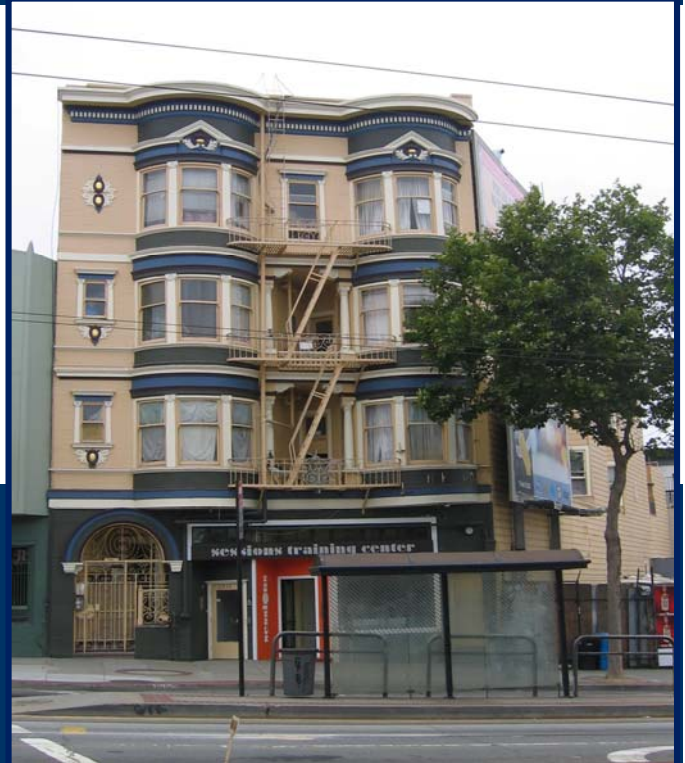


**Mixed-Use Investment Opportunity**



1874-1878 Market Street  
San Francisco  
43 Mixed-Use Units  
**\$3,200,000**

*Exclusively Listed by:*  
**Jason Keith**

**Kilpatrick & Company**  
**3645 Grand Ave., Suite 303**  
**Oakland, CA 94610**

Direct: (415) 272-9029  
Fax: (510) 588-5599  
JKKeith@kilpatrickandcompany.com

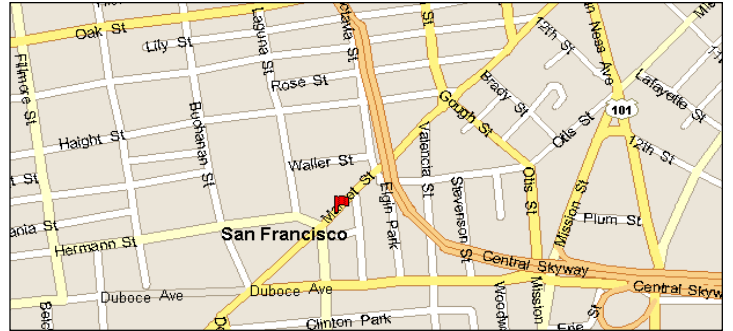
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**Please Contact:  
Jason Keith  
(415) 272-9029**

**Property Address: 1874-1878 Market Street San Francisco, CA**

Price: \$3,200,000  
 Down Payment: 34% \$1,100,000  
 Number of Units Per Owner: **43**  
 Cost/Unit: \$74,419  
 Cost/Sq. Foot: **\$196**  
 Approx. Sq. Ft. Per Owner: 16,306  
 Current GRM: **8.11**  
 Market GRM: 6.89  
 Current CAP: **8.20%**  
 Market CAP: 10.32%  
 Approximate Year Built: **1915**  
 Approximate Lot Size: 7,250



### RENT SCHEDULE

### ANNUALIZED EXPENSES

# of Units	Unit Type	Unit Sqft	Market Rent	Mkt Rent /Sq. Ft.	Avg Current Rent	Current /Sq. Ft.		
1	Retail	2200	\$4,800	\$ 2.18	\$4,800	\$ 2.18		New R.E. Property Tax: \$37,216
9	Comm. Spaces	347	\$625	\$ 1.80	\$548	\$ 1.58		Insurance: \$15,949
1	1/1 Loft	780	\$2,000	\$ 2.56	\$1,550	\$ 1.99		<b>Total Fixed Expenses: \$53,165</b>
32	SROs	275	\$816	\$ 2.97	\$665	\$ 2.42		Operational Expenses:
								Reserves: \$8,600
								PG & E: \$17,400
								Garbage: \$3,700
								Phone entry systems \$600
								On-site Manager: \$9,000
								Legal \$2,600
								Water: \$4,800
								Maintenance/Repairs \$18,825
								Workman's Comp \$1,800
								Total Operating Expenses: \$67,325
Totals:		14,470	\$38,717	\$0.00	\$32,892	\$0.00		<b>Total Expenses: \$120,490</b>
Laundry:			\$240		\$240			
Sign			\$800		\$100			
<b>Total Income:</b>			<b>\$464,604</b>		<b>\$394,704</b>			

