

Residential Income Client Detail Report

Listings as of 07/26/2022 at 10:14am

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MLS#: 421537794 Sold Off MLS 623-625 Natoma St, San Francisco, CA 94103 SF District 9 \$1,460,000



Quadruplex **LD:** 03/20/21 **OMD:** 03/20/21 **DOM:** 16
Cross Street: 7th St **D-S:** SF District 9 South of Market
Blk/Lot/APN: 3727038 **Zoning:** **Lot SqFt:** 1903
#Units: 4 **#OwnrOcc:** 0 **#Vacant:** 2 **#Floors:** 0
#Pk: 0 **#IndPk:** 0 **#TandPk:** 0
~SqFt: 0/ **\$/SqFt:** **GRM:** 23.93 **Year Built:**
Gross Annual Income: \$58,500 **A/S:** Actual **CAP Rate:** 3.00
Special Listing Conditions: Other **Net Operating Income:** \$

[See Additional Pictures](#) [Map View](#)

Pending Date: 04/05/21 **Closed Date:** 04/12/21 **Closing Price:** \$1,400,000

Directions to Property:

Public Remarks:

<p>Water Source</p> <p>Architectural Style</p> <p>Electric</p> <p>Operating Expense \$18,328</p> <p>Construction Materials</p> <p>Heating</p> <p>Cooling</p> <p>Green Verification Rating</p> <p>Laundry Features</p> <p>Lot Features Zero Lot Line</p> <p>Stories 0</p> <p>Accessibility Features</p> <p>Patio & Porch Features</p> <p>Security Features</p> <p>Showing Instructions Other</p>	<p>Appliances</p> <p>Window Features</p> <p>Utilities</p> <p>Disclosures/Documents</p> <p>1 Bedroom Units 4</p> <p>2 Bedroom Units 0</p> <p>3 Bedroom Units 0</p> <p>4 Bedroom Units 0</p> <p>Studio Units 0</p> <p>Commercial Units 0</p> <p>Leased Units 2</p> <p>Subtype Description Apartments</p> <p>Possession Close Of Escrow, Subject To Tenant Rights</p> <p>Sewer</p> <p>Parking Features</p>
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Date	Hosted	Time	Comments
Open Houses			
Unit #1:			#Rms: 0 SqFt: 713 Rent: \$2,325 Lease Term:
Unit #2:			#Rms: 0 SqFt: 713 Rent: \$2,550 Lease Term:
Unit #3:			#Rms: 0 SqFt: 0 Rent: \$ Lease Term:
Unit #4:			#Rms: 0 SqFt: 0 Rent: \$ Lease Term: