

## 2-4 Units Client Detail Report

Listings as of 12/03/15 at 6:52am

Page 1

**MLS#: 439005    Sold    619 Clayton St, San Francisco    Haight Ashbury    \$ 1,849,000** [See Map](#)  
**94117**



[See Additional Pictures](#)

**2-4 Units    LD: 10/16/15    OMD:10/16/15    D/S:5/B**  
**Cross St: Waller    Map: CO43    Lot 2,422    SqFt:**  
**BIK/Lot/APN: 1246004    Zoning: RH3**  
**#Units: 4    #OwrOcc: 1    #Vacant:    #Floors:**  
**#Pkg: 2    #Indep Pkg:    #Tandem Pkg: 2**  
**~Sq Ft: 4875    Per Tax Records    \$SF: 400.00    GRM: 16.91    YB: 1904**  
**Gross Annual    115320.00    A/S: Scheduled Annual Expense: 29634.00**  
**Income:**  
**Short Sale: No    REO: No    Pend. Lit.:    Probate: No    Court:**

**Marketing Remarks:** In the heart of the Haight, this building is near public transportation, shopping and restaurants, Golden Gate Park and many other city parks. The property has two car parking, a large basement that is currently used by the seller, coin-operated washer and dryer and a small yard. Storage is included in the tenants' leases. Some of the units have been updated. The building has old-world charm like the bay windows, built in cabinetry, hardwood floors and picture railings. At close of escrow, the seller will be vacating the lower level, two bedroom unit.

<b>Inc ExpOw ner</b>	<b>Inc Rental Agreement</b>	<b>Park Attached</b>	<b>Park Garage</b>	<b>Park Auto Door</b>
<b>Type 3 Story</b>	<b>Style Edwardian</b>	<b>Unit 1 1 Bedroom</b>	<b>Unit 1 1 Bath</b>	<b>Unit 2 2 Bedrooms</b>
<b>Unit 2 1 Bath</b>	<b>Unit 3 1 Bedroom</b>	<b>Unit 3 1 Bath</b>	<b>Unit 4 2 Bedrooms</b>	<b>Unit 4 1 Bath</b>
<b>Floors Hardw ood</b>	<b>Terms Written Agreements</b>	<b>Terms Security Deposits</b>	<b>Terms Month to Month</b>	<b>Tenant Gas</b>
<b>Tenant Electricity</b>	<b>Exps Water</b>	<b>Exps Gas</b>	<b>Exps Electricity</b>	<b>Exps Garbage Collection</b>
<b>Exps Maintenance/Repairs</b>	<b>Exps Insurance</b>	<b>Laund Coin Operated</b>	<b>Laund Appliances-Ow ned</b>	<b>Bsm t Unfinished</b>
<b>Bsm t Storage Area</b>	<b>Misc Fenced Yard</b>	<b>Misc Bay Window (s)</b>	<b>Misc Storage Area(s)</b>	<b>Discls Disclosure Pkg Avail</b>

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

**Remarks:**

**Open House Date:    Time:**

**Remarks:**

**Open House Date:    Time:**

**Remarks:**

<b>Unit#1: 1</b>	<b>#Rms: 4</b>	<b>Sqft:</b>	<b>Rent: 1180.20</b>	<b>Rent Type: Month to Month</b>	<b>Lease Expires:</b>
<b>Unit#2: 2</b>	<b>#Rms: 4</b>	<b>Sqft:</b>	<b>Rent:</b>	<b>Rent Type:</b>	<b>Lease Expires:</b>
<b>Unit#3: 3</b>	<b>#Rms: 4</b>	<b>Sqft:</b>	<b>Rent: 1750.00</b>	<b>Rent Type: Month to Month</b>	<b>Lease Expires:</b>
<b>Unit#4: 4</b>	<b>#Rms: 4</b>	<b>Sqft:</b>	<b>Rent: 2880.00</b>	<b>Rent Type: Month to Month</b>	<b>Lease Expires:</b>

**Pending Date: 10/29/15    Sold Date: 11/30/15    Sold Price: \$ 1,950,000    DOM: 13**

Presented By: Shelly L Sutherland (Lic: 01079918) / Paragon Real Estate Group (Office Lic.:)  
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 U.S. Patent 6,910,045  
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