



# 47-49 HENRY STREET

2 UNITS IN DUBOCE TRIANGLE - \$1,495,000



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47-49  
HENRY STREET  
SAN FRANCISCO, CA

\$1,495,000  
List Price

\$550  
Price Per SqFt

\$747,500  
Price Per Unit

\$50,208  
Annual Income

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## PROPERTY SUMMARY

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47-49 Henry Street is an opportunity to own a well-maintained duplex located in San Francisco's desirable Duboce Triangle neighborhood. The building is comprised of 1-Two Bedroom Unit and 1-Three Bedroom Unit. Both units are currently tenant-occupied. Additionally, there is a large garage with two-car parking.

The property is located walking distance to neighborhood parks such as the Panhandle, Buena Vista Park, Corona Heights Park & Duboce Park. Residents can also enjoy the convenience to nearby shops, cafes, restaurants, and bars. Popular neighborhood restaurants and bars include Starbelly, Kitchen Story, Woodhouse Fish, Il Casaro Pizzeria, Willkommen & Canela Bistro.

Residents who commute to the Financial District in San Francisco benefit from being located a block from direct public transit lines. Residents who commute to Silicon Valley benefit from being located a block from the tech shuttle stop at the corner of 14th Street & Market Street.

- 2 Units in Duboce Triangle
- Unit Mix: 1-Three Bedroom/One Bathroom Unit & 1-Two Bedroom/One Bathroom Unit
- 2-Car Parking
- Total Building SqFt (per tax records): 2,716
- Total Lot SqFt (per tax records): 2,875
- Both Units are Tenant-Occupied
- Price Per SqFt: \$550
- Price Per Unit: \$747,500
- Gross Scheduled Income: \$50,208
- APN: 3541-040
- Year Built: 1903

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The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Vanguard Properties has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

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# FINANCIAL OVERVIEW

## FINANCIAL SUMMARY

	Current	Proforma
Price:	\$1,495,000	\$1,495,000
Cost/Sq. Foot:	\$550	\$550
Price/Unit:	\$747,500	\$747,500
Number of Units:	2	2
Square Feet - per tax records:	2,716	2,716

## ANNUAL OPERATING INCOME

	Current	Proforma
Scheduled Gross Rental Income:	\$50,208	\$138,000
Less Expenses:	(\$22,947)	(\$22,957)
Net Operating Income:	\$26,251	\$114,043

## RENT ROLL

Unit	Move-in-Date	Unit Type	Current Rent	Market Rent
49 - Lower	10/3/1997	2BR/1BA	\$1,062.94	\$5,500.00
47 - Upper	3/12/2003	3BR/1BA	\$3,121.09	\$6,000.00
Monthly:			\$4,184.03	\$11,500.00
Annual:			\$50,208.36	\$138,000.00
Upside:			174.85%	

## ESTIMATED ANNUAL EXPENSES

	Current	Proforma
New Property Taxes (1.1801%)	\$17,642	\$17,642
Insurance - New Quote	\$2,007	\$2,007
Trash - 2019 P&L	\$1,080	\$1,080
Water - 2019 P&L	\$2,228	\$2,228
Total Expenses:	\$22,957	\$22,957

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