
THE TAYLOR



THE TAYLOR - 12, 14, 16, 18 Pleasant Street and 1133, 1135, 1137, 1139, 1141, 1143 Taylor Street

\$4,950,000

THE TAYLOR at the top of Nob Hill is a handsome, gray shingle 10-unit apartment building located on the corner of Taylor and Pleasant Streets. Built in 1908 by the renowned architectural firm Bakewell and Brown, each charming flat has a separate entrance with a striking red door. Most feature hardwood floors, fireplaces and decks. Several flats have been recently updated with new kitchens and baths.

18 Pleasant is a stunning, two-story owner's penthouse apartment which has long been home to artists and writers alike. Legend has it that "I Left My Heart In San Francisco" was written and composed in the apartment. Celebrating the Bohemian lifestyle, the apartment has been a gathering place for the City's social mavens, writers and musicians alike throughout the years. Dramatic soaring ceilings create wonderful acoustics in the spacious living room, which features a magnificent fireplace and balcony. Adjacent is an office/library. A remodeled "eat-in" kitchen, dining room, guest room, bath and laundry room complete this floor. The spacious master bedroom upstairs has a large split marble bath, private roof deck and iconic views of the Bay, Treasure Island and the Transamerica Pyramid.

www.TheTaylorSF.com

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1133 - 1143 Taylor Street & 12-18 Pleasant Street, San Francisco, CA



Rent Roll

Unit	Unit Type	Current Rent	Move-In-Date	Market Rent
12 Pleasant	1BD/1BA	\$2,495.00	12/01/08	\$2,600.00
14 Pleasant	2BD/1BA	\$2,400.00	07/01/09	\$2,400.00
16 Pleasant	2BD/1BA	\$2,995.00	11/01/09	\$2,995.00
18 Pleasant	2BD/2BA	\$6,500.00	Vacant	\$6,500.00
1133 Taylor	2BD/2BA	\$822.64	10/01/78	\$3,500.00
1135 Taylor	2BD/1BA	\$2,589.86	06/05/03	\$2,800.00
1137 Taylor	2BD/1BA	\$1,137.72	01/05/79	\$2,700.00
1139 Taylor	2BD/1BA	\$3,250.00	08/01/08	\$3,250.00
1141 Taylor	2BD/1BA	\$3,050.00	12/05/09	\$3,050.00
1143 Taylor	2BD/2.5BA	\$1,104.80	01/01/92	\$3,400.00
Monthly Income		\$26,795.02		\$33,645.00
Laundry Income		\$96.62		\$150.00
Total Monthly Income *		\$26,891.64		\$33,795.00
Total Annual Income *		\$322,699.68		\$405,540.00

** Pending Operating and Maintenance Pass-throughs make up \$304.49 of Monthly Income.

* Both Current and Market Monthly/Annual Totals Include Laundry.

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Financial Overview

Property Data

Price	\$4,950,000.00
Down Payment	\$2,475,000.00
Number of Units	10
Price/Unit	\$495,000.00
Square Feet	14,040
Price/Square Foot	\$352.56
CAP Rate - Current	4.21%
CAP Rate - Pro Forma	5.89%
GRM - Current	15.35
GRM - Pro Forma	12.21

Annual Income	Current	Pro Forma
Rental Income	\$317,059.68	\$397,680.00
Other Income	\$1,159.44	\$1,800.00
Total Income	\$318,219.12	\$399,480.00
(Total Expenses)	(114,137.85)	(\$114,137.85)
Net Operating Income	\$204,801.27	\$285,342.15
(Debt Service)	(\$148,500.00)	(\$148,500.00)
Net Cash Flow After Debt Service	\$55,581.27	\$136,842.15

Annual Expenses	Current	Pro Forma
New Taxes (1.163%)	\$61,580.85	\$61,580.85
Insurance	\$10,167.00	\$10,167.00
Maintenance & Repairs	\$10,700.00	\$10,700.00
Utilities	\$28,570.00	\$28,570.00
Custodial	\$2,100.00	\$2,100.00
Pest Control	\$1,020.00	\$1,020.00
Total Expenses *	\$114,137.85	\$114,137.85
% of EGI	36.66%	29.45%

* If new owner wants outside management add 4% (\$12,400)

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Financial Overview

Proposed Financing

Loan Amount	\$2,475,000.00
Interest Rate	6.00% (Int. Only)
Monthly Debt Service	\$12,375.00
Annual Debt Service	\$148,500.00
Down Payment	50% Loan to Value
Sources for Loan	First Republic Bank

Owner User Analysis

Cost per month for an owner to live in 18 Pleasant based on a sales price of \$4,950,000 and a 50% Down-Payment of \$2,475,000.

Annual Income	Current	Pro Forma
Annual Income Not including rent for 18 Pleasant	\$239,059.68	\$319,680.00
(Total Expenses)	(\$114,137.85)	(\$114,137.85)
Net Operating Income	\$124,921.83	\$205,542.15
(Debt Service)	\$148,500.00	(\$148,500.00)
Annual Cost for Owner to occupy 18 Pleasant	\$23,578.15	\$0.00 Cost with a positive cash flow of \$57,042.15
Monthly Cost for Owner to occupy 18 Pleasant	\$1,964.85	\$0.00 Cost with a positive cash flow of \$4,753.51

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