

575 BURNETT AVE

Twin Peaks

5 UNIT VIEW BUILDING

\$2,395,000

Presented By
Joske Thompson

For Sale
Joske
Thompson
415.343.300
COMPASS
575Burnett.com

575

579

COMPASS



THE PROPERTY

Built in 1963, 575 Burnett is a modern 5 unit San Francisco apartment building located on the downtown view side of Twin Peaks. The building consists of 5 view units on six levels and 5 car parking on both the east and west sides of the building.

575 Burnett offers an outstanding opportunity to acquire a unique view property with tremendous long-term upside in one of San Francisco best neighborhoods.

INCOME AND EXPENSES

ESTIMATED ANNUAL BUILDING EXPENSES		NOTE
Bldg Property Taxes (2019 rate 1.163%)	\$27,854	Calculated based on \$2,395,000 Sale Price
Building Insurance	\$3,778	Based on estimates of 2018 expenses
Utilities: Gas & Electric	\$2,256	Based on estimates of 2018 expenses
Utilities: Water/Sewer	\$6,449	Based on estimates of 2018 expenses
Utilities: Garbage	\$3,711	Based on estimates of 2018 expenses
Janitorial Service	\$3,148	Based on estimates of 2018 expenses
Pest Control Service	\$1,200	Based on estimates of 2018 expenses
Maintenance & Repairs	\$2,500	Estimated at \$500 per unit
Miscellaneous	\$1,200	Based on estimates of 2018 expenses
Estimated Annual Building Expenses	\$52,093	

CURRENT ANNUAL INCOME SUMMARY	
Projected Gross Annual Income	\$151,787.52
Less Estimated Annual Expenses	\$52,093
Effective Net Operating Income	\$99,694.52

AVERAGES

GRM 15.78
CAP Rate 4.163%
Price Per SF \$503
Price Per Unit \$479,000

RENT ROLL

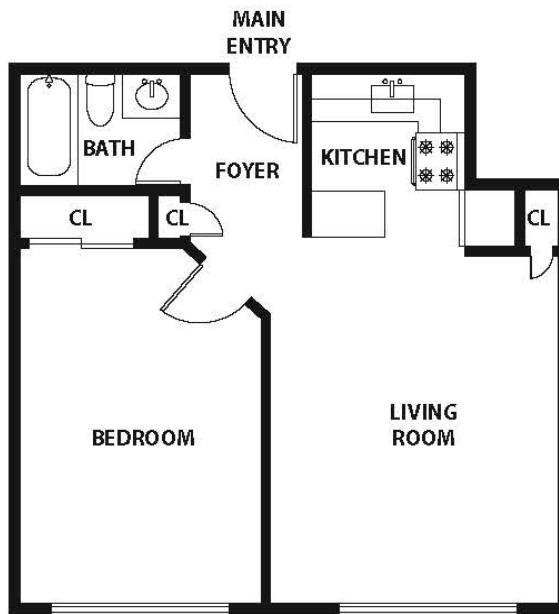
Unit	Type	Current Rent
1	1 BD / 1 BA	\$2,180.54
2	2 BD / 2 BA	\$2,765.98
3	2 BD / 1.5 BA	\$1,969.92
4	2 BD / 1.5 BA	\$2,364.32
5	2 BD / 1.5 BA	\$3,168.20
5 Garages	Independent	\$0
Laundry		\$200 (estimate)
Monthly Income		\$12,648.96
Annual Income		\$151,787.52



