



FREQUENTLY ASKED QUESTIONS

How much is the unit?	\$1,798,000
Is there an HOA?	No. This is a three unit building owned by one party.
How much are the rents	751A (Upper Front Unit): \$1,332/mo 751B (Upper Rear Unit): \$2,700/mo 7532 (Lower Unit): Vacant - projected at \$6,500/mo
When was the building built?	The first record of a water bill at the property is from 1887. Tax records reflect a built date of 1900.
Are any of the tenants protected?	None of the tenants have claimed protected status.
Can I convert this to a Condo?	Not likely. The city supervisors have issued a 10 year moratorium on condo conversion for three-unit buildings in 2013. It's not clear if condo conversion will be possible in 2023.
Is there an eviction or buyout history with either unit?	There are no known evictions and none recorded with the SF Rent Board.
How old is the roof?	The roof was installed in 1998. An estimate to replace it is included in the disclosure package.
What's the parking situation?	There are at least three parking spots plus additional spaces for motorcycle and bike parking. The current tenants do not have any parking privileges. Other parking spots nearby are renting for approximately \$250/mo.
Are pets allowed?	Yes. The owner may set the pet policy for the vacant unit. 751A (Lower Unit) has one cat. 751B (Upper Unit) has no pets.
Is laundry included?	The lower unit has exclusive use for laundry. The upper units do not have laundry. Buyers may consider installing coin operated laundry in the garage area for additional income.
Were inspections done?	Yes! The seller completed general, pest, water/energy and underground storage tank inspections. See disclosures for details.
How much was the pest damage?	The cost to remediate the pest damage is approximately \$31k. The majority of the expense is related to increasing the foundation height in the back half of the building.
Has there been a death on the property in the past three years?	No.
Why is the seller selling?	The seller's family member lived in the lower unit and moved out this summer. The seller decided to sell rather than rent the vacant unit to another person.



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LIST OF IMPROVEMENTS

753 (LOWER UNIT) - 2018

New hardwood floors in hall, kitchen
Refinished original floors in bedrooms
and dining room
New lighting fixtures in living room, all
bedrooms, kitchen, office, bathrooms and halls
New interior paint on walls, trim and ceilings
Cleaned and sealed both fireplace faces
New bronze and silver heat register
Furnace repaired

Kitchen

New Kenmore gas range
New Kenmore refrigerator
New Kenmore dishwasher
New stainless steel hood
New Quartz countertops
New stainless steel sink
New Hans Grohe faucet
New tile backsplash
New knobs and pulls
Painted cabinets

Bathrooms

New tile floors
New baseboards

Full Bath

Refinished tile
Refinished bathtub
New toilet
New fan

Half Bath

New vanity
New marble countertop
New sink
New Hans Grohe faucet
New medicine cabinet

Exterior

New landscaping in rear
Secured railing on lower stair
Touched up paint on front of building
Power washed building
Front steps repaired

751A (FRONT UNIT) - 2018 UPDATES

New NuTone wall heaters in living room and
bedroom
New water heater
Painted bathroom (2017)

751B (Rear Unit) - Remodeled in 2017

New hardwood floors
Painted kitchen cabinets
New heater
New paint

Kitchen

New countertops
New sink (2018) - check with Jennifer?
New light fixtures
New range
New refrigerator

Bathroom

New floor tile
New vanity
New sink
New faucet



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