

2-4 Units Client Detail Report

Listings as of 04/26/07 at 10:15am

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MLS#: 317476 Sold 3819-21 17th St San Francisco 94114-2007 Eureka Valley/Dolore \$ 1,449,000



| | | |
|------------------------------|------------------------|----------------------|
| 2-4 Units | LD: 12/07/06 | D/S: 5/K |
| Cross Street: Sanchez | Map: CO45 | |
| Blk/Lot/APN: 3581084 | Zoning: | |
| #Units: 3 | #OwrOcc: 1 | #Vacant: |
| #Pkg: 1 | #IndPkg: | #Floors: |
| ~SqFt: 3000 Per Owner | \$/Sqft: 475.33 | GRM: 0.00 |
| Gross Annual Income: | A/S: | Ann Expenses: |
| Pending Lit: | Probate: No | Court: |

Directions: 17th Street, between Noe and Sanchez

Marketing Remarks: Great Opportunity! Like buying a single family home with good income. 3 legal units consisting of a large Victorian house(owners) with 3 bd/ 2.5 ba, 2 story in exc. condition. LR,FDR, eat in kitchen, with 3bd/2ba up. High ceilings, Very Chic. Walk to muni, Castro Village. Charming cottage in back with one bedroom. Also large studio apt. down. Great rental area. Great for owner/occupier. Many upgrades. Great possibility for a 1031 exchange. Leased prking (1 car) for \$200./month, one block away.

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|----------------------------------|------------------------------------|--------------------------------|-----------------------------|----------------------------|
| Show Call Listing Agent | Posses Sub to Tenant Rights | Type House & Apartments | Type Triplex | Type 3 Story |
| Style Victorian | Exter Stucco | Unit 1 3 Bedrooms | Unit 1 2.5 Baths | #1 Inc Oven/Range |
| #1 Inc Refrigerator | #1 Inc Dishwasher | #1 Inc Washer/Dryer | #1 Inc Balcony/Deck | Unit 2 Studio |
| Unit 2 1 Bath | Unit 3 1 Bedroom | Unit 3 1 Bath | Unit 3 Apartment | #3 Inc Oven/Range |
| #3 Inc Refrigerator | Views Partial | Views City Lights | Floors Hardwood | Floors Parquet |
| Foundn Concrete Perimeter | Constr Wood Frame | Roof Composition | Heat Central Heating | Separ Water |
| Separ Gas | Bsmt Partial | Misc Fenced Yard | Misc Patio(s) | Misc Smoke Alarm(s) |
| Lot Regular | | | | |

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

Tour Remarks:

Open House Date: **Time:**

Open House Remarks:

| | | | | | |
|-----------------------|--------------|-------------------|----------------------|--------------------------------|----------------------------------|
| Unit #1: 3821 | #Rms: | SqFt: 1700 | Rent: | Rent Type: | Lease Expires: |
| Unit #2: 3819 | #Rms: | SqFt: 650 | Rent: 1500.00 | Rent Type: Lease | Lease Expires: 2007-08-02 |
| Unit #3: 3821A | #Rms: | SqFt: 650 | Rent: 1200.00 | Rent Type: Month to Mor | Lease Expires: |
| Unit #4: | #Rms: | SqFt: | Rent: | Rent Type: | Lease Expires: |

Contract Date: 03/28/07 **Sold Date:** 03/28/07 **Sold Price:** 1,426,000 **DOM:** 111

Presented By: Donna M Sullivan / Hill & Co.

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