

2-4 Units Client Detail Report

Listings as of 11/17/15 at 8:28am

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MLS#: 437499Active	2622-2622A Sutter St, San Francisco 94115	Lower Pacific Height	\$ 1,699,000	See Map
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[See Additional Pictures](#)

2-4 Units **LD:** 09/02/15 **OMD:** 09/18/15 **D/S:** 6/C
Cross St: Lyon **Map:** CT42 **Lot** 3,127
SqFt:
Blk/Lot/APN: 1054016 **Zoning:** RH-3
#Units: 3 **#OwrOcc:** **#Vacant:** **#Floors:**
#Pkg: 0 **#Indep Pkg:** **#Tandem Pkg:**
~Sq Ft: 3410 Per Graphic **\$SF:** 498.24 **GRM:** 0.00 **YB:** 1900
 Artist
Gross Annual Income: **A/S:** **Annual Expense:**
Short Sale:No **REO:** No **Pend. Lit.:**No **Probate:**Yes **Court:**No

Marketing Remarks:

2622, 2622 1/2 and 2622 A Sutter is a three-unit Victorian. The uppermost unit has a view of downtown San Francisco and a classic Victorian era fainting room. The fainting room has previously been used as a sunny personal office space. This unit and the ground floor unit have been outfitted with freestanding thermostatically controlled Victorian style gas fireplaces. Each unit has bay windows, original crown molding and high ceilings. The property is conveniently located and is in walking distance to Laurel Heights & Fillmore Street shops and boutiques, Sundance Cinemas, and the City Center Shopping Mall. Transportation is readily available. The property is spacious and rests on an over-sized lot with a very pleasant backyard Oasis.

Type Flats	Style Victorian	Exter Stucco	Unit 1 1 Bedroom	Unit 1 Flat
#1 Inc Carpets	#1 Inc Oven/Range	#1 Inc Refrigerator	Unit 2 2 Bedrooms	Unit 2 1 Bath
Unit 2 Flat	#2 Inc Carpets	#2 Inc Refrigerator	#2 Inc Washer/Dryer	Unit 3 2 Bedrooms
Unit 3 1 Bath	Unit 3 Flat	#3 Inc Carpets	#3 Inc Refrigerator	#3 Inc Washer/Dryer
Floors Wall to Wall Carpet	Floors Linoleum	Foundn Concrete Perimeter	Constr Wood Frame	Roof Bitumen
Heat Gas	Heat Electric	Heat Wall Furnaces	Heat Stove Heater(s)	Terms Written Agreements
Terms Month to Month	Terms Lease Less Than 1 Yr	Tenant Gas	Tenant Electricity	Exps Water
Exps Maintenance/Repairs	Exps Insurance	Laund In Each Unit	Bsmt None	Misc Landscaping-Rear
Misc Fenced Yard	Misc Patio(s)	Misc Smoke Alarm(s)	Lot Regular	

Brokers Tour Date: 11/17/15 **Time:** 11:30 - 01:00 **Lockbox Only:** N **Price Reduction:** No

Open House Date: 11/22/15 **Time:** 2:00 pm - 4:00 pm

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

Unit#1: 2622 A	#Rms: 3	Sqft: 920	Rent: 2200.00	Rent Type: Lease	Lease Expires:
Unit#2:	#Rms:	Sqft: 1240	Rent: 1650.77	Rent Type: Month to Month	Lease Expires:
Unit#3:	#Rms:	Sqft: 1255	Rent: 2244.00	Rent Type: Month to Month	Lease Expires:
Unit#4:	#Rms:	Sqft:	Rent:	Rent Type:	Lease Expires:

Expires:

Presented By: Shelly L Sutherland (Lic: 01079918) / Paragon Real Estate Group
(Office Lic.:)

All data NOT VERIFIED. Subject to ERRORS, OMISSIONS, or REVISIONS.

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U.S. Patent 6,910,045

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