

## 4 Luxury Condos + Ground Floor Retail

**570-580 Bush Street @ Stockton Street  
San Francisco, CA**



4-story building, 1 retail unit, 3- 1bd/1ba  
condos plus 1 - 2bd/2ba penthouse -  
elevator - roof deck, views - coin op W/D  
on 1<sup>st</sup> floor, air conditioning, 2 car garage

Building size: 5,685 sq. ft. (per Seller)

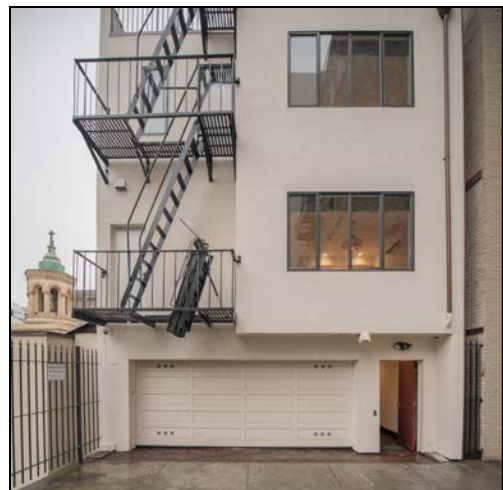
Lot size: 1,898 sq. ft.

Year built: 1992

Construction: wood

Zoning: C-3-G

APN: 0271-052



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**Income: \$131,400 – Projected Income: \$337,200**

Unit	Tenant	Approx Sq. Ft.	Current Rent	Market Rent	Lease End
Retail	vacant	1,800		\$12,000	
<b>Condo</b>					
201	1bd/1ba	700	\$3,650	\$3,500	8/2021
301	1bd/1ba	642	\$3,650	\$3,500	8/2021
302	1bd/1ba	722	\$3,650	\$3,500	8/2021
401	2bd/2ba penthouse	1,279	\$0	\$5,600	vacant
<b>Total</b>		<b>5,143</b>	<b>\$10,950</b>	<b>\$28,100</b>	

### Expenses w/o Taxes: \$18,364

Property tax 1.2% of sales price

Insurance:	\$10,000	Water / Sewer:	\$1,114
Gas / Electricity:	\$1,615	Garbage:	\$2,771
Repairs & Maintenance:	\$2,864		



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