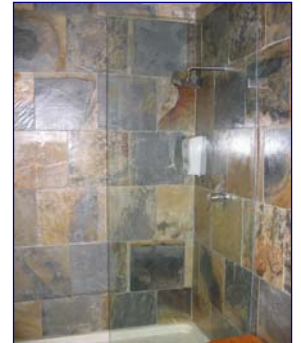
### ANNUALIZED OPERATING DATA

	Current	Market
Scheduled Rental Income:	\$394,704	\$464,604
<b>Scheduled Gross Income:</b>	<b>\$394,704</b>	<b>\$464,604</b>
Less Vacancy Rate:	3.0% <b>\$11,841</b>	3.0% <b>\$13,938</b>
<b>Gross Operating Income:</b>	<b>\$382,863</b>	<b>\$450,666</b>
Less Expenses:	31.5% <b>\$120,490</b>	26.7% <b>\$120,490</b>
<b>Net Operating Income:</b>	<b>\$262,373</b>	<b>\$330,176</b>
Less Loan Payments:	<b>(\$174,906)</b>	<b>(\$174,906)</b>
<b>Pre-Tax Cash Flow:</b>	<b>\$87,467</b>	<b>\$155,270</b>
Plus Principal Reduction:	<b>(\$33,126)</b>	<b>(\$33,126)</b>
<b>RETURN BEFORE TAX:</b>	<b>11.0%</b> <b>\$120,593</b>	<b>17.1%</b> <b>\$188,396</b>

### PROPOSED FINANCING

First Loan:	New	\$2,100,000
Interest Rate:		6.80%
Amortization:		25
<b>Monthly Payment:</b>		<b>(\$14,576)</b>

Terms quoted by Piedmont Capital Funding. For more information, please call Nils Ratnathicam: 510-844-3663.



Kilpatrick & Company: Jason Keith, (415) 272-9029

This information has been secured from sources deemed reliable but we make no representation as to its accuracy. Buyer must verify the information.

