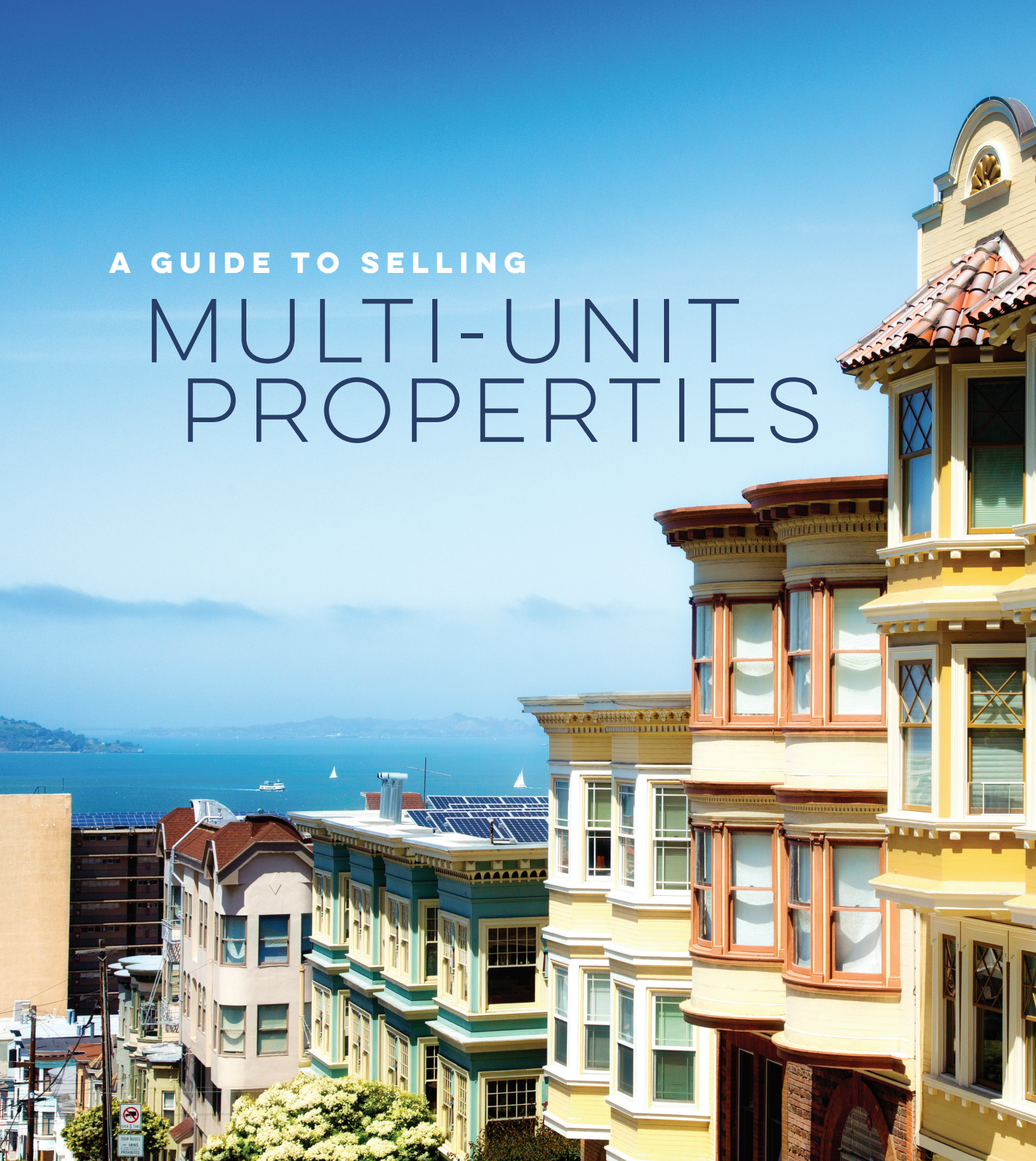


A GUIDE TO SELLING

MULTI-UNIT PROPERTIES



PROOF 
REAL ESTATE

LEAVE THE STICKY DETAILS TO US

We're veteran orchestrators of complex property sales. You can count on us to manage the details:

- > **Communications** – respectful, sensitive interactions with tenants
 - > **Financial documentation**
 - detailed revenue and expense data to help sell the property
 - determining if any tenant has protected status
 - presence of subleases
 - distribution of tenant questionnaires
 - > **Property description** – compelling, complete portrayal, from key features and aerial view to plat map and floor plans
 - > **Marketing strategy** – massive, proactive outreach, both direct and on-line, to identified buyer segments
-

WE MAKE YOUR PROPERTY EASY TO BUY

We understand investment property buyers and prepare all the data they need to make a sound business decision.

