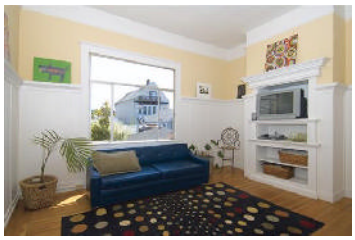
2-4 Units Client Detail Report

MLS#: 323743 Active **2715-2717 Harrison St San Francisco 94110-3319 Inner Mission** **$ 680,000**



2-4 Units **LD:** 05/02/07 **D/S:** 9/C
Cross Street: 23rd **Map:** CT43
Blk/Lot/APN: 4206031 **Zoning:** rh2
#Units: 2 **#OwrOcc:** 1 **#Vacant:** **#Floors:**
#Pkg: 0 **#IndPkg:** **#TandPkg:**
~SqFt: 1400 Per Tax Record **$/Sqft:** 485.71 **GRM:** 133.33 **Year Built:** 1900
Gross Annual Income: 5100.00 **A/S:** Actua **Ann Expenses:**
Pending Lit: **Probate:** No **Court:**

Marketing Remarks: Adoreable 2 unit!Live in one keep the other rented. Each unit is 2 bedroom 1 bath ... hardwood floors,arts and crafts fireplace, large backyd..eat in kitchen. light! light! Top unit owner occ.. lower unit tenant occ for over 30 yrs . tenants are protected building needs work... neighborhood is doorway to Valencia Corridor.Live work units recently built across the street..lot value alone is great!OPEN SUNDAY MAY 13...2-4 WILL LOOK AT OFFERS AFTER SUNDAY

Inc Exp	Owner	**Show**	Appointment Only	**Show**	Call Listing Agent	**Posses**	Close of Escrow	**Posses**	Sub to Tenant Rights
Type	Flats	**Type**	Duplex	**Style**	Victorian	**Exter**	Wood Siding	**Unit 1**	2 Bedrooms
Unit 1	1 Bath	**#1 Inc**	Window Coverings	**#1 Inc**	Oven/Range	**#1 Inc**	Refrigerator	**#1 Inc**	Microwave
#1 Inc	Washer/Dryer	**#1 Inc**	Fireplace(s)	**#1 Inc**	Patio	**Unit 2**	2 Bedrooms	**Unit 2**	1 Bath
#2 Inc	Oven/Range	**#2 Inc**	Refrigerator	**#2 Inc**	Patio	**Views**	Garden/Greenbelt	**Floors**	Hardwood
Foundn	Pillars/Posts/Piers	**Constr**	Wood Frame	**Roof**	Tar and Gravel	**Heat**	Wall Furnaces	**Terms**	Month to Month
Separt	Gas	**Separt**	Electricity	**Tenant**	Gas	**Tenant**	Electricity	**Exps**	Water
Exps	Garbage Collection	**Exps**	Insurance	**Bsmt**	None	**Misc**	Garden	**Misc**	Landscaping-Rear
Misc	Fenced Yard	**Misc**	Fireplace(s)	**Misc**	Window Coverings	**Misc**	Storage Area(s)	**Energy**	Weather Stripped
Energy	Caulked/Sealed	**Energy**	Insulated Hot Wtr Ht	**Energy**	Low-Flow Shower(s)	**Energy**	Low-Flow Toilet(s)	**Lot**	Regular
Discls	Disclosure Pkg Avail	**Discls**	Prelim Title Report	**Discls**	Mello-Roos Discl	**Discls**	RE Transfer Discl	**Discls**	Sellers Sup to TDS
Discls	Seismic Hazard Discl	**Discls**	Env Hazards Report	**Discls**	Lead Hazard Discl				

Tour Date: **Time:** **Lockbox Only:** **Price Reduction:**

Tour Remarks:

Open House Date: **Time:**

Open House Remarks:

Unit #1:	**#Rms:**	**SqFt:** 720	**Rent:**	**Rent Type:**	**Lease Expires:**
Unit #2:	**#Rms:**	**SqFt:** 690	**Rent:** 450.00	**Rent Type:** Month to Mor	**Lease Expires:**
Unit #3:	**#Rms:**	**SqFt:**	**Rent:**	**Rent Type:**	**Lease Expires:**
Unit #4:	**#Rms:**	**SqFt:**	**Rent:**	**Rent Type:**	**Lease Expires:**

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