


2-4 Units Client Detail Report

Listings as of 06/23/16 at 5:55am
Street Address 464 to 478 funston

MLS#: 442843	Sold	464-470 Funston Ave, San Francisco 94118 Inner Richmond	\$ 2,395,000	See Map
		2-4 Units LD: 03/04/16 OMD: 03/04/16 D/S: 1/B Cross St: Anza Map: CM43 Lot SqFt: 4,499 Blk/Lot/APN: 1532025 Zoning: RH2 #Units: 4 #OwrOcc: 1 #Vacant: #Floors: #Pkg: 4 #Indep Pkg: #Tandem Pkg: ~Sq Ft: 5150 Per Tax Records \$SF: 524.27 GRM: 0.00 YB: 1920 Gross Annual Income: A/S: Annual Expense: Short Sale: No REO: No Pend. Lit.: No Probate: No Court:		

[See Additional Pictures](#)

Marketing Remarks:

This stately Edwardian building is a splendid reminder of a grand era. Beautifully sited on an oversized lot, the property comprises over 5,100 square feet (per tax records) of living space in a unit mix of two two-bedroom and two one-bedroom apartments. The building offers garage parking for four vehicles and laundry facilities. Owned by the same family for the last 70 years, the building has been lovingly maintained and is amongst the most charming units in San Francisco. There is considerable upside in the rents, offering the new owner the opportunity to add significant value. One two-bedroom unit is owner occupied and will be delivered vacant. The adjacent sister building at 472-478 Funston Avenue is also available for purchase.

Park Garage	Park Auto Door	Type Apartments	Style Traditional	Exter Stucco
Unit 1 1 Bedroom	Unit 1 1 Bath	Unit 2 1 Bedroom	Unit 2 1 Bath	Unit 3 2 Bedrooms
Unit 3 1 Bath	Unit 4 2 Bedrooms	Unit 4 1 Bath	Floors Hardwood	Separ Water
Separ Electricity	Exps Water	Exps Gas	Exps Electricity	Exps Garbage Collection
Exps Janitorial Services	Exps Maintenance/Repairs	Exps Management	Exps Insurance	Exps Accounting
Exps Property Tax/Assess	Exps Miscellaneous	Laund In Common Area	Laund Appliances-Owned	Bsmt Storage Area
Misc Garden	Misc Landscaping-Front	Misc Enclosed Patio(s)	Misc Fireplace(s)	Misc Skylight(s)
Misc Storage Area(s)	Misc Smoke Alarm(s)	Misc Fire Sprinkler(s)	Discls Disclosure Pkg Avail	Discls Strctrl Pst Cntr Rpt
Discls Gen Prop Insp Report				

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

Remarks:

Open House Date: **Time:**

Remarks:

Open House Date: **Time:**

Remarks:

Unit#1:	#Rms:	Sqft:	Rent: 2400.00	Rent Type:	Lease Expires:
Unit#2:	#Rms:	Sqft:	Rent: 1879.00	Rent Type:	Lease Expires:
Unit#3:	#Rms:	Sqft:	Rent: 565.00	Rent Type:	Lease Expires:
Unit#4:	#Rms:	Sqft:	Rent: 2444.00	Rent Type:	Lease Expires:
Pending Date:	04/22/16	Sold Date:	05/17/16	Sold Price: \$	2,700,000
					DOM: 49

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

All data NOT VERIFIED. Subject to ERRORS, OMISSIONS, or REVISIONS. Prospective Buyers URGED TO INVESTIGATE. -

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U.S. Patent 6,910,045

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MLS#: 442849 **Sold** **472-478 Funston Ave, San Francisco 94118** **Inner Richmond** **\$ 2,395,000** [See Map](#)



2-4 Units		LD: 03/04/16	OMD: 03/04/16	D/S: 1/B
Cross St: Anza	Map: CM43	Lot SqFt: 4,499		
Blk/Lot/APN: 1532023	Zoning: RH2			
#Units: 4	#OwrOcc:	#Vacant:	#Floors:	
#Pkg: 3	#Indep Pkg:	#Tandem Pkg:		
~Sq Ft: 5150	Per Tax Records	\$SF: 524.27	GRM: 0.00	YB: 1920
Gross Annual Income:	A/S:	Annual Expense:		
Short Sale: No	REO: No	Pend. Lit.:	Probate: No	Court:

[See Additional Pictures](#)

Marketing Remarks:

This stately Edwardian building is a splendid reminder of a grand era. Beautifully sited on an oversized lot, the building has a lush, landscaped courtyard. The property comprises over 5,100 square feet (per tax records) of living space in a unit mix of two two-bedroom and two one-bedroom apartments. The building offers garage parking for three vehicles. Owned by the same family for the last 70 years, the building has been lovingly maintained and is amongst the most charming units in San Francisco. There is considerable upside in the rents, offering the new owner the opportunity to add significant value. The adjacent sister building at 464-470 Funston Avenue is also available for purchase.

Inc	Owner	Park	Garage	Park	Auto Door	Style	Traditional	Exter	Stucco
Exp									
Unit 1	2 Bedrooms	Unit 1	1 Bath	Unit 2	2 Bedrooms	Unit 2	1 Bath	Unit 3	1 Bedroom
Unit 3	1 Bath	Unit 4	1 Bedroom	Unit 4	1 Bath	Floors	Hardwood	Separ	Water
Separ	Electricity	Exps	Water	Exps	Gas	Exps	Electricity	Exps	Garbage Collection
Exps	Janitorial Services	Exps	Maintenance/Repairs	Exps	Management	Exps	Insurance	Exps	Accounting
Exps	Property Tax/Assess	Exps	Miscellaneous	Laund	In Common Area	Laund	Appliances-Owned	Misc	Garden
Misc	Landscaping-Front	Misc	Landscaping-Rear	Misc	Enclosed Patio(s)	Misc	Formal Entry	Misc	Smoke Alarm(s)
Misc	Fire Sprinkler(s)	Discls	Disclosure Pkg Avail	Discls	Strctrl Pst Cntr Rpt	Discls	Gen Prop Insp Report		

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

Remarks:

Open House Date: **Time:**

Remarks:

Open House Date: **Time:**

Remarks:

Unit#1:	#Rms:	Sqft:	Rent:	Rent Type:	Lease Expires:
Unit#2:	#Rms:	Sqft:	Rent: 2846.00	Rent Type:	Lease Expires:
Unit#3:	#Rms:	Sqft:	Rent: 1636.00	Rent Type:	Lease Expires:
Unit#4:	#Rms:	Sqft:	Rent: 2158.00	Rent Type:	Lease Expires:

Pending Date: 04/22/16 **Sold Date:** 05/17/16 **Sold Price:** \$ 2,700,000 **DOM:** 49

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