- > **Operating expenses** – debt service, insurance, taxes, utilities, maintenance, repairs and vacancy allowance
 - > **Building income** – rents, laundry, parking and other revenue sources
 - > **Annualized operating budget** – we create this document, if needed
 - > **Current rent information table** – financial records summarized for the prospective buyer and their agent
-

THE BATTERED LUXURY PROPERTY

The owner had been renting out this remodeled Victorian near Dolores Park for \$14,000 a month. But when the market softened, the Boston-based tech CEO decided to sell. His San Francisco financial advisor, someone Craig had worked with before, introduced them.

When we came on the scene, the home had already been on the market at a lower price for more than a year.

Challenges

- Dark, dated, beat-up rental property
- Seller reluctant to spend on updating
- Stairs! Four floor-home, plus two flights to reach the front door
- Metal staircase led to uncomfortably low-ceilinged attic bedroom and bath
- Owner determined to get \$4.2 million sale price

Accomplishments

- Owner agreed to shoestring budget so we applied it strategically - modern LED lights, new fixtures, repairs, staging
- Marketed 2 units as one large home
- Cash offer of \$3.9 million after seven days on the market
- Negotiated to \$4.2 million, at \$1,308/square feet the highest in the neighborhood for a Victorian-era duplex

760–762 Dolores Street, San Francisco

NEIGHBORHOOD: EUREKA VALLEY
UNITS: 2
PROTECTED TENANTS: 0
UNITS VACANT: 2
SQUARE FEET: 3,210
SALE PRICE: **\$4,200,000**



THE ODD CONFIGURATION

These buildings were owned by two individuals but shared some common space and required walking through one property to reach the other. The seller urgently needed to cash out and move. He used his building, on the rear of the lot, for his medical practice and lived in the front building, leased from the other owner.

Challenges

- Unusual configuration - 2 single family homes on 2 lots, with shared yard and garage
- The owner selling his unit would affect the other owner since the rear building was landlocked, with no access except through the front lot
- Property adjacent to PG&E transmission station and funeral home
- Needed to relocate the medical practice. Patient treatment rooms would alienate buyers.

Accomplishments

- Researched options for obtaining highest sale price and developed strategy for selling both buildings as a family compound
- Approached both owners on opportunities presented by selling concurrently
- Buyer placed offer on front home, learned of another buyer's offer for the second building and matched it to purchase the entire property



371-373 6th Avenue, San Francisco

NEIGHBORHOOD: INNER RICHMOND
UNITS: 2
PROTECTED TENANTS: 0
UNITS VACANT: 1
SQUARE FEET: 3,939
SALE PRICE: \$3,374,000



THE NEGLECTED TRUST BUILDING

This trust sale required a lot of presale attention. First, we removed the deceased owner's huge hoarded trove of memorabilia, collectibles and furniture. Then we handled the most crucial neglected maintenance items—many deteriorated windows and an interior and exterior that hadn't seen a paintbrush for many years.

With no functioning heat in 3 of 4 units and the entire attic unit unwarranted, buyers would be out of luck on a bank loan, so we pursued a cash buyer.

Challenges

- Vast amount of hoarded personal belongings stuffed in one unit
- Long-overdue maintenance
- Protected tenant paying \$800/month
- Unwarranted upper unit

Accomplishments

- Hauled away three 40-foot containers of personal property
- Completed permitted work - replaced 13 windows, painted interior and exterior
- Received 7 offers on bid date
- Sourced a cash buyer, sold for \$3,000,000

186–188 Jersey Street, San Francisco

NEIGHBORHOOD: **NOE VALLEY**
UNITS: **4**
PROTECTED TENANTS: **1**
UNITS VACANT: **3**
SQUARE FEET: **3,810**
SALE PRICE: **\$3,000,000**



THE ROCKY RELATIONSHIP

Because the two units were owned separately by people in a tumultuous relationship, the HOA was dysfunctional. They both agreed to work with me but insisted on selling their units independently.

The three young tenants in unit 1570 had converted the formal dining room to a bedroom with dormitory-style curtains. Exactly the presentation that inspires low bids.

And unit 1572, very aged and worn-down, was occupied by a family of four. We advised cleaning, resurfacing and staging the unit, which generated 7 offers.

For Unit 1570, we secured an all cash offer with no staging, no improvements and tenants allowed to vacate at a future date. Both parties parted cordially and profitably. We asked \$2,288,000 and sold for \$2,800,000.

