



546-548 London Street

Two Units | Two Car Parking
Excelsior District | San Francisco

Price: \$1,489,000

John Antonini

415.794.9510

john@antoninisf.com



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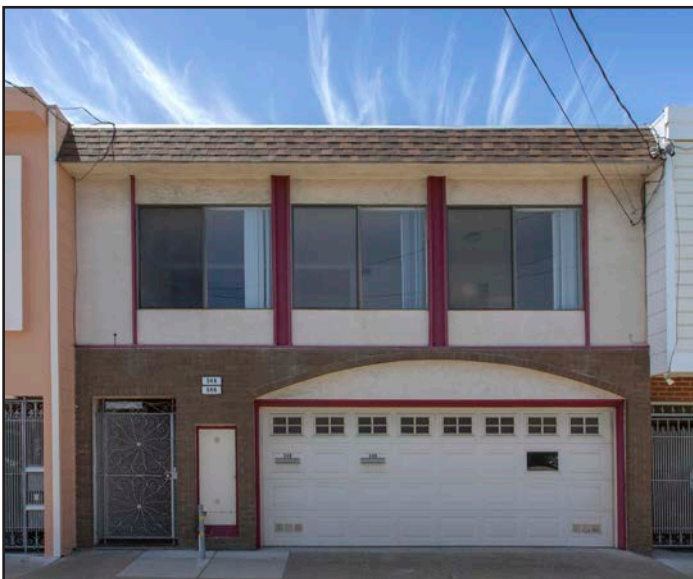
PROPERTY OVERVIEW

List Price: \$1,489,000

546-548 LONDON STREET	
Year Built	1979
Parcel Number	6272-006
# of Units	2
Unit Mix	1 x 2bd-2ba 1 x 3bd-2ba
Parking	2 car
Sq.Feet ¹	2,750 sq/ft
Lot Sq. Feet ¹	2,500 sq/ft (25'x100')
Neighborhood	Excelsior District
Zoning	RH2

1-Per SF Tax Records

STRUCTURE + SYSTEMS	
PGE Meters	Two
Water Meters	Two
Heat	Central Heat
Water Heaters	Two
Foundation	Concrete



546-548 London Street is a two-unit building located in San Francisco's Excelsior District. Constructed in 1979, the property offers large units, excellent natural light, and two-car parking.

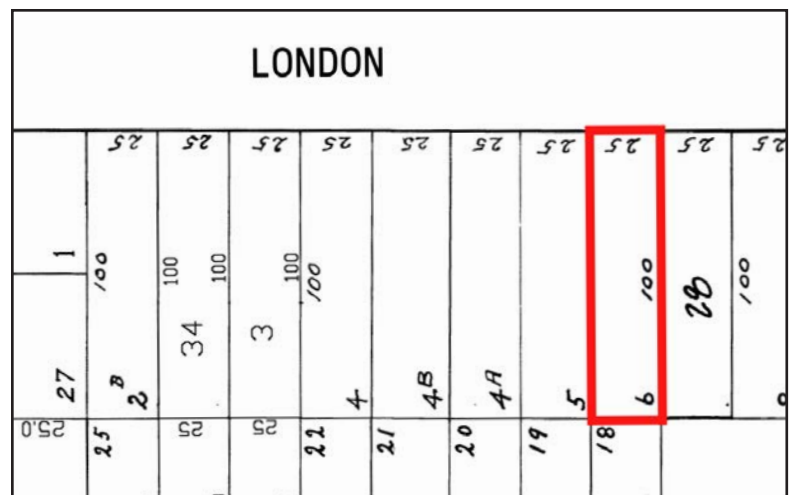
546 London (lower unit) consists of two bedrooms and two bathrooms on two levels. The top level has access an exclusive deck. The unit is equipped with in-unit laundry and a dishwasher.

548 London (upper unit) will be delivered vacant. It consists of three bedrooms and two bathrooms. The unit has a dishwasher, skylights, and access to laundry in the garage.

The rear yard has a well-maintained garden that collects excellent sunlight. Each unit has its own dedicated PGE meter, water meter, central-air furnaces, and water heater.

546-548 London Street is an excellent opportunity for an owner-occupier, investor, or partners.

PARCEL MAP



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546-548 LONDON STREET



Financial Summary

Current

Price:	\$1,489,000
Number of Units:	2
Square Feet	2,750
Cost/Sq. Foot:	\$541

Annualized Operating Data

Current

Scheduled Gross Income:	\$76,800
Less Vacancy Rate: (3%)	(\$2,304)
Gross Operating Rate:	\$74,496
Less Expenses:	(\$24,396)
Net Operating Income (NOI):	\$50,099



Rent Roll

Unit	Unit Type	Current Rent	Move-In Date	Notes
546	2bd-2ba	\$2,900	Unknown	Two level unit, w/ laundry
548	3bd-2ba	\$3,500	Vacant	Laundry in garage
Total Monthly Income		\$6,400		
Total Annual Income		\$76,800		

Estimated Expenses

	Current	Notes
Property Taxes	\$17,719	1.19% of sale price
Insurance	\$3,437	Estimated \$1.25/ft
PGE	\$480	Estimated \$20/mo/unit
Water	\$960	Estimated \$40/mo/unit
Garbage	\$600	Estimated \$25/unit/mo
Repairs & Maintenance	\$1,000	Estimated \$500/unit
Reserves	\$200	Estimated \$100/unit
Total Annual Expenses:	\$24,396	

PROPERTY PHOTOS



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JOHN ANTONINI Lic# 01842830

Senior Vice President

Mobile: 415.794.9510

john@antoninif.com

www.antoninif.com

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