

# *Crown Fortune Properties, Inc.*

A REAL ESTATE INVESTMENT COMPANY



## 577-581 VALENCIA STREET

San Francisco, CA 94110



- \$ 2,395,000
- Four 2BR/1BA Units
- 2 Prime Commercial
- 7,260 sq ft
- Excellent Location
- Future Owner User Opportunity

**For more information, please  
contact exclusive agent:**

**Santino DeRose**

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San Francisco, CA 94133

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577-581 Valencia Street is a mixed use building on the best block of Valencia Street, between 16th & 17th. This property has been well-maintained and provides a new owner with a great investment and a possible owner-user opportunity.

The building consists of two large commercial spaces (each leased to restaurants) plus four 2BR/1BA apartments. The restaurants have full kitchens and draw an excellent crowd. One restaurant lease expires in 2008. One of the apartments, which received recent upgrades, will be delivered vacant at close of escrow.

The property is located near transportation, restaurants, shopping, and more. Please contact listing agent for showing information. Do not disturb occupants.



This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied as to the accuracy of the information. Listing Broker has been given enough information to provide only a preliminary interest in the property. The materials are not to be considered fact. The information contained herein is not a substitute for a thorough due diligence investigation. References to square footage or age are approximate. Buyer must verify the information at their own expense and bears all risk for any inaccuracies. By receiving the Materials, you are agreeing to the disclaimer set forth herein.

**577-581 Valencia Street  
San Francisco, CA**



Rent Roll								
<b>Residential (579 Valencia St)</b>								
Unit Type	Unit No.	Least Start	Lease Expiration			Current Rent	ProForma	
2BR, 1BA	1	5/5/1990	MTM			\$963.61	\$2,495.00	
2BR, 1BA	2	3/2/1998	MTM			\$1,113.57	\$2,495.00	
2BR, 1BA	3	7/1/2005	MTM			\$1,895.00	\$2,495.00	
2BR, 1BA	4	Vacant	Vacant			\$2,495.00	\$2,495.00	
						<b>\$6,467.18</b>	<b>\$9,980.00</b>	
<b>Commercial</b>								
Tenant	Unit No.	Least Start	Lease Expiration	Options	Increases	Current Rent	Proforma	
Thanh Tham II	577	8/1/2006	8/1/2011	Two 5-Yr Options	3% Annually	\$2,987.00	\$4,200.00	
Yum Yum	581	6/1/1998	5/31/2008	None	5% Annually	\$2,233.49	\$4,200.00	
						<b>\$5,220.49</b>	<b>\$8,400.00</b>	
						<b>Monthly Gross Income</b>	<b>\$11,687.67</b>	<b>\$18,380.00</b>
						<b>Annual Gross Income</b>	<b>\$140,252.04</b>	<b>\$220,560.00</b>

Estimated Operating Expenses	
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Property Tax (New @ 1.135%)	\$27,183.00
PG & E	\$360.00
Insurance	\$6,500.00
Repairs & Maintenance/Materials	\$1,600.00
Water/Sewer*	\$3,200.00
Trash	\$1,008.00
Rent Board Fees	\$96.00
Miscellaneous	\$500.00
<b>Total Estimated Operating Expenses</b>	<b>\$40,447.00</b>
Percent of Annual Gross Income	28.80%

\*Incorporates 66% Reimbursement from Commercial Tenants