Challenges

- Two units with separate owners in serious conflict
- Owners of #1570 lived in L.A.
- Residents arguing over common area rights

Accomplishments

- Recommended and completed upgrades and staging for #1572
- Resolved common area discrepancies by applying masking tape to delineate boundaries and building consensus for defined garage parking and storage
- Received 7 offers for #1572 on bid date
- Sold #1570 for cash, as-is, with tenants in residence

1570–1572 Chestnut Street, San Francisco

NEIGHBORHOOD: **MARINA**

UNITS: **2**

PROTECTED TENANTS: **0**

UNITS VACANT: **1**

SQUARE FEET: **2,600**

SALE PRICE: **#1570: \$1,500,000 + #1572: \$1,300,000**



THE ONE WITH NOBODY IN CHARGE

This duplex served the parents and their two children well—for decades. But when the mom passed away and dad moved into assisted living, suddenly no one was managing the property.

Day-to-day maintenance was neglected and long-term upkeep projects were nonexistent. The building fell into disrepair.

Five years later, the upstairs tenant vacated and the father decided to sell the severely damaged building.

Challenges

- Seller's son rented the lower unit for \$350/mo. and wanted to stay
- Daughter's stored boxes cluttered the unfinished ground floor space
- Both units were severely deteriorated and approaching their end of useful life
- Missing rear fence, failing siding, water leaks, electrical problems
- Owner was determined to get \$2.7 million sale price

Accomplishments

- Proof Real Estate arranged a \$300,000 loan and lined up contractors who renovated entire building in 5 weeks
- Our team helped the son secure a new SF rental, he agreed to move out
- Listed for \$2.2M, we received 4 bids and sold for \$2.75M

350–352 30th Avenue, San Francisco

NEIGHBORHOOD: **Richmond**
UNITS: **2**
PROTECTED TENANTS: **0**
UNITS VACANT: **2**
SQUARE FEET: **3,300**
SALE PRICE: **\$2,750,000**



THE UNWARRANTED UNIT PURCHASE

The 4-unit building was entirely tenant-occupied and generating a gross annual income of \$173,580. Three units were legal. But the converted attic was unwarranted, with no central heat or required fire escape.

The property was presented off-market and Craig negotiated on behalf of the buyer for a quick transaction with attractive terms. He educated his client on the risks of purchasing unwarranted units in San Francisco and introduced an attorney to review the most advantageous means of vesting and whether to set up an LLC.

Challenges

- Top floor unit unwarranted, without central heat or secondary egress, also health and safety violations
- Seller did not want a public sale, fearing a complaint to the San Francisco building department
- Buyer attracted by income, but needed legal guidance and a dose of reality

Accomplishments

- Reached agreement with all parties to conduct thorough building inspections
- Found common ground for transfer of property by mitigating risks and protecting the buyer
- Closed transaction in 19 days for just over \$2.6M with all tenants remaining

635 – 637 Baker Street, San Francisco

NEIGHBORHOOD: NORTH PANHANDLE
UNITS: 4 (1 UNWARRANTED)
PROTECTED TENANTS: 1
UNITS VACANT: 0
SQUARE FEET: 4,200
PURCHASE PRICE: \$2,635,000



THE SKEPTICAL TRUSTEE

The seller, who lived in the inherited property, interviewed Craig and several other agents for this listing.

The building had been in the family for decades and Craig's contact was both a partial owner with other family members and the trustee. The second unit had recently been vacated.

Very analytical and with a healthy sense of skepticism, the trustee asked Craig to present a plan for resurfacing that would maximize the family's return on investment.

She had no tolerance for a loose proposal, insisting that everything be confirmed, solid. She challenged Craig to hold the budget to the exact dollar amount.

Challenges

- The trustee lived in the home
- Skeptical and meticulous, she reviewed Craig's resurfacing plan several times
- Rear yard fence was missing on 2 sides, posing a dangerous 4-ft. drop and awkward presentation to buyers
- Foundation and garage floor had settlement cracks which required a structural engineer inspection

Accomplishments

- Entire building was resurfaced, inside and out, in less than two weeks
- Despite a very limited budget, building was presented as move-in ready
- Received 3 competing offers on the bid date
- Negotiated contingent-free sale at \$2,535,000, a full \$236,000 over asking

65–69 Rosemont Place, San Francisco

NEIGHBORHOOD: MISSION DISTRICT
UNITS: 2
PROTECTED TENANTS: 0
UNITS VACANT: 1
SQUARE FEET: 3,152
SALES PRICE: \$2,535,000



THE COMBINED CONDOS

Wells Fargo Trust Department engaged Craig for the sale of two condos in this grand mid-century modern building.

The side-by-side one-bedroom and two-bedroom units were connected by a door. Craig advised the seller that the highest-paying buyer would purchase both units and create a three-bedroom home.

And speaking of layout, the units' 23 doors created a maze—confusing, cramped and functionally obsolete. So Craig had floor plans created to show a simplified design gracefully combining the units.

He hosted a private tour just for building residents before launching the properties on the MLS. As expected, a current resident bought the units, rising above four other offers by bidding \$400,000 over asking.

