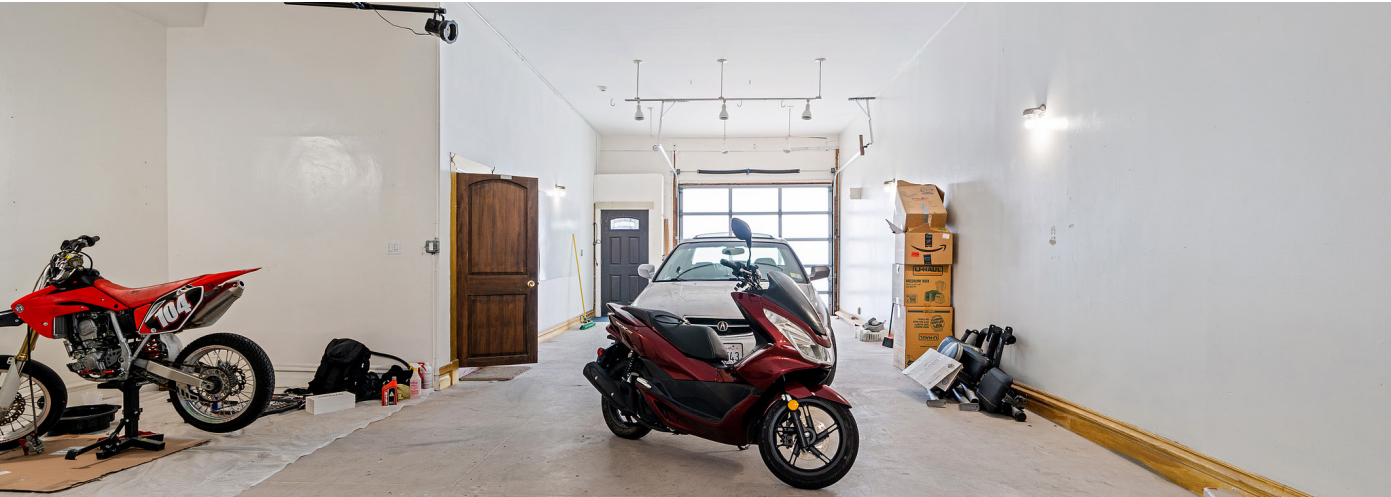
Net Income \$100,019



PROPERTY PHOTOS



PROPERTY PHOTOS





For more information contact

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