# Rent Roll

**Property Address:** 1874-1878 Market Street San Francisco, CA

Rent Roll dated: 6/1/2009

Apt #	Unit Type	Unit Sqft	Market Rent	Mkt Rent /Sq. Ft.	Current Rent	Current /Sq. Ft.	Comments
1874	Retail	2200	\$ 4,800	\$ 2.18	\$ 4,800	\$ 2.18	Personal Trainers - 3 year lease
1876 #101	Art Studio	200	\$ 500	\$ 2.50	\$ 350	\$ 1.75	non-conforming
1876# 102	Art Studio	150	\$ 500	\$ 3.33	\$ 385	\$ 2.57	non-conforming
1876 #103	Art Studio	150	\$ 500	\$ 3.33	\$ 475	\$ 3.17	non-conforming
1876 #104	Art Studio	150	\$ 500	\$ 3.33	\$ 435	\$ 2.90	non-conforming
1876 #105	Art Studio	350	\$ 500	\$ 1.43	\$ 490	\$ 1.40	non-conforming
1876 #106	Art Studio	480	\$ 900	\$ 1.88	\$ 925	\$ 1.93	non-conforming
1876 #107	Art Studio	480	\$ 900	\$ 1.88	\$ 875	\$ 1.82	non-conforming
1876 #108	Art Studio	480	\$ 700	\$ 1.46	\$ 400	\$ 0.83	non-conforming
1876 # 108A	Art Studio	250	\$ 800	\$ 3.20	\$ 600	\$ 2.40	non-conforming (vacant)
1876 #100	2 Level Loft	780	\$ 2,000	\$ 2.56	\$ 1,550	\$ 1.99	
101	SRO	275	\$ 850	\$ 3.09	\$ 735	\$ 2.67	
102	SRO	275	\$ 850	\$ 3.09	\$ 735	\$ 2.67	
103	SRO	275	\$ 850	\$ 3.09	\$ 750	\$ 2.73	
104	SRO	275	\$ 850	\$ 3.09	\$ 735	\$ 2.67	manager's unit
105	SRO	275	\$ 850	\$ 3.09	\$ 282	\$ 1.03	
106	SRO	275	\$ 850	\$ 3.09	\$ 680	\$ 2.47	
107	SRO	275	\$ 850	\$ 3.09	\$ 825	\$ 3.00	
108	SRO	275	\$ 850	\$ 3.09	\$ 324	\$ 1.18	
109	SRO	275	\$ 850	\$ 3.09	\$ 327	\$ 1.19	
110	SRO	275	\$ 850	\$ 3.09	\$ 840	\$ 3.05	
110A	1 bdr	275	\$ 500	\$ 1.82	\$ 275	\$ 1.00	Private Cottage
201	SRO	275	\$ 850	\$ 3.09	\$ 535	\$ 1.95	
202	SRO	275	\$ 850	\$ 3.09	\$ 704	\$ 2.56	
203	SRO	275	\$ 767	\$ 2.79	\$ 850	\$ 3.09	
204	SRO	275	\$ 500	\$ 1.82	\$ 845	\$ 3.07	
205	SRO	275	\$ 850	\$ 3.09	\$ 689	\$ 2.51	
206	SRO	275	\$ 850	\$ 3.09	\$ 820	\$ 2.98	
207	SRO	275	\$ 850	\$ 3.09	\$ 770	\$ 2.80	
208	SRO	275	\$ 850	\$ 3.09	\$ 820	\$ 2.98	(vacant)
209	SRO	275	\$ 850	\$ 3.09	\$ 615	\$ 2.24	
210	SRO	275	\$ 850	\$ 3.09	\$ 830	\$ 3.02	
301	SRO	275	\$ 850	\$ 3.09	\$ 622	\$ 2.26	
302	SRO	275	\$ 850	\$ 3.09	\$ 835	\$ 3.04	
303	SRO	275	\$ 850	\$ 3.09	\$ 760	\$ 2.76	
304	SRO	275	\$ 850	\$ 3.09	\$ 460	\$ 1.67	
305	SRO	275	\$ 850	\$ 3.09	\$ 665	\$ 2.42	
306	SRO	275	\$ 850	\$ 3.09	\$ 689	\$ 2.51	
307	SRO	275	\$ 850	\$ 3.09	\$ 705	\$ 2.56	
308	SRO	275	\$ 850	\$ 3.09	\$ 747	\$ 2.72	
309	SRO	275	\$ 850	\$ 3.09	\$ 780	\$ 2.84	
310	SRO	275	\$ 850	\$ 3.09	\$ 503	\$ 1.83	
311	SRO	275	\$ 550	\$ 2.00	\$ 515	\$ 1.87	
Laundry:			\$ 240		\$ 240		
Sign			\$ 800		\$ 100		
<b>Totals:</b>	<b>monthly</b>	<b>14,470</b>	<b>\$ 38,717</b>		<b>\$ 32,892</b>		
	<b>Annual</b>		<b>464,604</b>		<b>394,704</b>		
<b>Upside in rent: \$ 69,900 or 17.7%</b>							

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## Analysis of Annual Expenses

**Property Address:**

**1874-1878 Market Street**

**San Francisco, CA**

Date: 4/15/2009

	Expense	Per unit	Per Sq.Ft.	% of total	% of gross	Notes	
New Real Estate Property Tax:	\$ 37,216	\$ 865	\$ 2.28	30.89%	9.72%	Estimated at 1.163% of List Price	
Insurance:	\$ 15,949	\$ 371	\$ 0.98	13.24%	4.17%	Quote from Commercial Coverage	
<b>Total Fixed Expenses:</b>	<b>\$ 53,165</b>	<b>\$ 1,236</b>	<b>\$ 3.26</b>	<b>44.12%</b>	<b>13.89%</b>		
<b>Operational Expenses:</b>							
Reserves:	\$ 200	\$ 8,600	\$ 200	\$ 0.53	7.14%	2.25%	Estimate
PG & E:	\$ 17,400	\$ 405	\$ 1.07	14.44%	4.54%	Sellers Actual	
Garbage:	\$ 3,700	\$ 86	\$ 0.23	3.07%	0.97%	Sellers Actual	
Phone entry systems	\$ 600	\$ 14	\$ 0.04	0.50%	0.16%	Sellers Actual	
On-site Manager:	Free unit	\$ 9,000	\$ 209	\$ 0.55	7.47%	2.35%	Sellers Actual
Legal	\$ 2,600	\$ 60	\$ 0.16	2.16%	0.68%	Sellers Actual	
Water:	\$ 4,800	\$ 112	\$ 0.29	3.98%	1.25%	Sellers Actual	
Maintenance/Repairs:	\$ 18,825	\$ 438	\$ 1.15	15.62%	4.92%	Estimate	
Workman's comp	\$ 1,800	\$ 42	\$ 0.11	1.49%	0.47%	Sellers Actual	
<b>Total Operating Expenses:</b>	<b>\$ 67,325</b>	<b>\$ 1,566</b>	<b>\$ 4.13</b>	<b>55.88%</b>	<b>17.58%</b>		
<b>Total Expenses:</b>	<b>\$ 120,490</b>	<b>\$ 2,802</b>	<b>\$ 7.39</b>	<b>100%</b>	<b>31.47%</b>		