



2721 20TH STREET, SAN FRANCISCO CA



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OPPORTUNITY OVERVIEW

OFFERED AT \$1,295,000

PRICE PER SQFT. \$469

PRICE PER UNIT \$431,000

PROJECTED ANNUAL INCOME \$117,000



This attractive classic multifamily duplex comprises 2 Flats and one non-conforming 2-bedroom apartment. The Property has one vacant unit. Excellent prime central Mission location in the heart of vibrant Valencia district with great restaurants, hip retail and close access to BART, Muni, and Freeways. Built in 1911, all units and the building have period details with unique opportunity for investors or Owner/User to update his asset for incredible upside income generating investment potential.

PROPERTY FEATURES:

- 2 Units
- Year Built: 1906
- Building Size: 2,760 SqFt
- Lot Size: 1,528 SqFt
- Zoning: RH2

FINANCIAL SUMMARY

RENT ROLL

Unit	Type	Bedrooms	Bathrooms	Rent
Unit 1	Apt	2	1	\$3,927
Unit 2	Apt	2	1	\$4,200
Unit 3	Apt	2	1	\$1,655
Gross Monthly Rent				\$9,782

INCOME & EXPENSES

Income	
Gross annual Rental Income	\$117,000
Expenses	
Taxes	\$14,184
Insurance	\$3,700
Water	\$3,600
Total Expenses	\$21,484



PROPERTY PHOTOS



PROPERTY PHOTOS



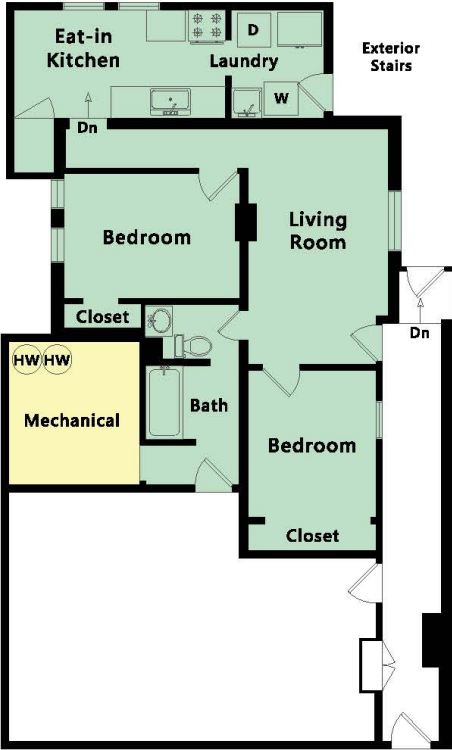
FLOOR PLANS

Note: Square footage data represents an estimate and has been derived simply for the marketing-style floor plans developed by Open House Drafting.

2721	1,420 Sq Ft
2723	1,270 Sq Ft
Lower Rear Unit	730 Sq Ft
Mechanical	90 Sq Ft

2721 20th Street

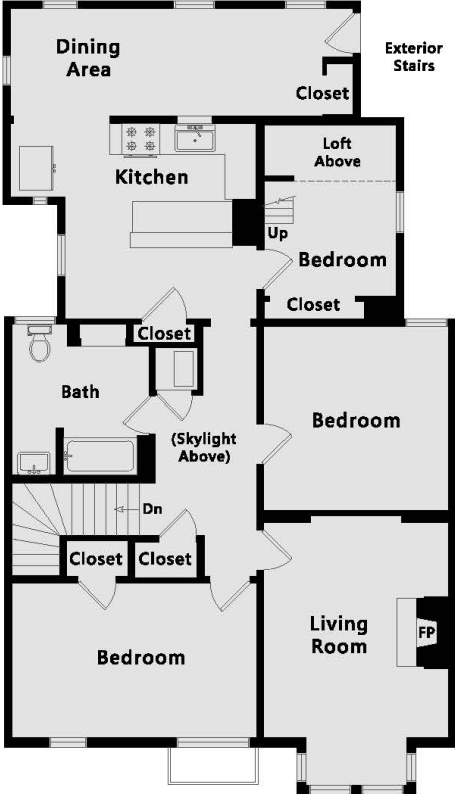
San Francisco, CA



Lower Level



#2723



#2721

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