

Operating Revenues - 2730 Sacramento Street

Rent Roll									
Apartment	Type	8/01/15 base rent	2/01/13+14 CIP*	10/1/06 CIP*	8/15 bond	CIP - prior	10/1/08CIP*	Totals	Apartment
1	3/01/2015	2/1	\$3,900.00					\$3,900.00	1
2	9/1/2013	2/1	\$3,293.41			25.23		\$3,318.64	2
3	11/1/98	2/1	\$1,010.20	177.17	8.65	\$25.23	\$33.85	\$1,255.10	3
4	6/17/2014	2/1	\$3,566.50			\$25.23		\$3,591.73	4
5	3/4/2008	2/1	\$2,636.63			25.23		\$2,661.86	5
6	2//28/04	2/1	\$2,375.84		4.21	\$25.23	\$33.85	\$2,439.13	6
7	1/1/81	2/1	\$868.27		8.65	\$25.23	\$33.85	\$936.00	7
8	6/2/10	2/1	\$2,362.61			\$25.23		\$2,387.84	8
9	4/01/13	2/1	\$2,984.65			25.23		\$3,009.88	9
10	6/1/09	2/1	\$2,687.41			\$25.23		\$2,712.64	10
11	6/24/2014	2/1	\$3,566.50			\$25.23		\$3,591.73	11
12	2/16/2013	2/1	\$2,984.65			\$25.23		\$3,009.88	12
	Lobby studio	Furnished corporate	\$3,000.00					\$3,000.00	Lobby studio
			<b>\$35,236.67</b>	<b>\$177.17</b>	<b>\$21.51</b>	<b>\$277.53</b>	<b>\$0.00</b>	<b>\$101.55</b>	<b>\$35,814.43</b>

Parking/Storage Revenues		
Gar 1 **	Farber	500
Gar 2		
Gar 3		
Storage 9	Solvik	\$190.00
Storage 10	Solvik	
Storage 11	Yosh	\$125.00
Storage 12	Keylor	\$90.00
Storage 13	Urbaneja	\$90.00
Storage 14	Foust	\$100.00
		<b>\$1,095.00</b>

Storage Continued		
Storage 1	Kody Williams	\$90.00
Storage 2	Evans	\$120.00
Storage 3	Petschke	\$125.00
Storage 4	House	\$0.00
Storage 5	brennen	\$90.00
Storage 6	Monk	\$90.00
Storage 7	Jennings	\$90.00
Storage 8	Yoshikawa	\$125.00
		<b>\$730.00</b>

Total-Storage/Gar \$1,825.00

Laundry Income \$250.00

Total Monthly Building Income: \$37,889.43

Total Annual Building Income: \$454,673.16

\* Note: 10/01/06 pass-throughs are part 7-year, part 10year expirations ==> expire with rent on 9/1/13 (3,7=45.25; 6=12.93) and 9/1/16 (3,7=8.65, 6=4.21) respectively  
 10/01/08 CIP pass-throughs are part 7-year, part 10-year ==> expire with rent on 9/1/15 (3,6, 7=1.47) and 9/1/18 (3,6,7= 33.85) respectively  
 2/1/13 - 14 cap improvement is full 10-year so expires with rent due on 1/1/23 and 1/1/24. It applies only to #3 for bathroom renovation.

\*\* Note: Garage is rented to residential tenant #3, so no SF Parking Tax return or tax is required.

# Offering Summary for 2730 Sacramento Street

General Information:

Address: 2730 Sacramento Street  
 San Francisco (@ Pierce)  
 District: Pacific Heights  
 Prop Sub Type: Multi-family dwelling  
 APN: 0632-002A  
 Bldg Sq. Ft: 11,250 (per tax record)  
 Add'l Inc Sq. Ft: 1,677 (per draftsman)  
 Lot Size: 4,750  
 Constructed: 1916  
 Zoning: RM-2  
 \$/Sq.Ft.: 675.56  
 Gross Income: \$454,673.16  
 GRM: 16.7

Building Composition:

Apartments: Twelve (12) Two Bedroom  
 One (1) Studio  
 Kitchens: Built-in Pantry  
 Gas stoves/ovens  
 Bathrooms: Tub/shower combinations  
 Bedrooms: Hardwood Floors  
 Bay Windows  
 Parking: 545 sq. ft. Garage  
 Storage: 15 individual units  
 Note: Two (2) units on top floor have  
 been remodeled with an open  
 living concept

Building Systems:

Structure: Wood-frame  
 Façade: Brick veneer  
 Roof: Modified Bitumen NEW  
 Elec Service: Separately metered  
 Gas Service: Separately metered  
 Heat Source: Steam heat  
 Building Style: Edwardian  
 Seismic: Upgraded

Common Areas:

Lobby: Large with separate mail area  
 Floors: Tile/carpet  
 Yard: Rear patio sitting area  
 Laundry: Coin operated  
 Garbage: Garbage chute  
 Additional: Bike rack

Operating Expenses:

Real Estate Taxes	\$90,288
Insurance	\$9,150
Scavenger	\$4,279
Gas	\$9,529
Water	\$6,498
Janitorial	\$8,779
Maintenance & Repairs	\$22,892
Property Management/payroll	\$661
Legal	\$468
Reserves	-
Mort Overpayment @actual	
Phone	\$496
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	\$153,040
Net Operating Income:	\$301,633
Rate of Capitalization (CAP rate):	4%