



## FREQUENTLY ASKED QUESTIONS

How much is the building?	\$998,000
Is there an HOA? Are there dues?	There is no HOA. This is a duplex owned by one party.
How much are the rents?	The tenant is paying \$879.66/mo. For the upstairs unit, similar one bedroom units are renting for ~3K a month
When was the building built?	1890 per SF Water Dept
How large is the building?	1,685 sq ft per floorplan
What's the tenant situation?	The tenant has lived in the unit since 1991. The sellers believe the tenant may be protected from an owner move-in eviction.
Is the building a legal duplex?	Yes. The Report of Residential Record (3R) shows the building to be a legal duplex.
Can I convert this to condos?	Possibly. It is strongly encouraged that you consult with an attorney. We recommend speaking with Isaac Jacobson at 415.655-9753 or isaac@msllp.law or any SF condo conversion specialist.
Is there an eviction or buyout history with either unit?	The top floor unit had an owner move-in eviction in 2013.
How are utilities paid?	The lease reads the two units split utilities 50/50; however, since the seller was two people and the tenant was one, they allocated costs 1/3 + 2/3.
Is the building subject to rent control and eviction protections?	Yes and yes.
Can the building be sold as TICs?	The buyer may choose to sell as TICs after they own it. The sellers are only selling the whole building.
How old is the roof?	The sellers are not sure how old the roof is. It is showing signs of wear and tear. The sellers have ordered a roof inspection and will provide it in the disclosures when available.
What's the parking situation?	The building was not built with a parking space.
Are pets allowed?	Yes. The buyer may decide any pet policy they choose. The tenant does not have pets.
Is laundry included?	Yes. There is a washer and dryer outside under the alcove. Buyers may consider installing w/d hookups in the shed on the other side of the bathroom.
Were inspections done?	Yes. The sellers completed pest, general, water/energy and underground storage tank inspections. See disclosures for details.
Has there been a death on the property in the past three years?	No.
Why is the seller selling?	The sellers are relocating.



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**Estimated Total Square Footage: 1,685 SQ FT**

*Calculated from outside face of exterior walls and center line of demising walls.*

- Unit 24A: 710 SQ FT
- Unit 24: 945 SQ FT
- Common Storage: 30 SQ FT



**FIRST FLOOR**

Unit 24A: 710 SQ FT  
Unit 24: 40 SQ FT



**SECOND FLOOR**

Unit 24 905 SQ FT  
Common Storage 30 SQ FT



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MICHAEL MINSON | KELLER WILLIAMS SAN FRANCISCO  
DANIELLE LAZIER | COMPASS

Rendering by Floor Plan Visuals.  
All measurements are approximate. While deemed reliable, no information on these floor plans should be relied upon without independent verification.

Proudly Presented by Michael Minson and Danielle Lazier  
michael@levelupgroupsf.com | 415.606.2625 | michaelminson.com  
hello@daniellelazier.com | 415.528.7355 x1 | daniellelazier.com