



# Multi-Family 3-Unit Building

4606 Cabrillo Street  
San Francisco, CA 94121

**Sotheby's**  
INTERNATIONAL REALTY



# Outer Richmond Multi-Family Property

4606 Cabrillo Street is a 3,520± square-foot, 3-unit multi-family property located on a 2,395± square-foot lot.

The building comprises three well-maintained residential units: two (2) two-bedroom, one-bathroom units and one (1) three-bedroom, two-bathroom unit. All units are separately metered for electricity, ensuring efficient utility management. The property also has one set of coin-op washers and dryers.

The property includes three (3) on-site parking spaces, a highly sought-after feature in the area, and offers additional potential for storage or other amenities.

## OUTER RICHMOND

# of Units	3
APN	1597/018
Building SF	3,520±
# of Levels	2 over garage
Lot SF	2,395±
Year Built	1973
Zoning	RH-2
Water Heater	One (1) 75 gallon water heater
Power	110/220 volts & 90 AMPS per unit

*Asking Price* | \$1,795,000









# RENT ROLL

Unit	Unit Type	Rent/Mo	Projected Rent/Mo
#1	2 Bedrooms / 1 bath	\$1,400.00	\$1,400.00
#2	2 Bedrooms/ 1 bath	\$2,613.81	\$2,613.81
#3	3 Bedrooms / 2 baths	VACANT	\$5,500.00
Laundry		\$117.00	
<b>Total Monthly/Annual</b>		<b>\$4,130 / \$49,560</b>	<b>\$9,513.81 / \$114,165.72</b>





## SUMMARY

<b>Price</b>	<b>\$1,795,000</b>
Number of Units	3
Price Per Unit	\$598,333
Price Per SF	\$510
Parking	3 Car

\* Based on Current Rent Revenue and Expenses Provided by the Seller

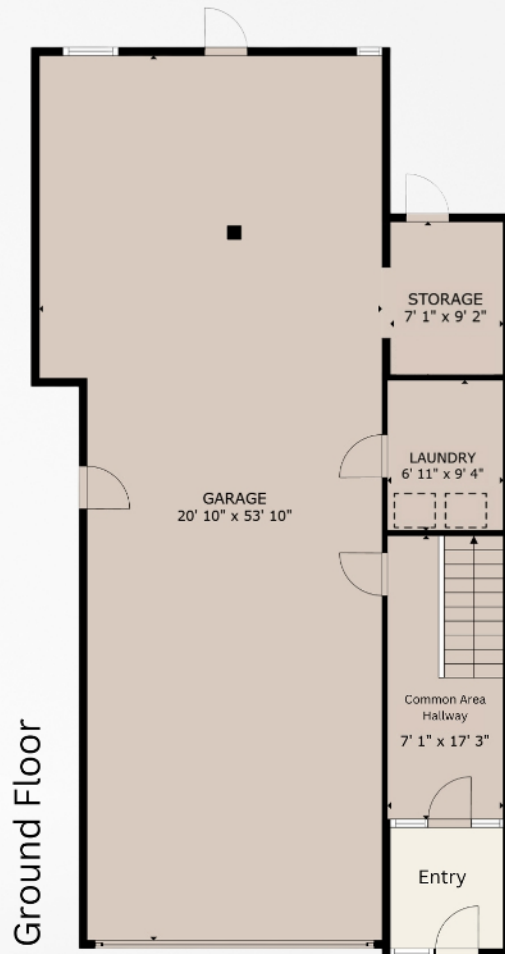
## ESTIMATED ANNUAL EXPENSES

		Current
New Property Tax	1.1723%	\$21,176
Water		\$2,884
Insurance		\$3,397
Garbage		\$2,633
PG&E		\$756
Special Assessment Tax		\$318
<b>Total Expenses</b>		<b>\$31,164</b>





# 4606 Cabrillo St



## GROSS INTERNAL AREA

GROUND FLOOR: 270 sq.ft. | FLOOR 2: 1,658 sq.ft. | FLOOR 3: 1,669 sq.ft.

EXCLUDED AREAS : GARAGE: 1,024 sq.ft. | ENTRY: 51 sq.ft.

TOTAL : 3,597 sq.ft.

Disclaimer: Rendering by Agent Stack. All measurements are approximate and may not be exact. Do not rely on the accuracy of this floor plan to determine the price of a property or make decisions regarding buying or selling properties without independent verification





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