2-4 Units Client Detail Report

Listing Numbers: 105009, 243848, 258214, 246843, 259328, 276856, 268279, 248005, 253652, 255034, 258776, 260788, 260764, 261576, 261330, 261813,

MLS#: 268279 Sold 1019-1023 Lincoln Way San Francisco 94122-2217 Inner Sunset $ 1,188,000

2-4 Units **LD:** 06/11/04 **D/S:** 2/F
Cross Street: 11th Ave **Map:** CN45
Blk/Lot/APN: 1739048 **Zoning:** RH2
#Units: 3 **#OwrOcc:** 0 **#Vacant:** 0 **#Floors:**
#Pkg: 0 **#IndPkg:** **#TandPkg:**
~SqFt: 4179 Per Tax Record **$/Sqft:** 284.28 **GRM:** 23.32 **Year Built:** 1904
Gross Annual Income: 50950.44 **A/S:** Schec **Ann Expenses:**
Pending Lit: **Probate:** No **Court:**

Marketing Remarks: Price reduction!!! Ideal Inner Sunset location. Walking distance to GG Park,UC Med Center,Irving shopping area & Haight Ashbury. Exceptionally spacious,large & bright 3 story Edwardian w/ ~4.2K sf of lvg area. Top two units ~1.5K sf each,consisting of 3bd/1ba. Tremendous upside potential as TIC for owner-occupants or condo conversion. Orig,classic Edw. charm with hi ceilings. Each unit has separate laundry rm (top & G/F have washer/dryer), elec. meter & dishwasher. No protected tenants.

	Owner		Rental Agreement		Tenant	**Show**	Do Not Disturb Occup	**Show**	Appointment Only
Show	Call Listing Agent	**Show**	24-Hours Notice	**Posses**	Sub to Tenant Rights	**Type**	3 Story	**Style**	Edwardian
Unit 1	3 Bedrooms	**Unit 1**	1 Bath	**#1 Inc**	Refrigerator	**#1 Inc**	Garbage Disposal	**#1 Inc**	Dishwasher
#1 Inc	Washer/Dryer	**#1 Inc**	Fireplace(s)	**Unit 2**	3 Bedrooms	**Unit 2**	1 Bath	**#2 Inc**	Refrigerator
#2 Inc	Garbage Disposal	**#2 Inc**	Dishwasher	**#2 Inc**	W/D Hookups Only	**Unit 3**	2 Bedrooms	**Unit 3**	1 Bath
#3 Inc	Refrigerator	**#3 Inc**	Dishwasher	**#3 Inc**	W/D Hookups Only	**#3 Inc**	Fireplace(s)	**Views**	Park
Floors	Partial Carpet	**Foundn**	Concrete Slab	**Roof**	Tar and Gravel	**Heat**	Wall Furnaces	**Terms**	Month to Month
Separt	Gas	**Separt**	Electricity	**Tenant**	Gas	**Tenant**	Electricity	**Tenant**	Cable TV
Exps	Water	**Exps**	Garbage Collection	**Exps**	Insurance	**Exps**	License Fee/Advert	**Misc**	Fenced Yard
Misc	Enclosed Patio(s)	**Misc**	Smoke Alarm(s)	**Lot**	Regular	**Discls**	Disclosure Pkg Avail	**Discls**	Prelim Title Report
Discls	Mello-Roos Discl	**Discls**	Estoppel Certificate	**Discls**	RE Transfer Discl	**Discls**	Sellers Sup to TDS	**Discls**	Flood Hazard Discl
Discls	Env Hazards Report	**Discls**	Lead Hazard Discl	**Discls**	Strctrl Pst Cntr Rpt	**Financ**	1031 Exchange		

Tour Date: **Time:** **Lockbox Only:** **Price Reduction:**

Tour Remarks:

Open House Date: **Time:**

Open House Remarks:

Unit #1:	1019 (Top)	**#Rms:**	**SqFt:**	1500	**Rent:** 2016.00	**Rent Type:**	Month to Moı	**Lease Expires:**	
Unit #2:	1021 (Mid Flr)	**#Rms:**	**SqFt:**	1500	**Rent:** 1132.61	**Rent Type:**	Month to Moı	**Lease Expires:**	
Unit #3:	1023 (G/F)	**#Rms:**	**SqFt:**	1200	**Rent:** 1097.26	**Rent Type:**	Month to Moı	**Lease Expires:**	
Unit #4:		**#Rms:**	**SqFt:**		**Rent:**	**Rent Type:**		**Lease Expires:**	

Contract Date: 06/11/04 **Sold Date: 10/26/04** **Sold Price: 1,188,000** **DOM: 117**

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