



940 Jackson St.  
San Francisco, Ca



940 Jackson Street is a beautiful 7 Unit building, consisting of 7 one bedroom/1 bath units and a bonus room (unwarranted). Located in Lower Nob Hill, these units have light filled living area space, complete with good size kitchens and a perfect separation from the living areas and bedroom. The exterior of the building has been freshly painted and because of its fantastic location it is positioned to capitalize on its city rental market. This property offers the potential investor a rare opportunity to own a high quality building in one of San Francisco's best neighborhoods. Separately metered for gas and electric. In addition to the laundry room, proximity to the financial district, restaurants and bonus room, some units offer incredible views.

\$1,599,500

[www.940JacksonSt.com](http://www.940JacksonSt.com)

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### Location

940 Jackson St. is located in lower Nob Hill in San Francisco. Boasting dramatic views of the city, this building location is close to public transportation, the financial district, north beach, china town and many fine dining restaurants. Moreover, it is a short cable car trip to the bustling Downtown, Union Square and Fisherman's Wharf. Also, nearby is the Fairmont San Francisco hotel which is the only spot in San Francisco where each of the City's cable car lines meet. What also makes the location attractive is its conveniently located close to highway 101 and 280, thus making an easy commute to the North, South and East Bay.

### Property

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### Directions

Turn right at Van Ness Ave ,Turn left at Broadway ,Take the 3rd right onto Powell St, Take the 3rd right onto Jackson St Destination will be on the right 940 Jackson St.  
San Francisco, Ca,

### Showing

Most units will be available from 900-1030 every Tuesday beginning February 22. To schedule an appointment please email Steven Sosa at [ssosa@fhallen.com](mailto:ssosa@fhallen.com).

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Property Income:

|                                   |           |
|-----------------------------------|-----------|
| Estimated Gross Scheduled Income: | \$130,560 |
|-----------------------------------|-----------|

Annual Operating Expenses:

|                           |             |
|---------------------------|-------------|
| Property Taxes:           | \$15,002.92 |
| Insurance:                | \$4,581.00  |
| PG &E:                    | \$1,344.00  |
| Water:                    | \$4,824.00  |
| Garbage:                  | \$2,220.00  |
| Fire Extinguisher Service | \$250.00    |
| Laundry Equipment         | \$0.        |

|  |                     |
|--|---------------------|
| <i>Estimated Total Operating Income:</i> | <i>\$28,221.92</i>  |
| <i>Estimated Net Operating income</i>    | <i>\$102,338.08</i> |

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940 Jackson St. Rent Roll

| <u>Unit</u>                     | <u>Type</u>              | <u>Rent</u>                     |
|---------------------------------|--------------------------|---------------------------------|
| <u>1</u>                        | <u>1 Bedroom, 1 Bath</u> | <u>\$1000 (Section 8)</u>       |
| <u>2</u>                        | <u>1 Bedroom, 1 Bath</u> | <u>\$1350</u>                   |
| <u>3</u>                        | <u>1 Bedroom, 1 Bath</u> | <u>\$1350</u>                   |
| <u>4</u>                        | <u>1 Bedroom, 1 Bath</u> | <u>\$780</u>                    |
| <u>5</u>                        | <u>1 Bedroom, 1 Bath</u> | <u>\$1450</u>                   |
| <u>6</u>                        | <u>1 Bedroom, 1 Bath</u> | <u>Vacant-Previously \$1750</u> |
| <u>7</u>                        | <u>1 Bedroom, 1 Bath</u> | <u>\$1450</u>                   |
| <u>Bonus Room (unwarranted)</u> |                          | <u>\$1750</u>                   |
| <u>Projected Monthly Income</u> |                          | <u>\$10,880</u>                 |

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## PLEASE READ

Frank Howard and Steven Sosa makes no warranty or representation about the content of this brochure. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. If you have questions or concerns regarding this issue conduct further inspections by a qualified professional.

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