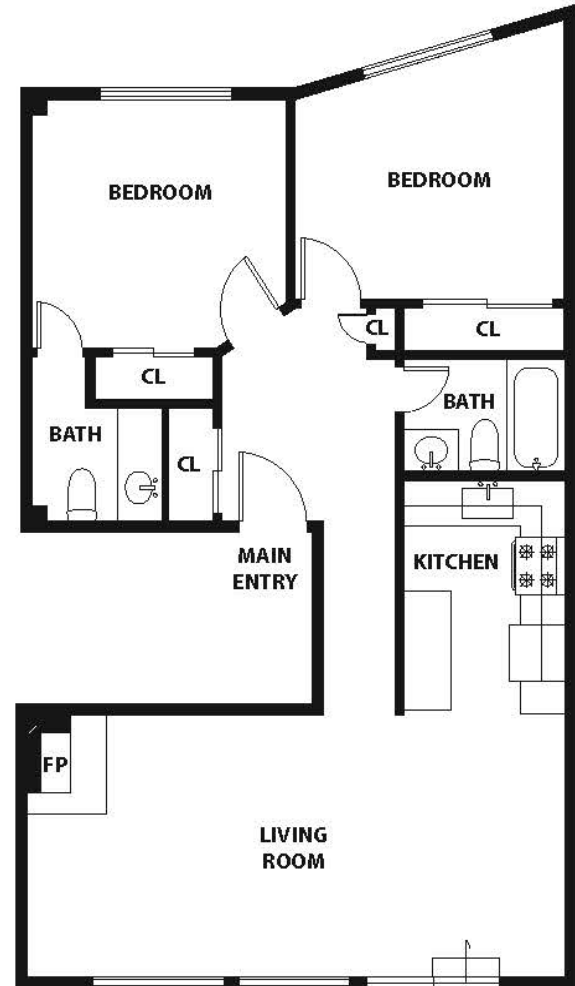


FLOOR PLANS

Sq.Ft. figures are estimates and for marketing purposes only. Prospective Buyers are advised to confirm the accuracy of the drawings and measurements independently.



UNIT #1



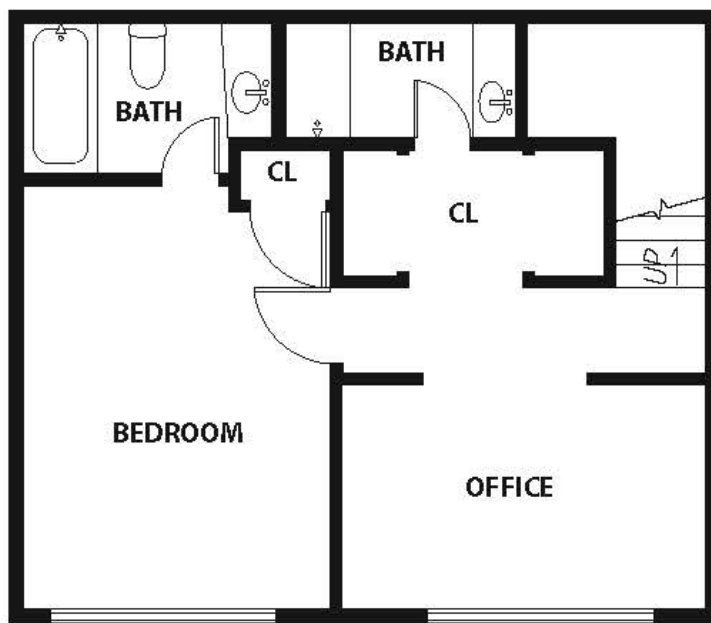
UNIT #3, #4 & #5

INVESTMENT SUMMARY

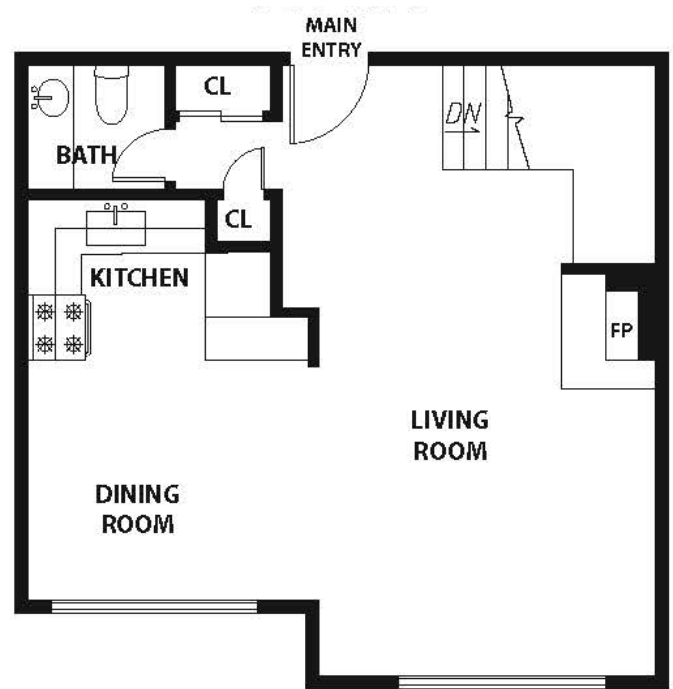
APN Number	2799-018
Year Built	1963 (per tax records)
Building Square Footage	4,764 per tax records
Lot Square Footage	2,130 (per tax records)
Number of Stories	6 Stories
Parking	Garage - 5 Cars
Residential Unit Mix	One 1BD/1BA One 2BD/2BA/2 Levels Three 2BD/1.5BA

FLOOR PLANS

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**UNIT #2
FLOOR 1**



**UNIT #2
FLOOR 2**



INVESTMENT HIGHLIGHTS

Prominent Twin Peaks View Location
5 View Units
Garage Parking for 5 cars

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