

## 2-4 Units Client Detail Report

Listings as of 10/24/05 at 2:52pm

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**MLS#: 283475 Sold 974-976 Rhode Island St San Francisco 94107-2613 Potrero Hill \$ 739,000**



**2-4 Units** LD: 01/26/05 D/S: 9/E  
**Cross Street:** 22nd St **Map:** CT45  
**Blk/Lot/APN:** 4094030 **Zoning:**  
**#Units:** 2 **#OwrOcc:** 2 **#Vacant:** **#Floors:**  
**#Pkg:** 0 **#IndPkg:** **#TandPkg:**  
**~SqFt:** 1646 **Per Tax Record:** **\$/Sqft:** 578.96 **GRM:** 0.00 **Year Built:** 1915  
**Gross Annual Income:** **A/S:** **Ann Expenses:**  
**Pending Lit:** **Probate:** No **Court:**

**Directions:** Portrero to 16th, up 16th, turn right on RI OR Portrero to 23rd, turn left, past SFGH, Right on RI

**Marketing Remarks:** 2 delightful and attractive 1-bedroom units. Units are large and have open floor plans. BOTH units will be delivered vacant at close of escrow. Each unit has its own style, deck, and access to the luscious backyard complete with fruit-bearing trees! Extensive picturesque views and the coved ceilings upstairs provide a light, warm, peaceful ambiance. Downstairs unit includes newer appliances, gas range, and washer/dryer. Great Potrero Hill location. Close to both freeways. No Preemptive Offers.

<b>Show</b> Call Listing Agent	<b>Show</b> Do Not Disturb Occup	<b>Posses</b> Close of Escrow	<b>Type</b> 2 Story	<b>Unit 1</b> 1 Bedroom
<b>Unit 1</b> 1 Bath	<b>#1 Inc</b> Balcony/Deck	<b>#1 Inc</b> Garbage Disposal	<b>#1 Inc</b> Dishwasher	<b>#1 Inc</b> Oven/Range
<b>#1 Inc</b> Refrigerator	<b>#1 Inc</b> Window Coverings	<b>#1 Inc</b> Washer/Dryer	<b>Unit 2</b> 1 Bedroom	<b>Unit 2</b> 1 Bath
<b>#2 Inc</b> Balcony/Deck	<b>#2 Inc</b> Garbage Disposal	<b>#2 Inc</b> Dishwasher	<b>#2 Inc</b> Oven/Range	<b>#2 Inc</b> Refrigerator
<b>#2 Inc</b> Washer/Dryer	<b>Views</b> City Lights	<b>Views</b> Hills	<b>Floors</b> Linoleum	<b>Floors</b> Partial Carpet
<b>Floors</b> Partial Hardwood	<b>Floors</b> Tile	<b>Heat</b> Wall Furnaces	<b>Separ</b> Electricity	<b>Separ</b> Gas
<b>Laund</b> In Each Unit	<b>Misc</b> Decks	<b>Misc</b> Fenced Yard	<b>Misc</b> Sprinkler-Automatic	<b>Misc</b> Storage Areas
<b>Lot</b> Regular				

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

**Tour Remarks:**

**Open House Date:** **Time:**

**Open House Remarks:**

<b>Unit #1:</b>	<b>#Rms:</b>	<b>SqFt:</b> 823	<b>Rent:</b>	<b>Rent Type:</b>	<b>Lease Expires:</b> 0000-00-00
<b>Unit #2:</b>	<b>#Rms:</b>	<b>SqFt:</b> 823	<b>Rent:</b>	<b>Rent Type:</b>	<b>Lease Expires:</b> 0000-00-00
<b>Unit #3:</b>	<b>#Rms:</b>	<b>SqFt:</b>	<b>Rent:</b>	<b>Rent Type:</b>	<b>Lease Expires:</b> 0000-00-00
<b>Unit #4:</b>	<b>#Rms:</b>	<b>SqFt:</b>	<b>Rent:</b>	<b>Rent Type:</b>	<b>Lease Expires:</b> 0000-00-00

**Contract Date:** 01/26/05 **Sold Date:** 03/02/05 **Sold Price:** 953,000 **DOM:** 12

Presented By: Terry Lee / BJ Droubi & Company

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