



MICHAEL MINSON | KELLER WILLIAMS SAN FRANCISCO  
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### Estimated Total Square Footage: 3,825 SQ FT

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

- 28 Bache St: 1,240 SQ FT
  - 28B Bache St: 325 SQ FT
  - 30 Bache St: 1,055 SQ FT
  - 30B Bache St: 915 SQ FT
  - Common Area: 290 SQ FT
- 2,750 SQ FT (per tax records)



### FIRST FLOOR

28 Bache St: 1,240 SQ FT  
30 Bache St: 55 SQ FT  
Common Area: 90 SQ FT



### SECOND FLOOR

30 Bache St: 1,000 SQ FT



### LOWER LEVEL

28B Bache St: 325 SQ FT  
30B Bache St: 915 SQ FT  
Common Area: 200 SQ FT



**\$1,098,000**

LIST PRICE

**6.4%**

CAP RATE

**11.8**

GROSS RENT MULTIPLIER

## PROFORMA INCOME & EXPENSES 28-30 BACHE

Figures are actual based on documentation provided unless otherwise noted

INCOME	Monthly	Yearly	
Unit 30 (Vacant)	\$4,000	\$48,000	Projected rental income.
Unit 28 (Top Floor)	\$1,219	\$14,622	Written lease signed 15-Jan, 1996; Last rent increase Dec, 2017.
Unit 30B (Right Side Garden)	\$1,887	\$22,644	Written lease signed 1-July, 2012; Last rent increase Jan, 2018.
Unit 30A (Garage Studio)	\$629	\$7,546	No written lease; estoppel declares Jan, 2012 start; no rent increase since at least Feb, 2016.
<b>Gross Income</b>	<b>\$7,734</b>	<b>\$92,813</b>	

EXPENSES	Monthly	Yearly	Comments
Property Taxes	\$1,034	\$12,407	
Garbage/Recycling	\$0	\$0	Paid by each resident
Water	\$353	\$4,237	One meter
Property Insurance	\$300	\$3,600	Estimated
PG&E	\$316	\$3,790	There are two meters for the building. One meter services and is paid for by Unit 28. The second meter is for the remaining units: Unit 30B pays 40%; Unit 30 pays 60%, Unit 30A does not pay for electricity.
Tenant Reibursement for PG&E	-\$141	-\$1,687	
<b>Gross Expenses</b>	<b>\$1,862</b>	<b>\$22,348</b>	

RATIOS	Amount
List Price	\$1,098,000
Cap Rate	6.4%
Gross Rent Multiplier	11.8



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Michael Minson and  
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