Challenges

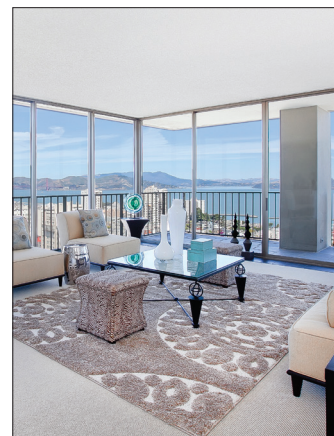
- High HOA dues, a combined \$2,600 for the two units
- Outdated layout with a total of 23 doors
- Convincing seller to present the two units as a combined space
- Alcatraz view obscured by a wall between entry and bedroom

Accomplishments

- Transformed the interior on a shoestring budget
- Mounted large photo of potential view on the wall to show buyers what they'd see if they opened the space
- Had a designer create floor plans so buyers could envision the results of a remodel
- Received 5 offers
- Sold for \$2,500,000 cash (\$400,000 over asking and \$600,000 over appraisal)

999 Green Street, #2201 & 2203 San Francisco

NEIGHBORHOOD: **RUSSIAN HILL**
UNITS: **2**
PROTECTED TENANTS: **0**
UNITS VACANT: **2**
SQUARE FEET: **2,174**
SALE PRICE: **\$2,500,000**



THE PROBATE TEARDOWN

Family disputes and litigation had eaten up many years and thousands of dollars while this probate property slowly fell apart. Three attorneys, each representing a family member, agreed to Craig's pragmatic approach to resolving conflicts and getting the building sold.

After eons of being abandoned, broken into and a haven for rampant drug activity, the property was in our charge. Without delay, we changed the locks, boarded up windows and installed a chain link fence.

The City Attorney's Office was aggravated from years of complaints, notices of violation from the Building Department and no resolution. A week of full-time coordination with the City and our escrow officer resulted in a good estimate of totals owed and to whom.

Craig arranged a \$25,000 hold-back in escrow to cover any miscalculations. We received 7 offers and sold for \$350,000 over asking.

Challenges

- Contentious parties to the probate, which was subject to court confirmation
- Large holes in roof, rear door impassable, wildlife in home, drug use on the property
- Family friend claiming first right of refusal for purchasing the building and lifetime rights to store his boat on-site
- Building misclassified as a single-family residence
- More than \$300,000 in back taxes, fees and fines levied against the property

Accomplishments

- Tracked down all infractions and fees, showed good faith efforts to City Attorney while resolving the longtime chaos
- Connected estate attorneys with the family friend, they refuted his rights to purchase and storage, Craig arranged boat removal
- 7 all-cash, contingency-free offers came in on bid date
- Sold for \$350,000 over the asking price

709 –711 Lyon Street, San Francisco

NEIGHBORHOOD: NORTH PANHANDLE
UNITS: 2
PROTECTED TENANTS: 0
UNITS VACANT: 2
SQUARE FEET: 4,473
SALE PRICE: \$1,649,545



THE TRUST BUILDING TIME WARP

This 7-unit building had been ignored, and rents were stuck in the 1980s.

The property was held in trust by an elderly owner who lived mainly in Reno. He was growing older and asked his out-of-town niece to help get the property sold.

She discovered that rents were way below market, two tenants were protected and all residents were paying very little—in the \$500 to \$600 a month range.

Also alarming, Craig encountered drug activity in the building and chased out a number of intruders. He called police to secure the building.

The owner kept his own seldom-used unit in the building. We recommended that we empty and resurface it, so we could sell with at least one unit vacant, updated and beautifully shown.

After asking \$1,650,000, we accepted an offer of \$1,600,000.

Challenges

- Extremely low rental income, less than \$32,000 annually for all 7 units
- Drug activity in the building
- Sewer lateral and fire system not up to code

Accomplishments

- Tightened security and cleared out drug activity
- Handled emptying and updating owner's unit for out-of-town owner and niece
- Sold nearly at asking with limited rental income

1402 Kearny Street, San Francisco

NEIGHBORHOOD: TELEGRAPH HILL
UNITS: 7
PROTECTED TENANTS: 2
UNITS VACANT: 1
SQUARE FEET: 5,118
SALE PRICE: **\$1,600,000**



THE LENGTHY FAMILY LAWSUIT

A trust sale, this one came with four conflicting beneficiaries, one living in the home with a spouse and children during a pandemic. The estate had hired both a landlord-tenant attorney and a trust attorney.

The property was shabby—impassable decks and staircases, a leaky roof, a buzzing sump pump and large milky and fogged windows.

To top it off, this Sunset building was awkward. A second unit had been built directly behind the original, connected by a small hallway.

Challenges

- Family tried to sell property for 3 years, appraisals on file from 1 and 2 years ago
- Lawsuit filed against the relative renting one unit
- Homes weirdly linked without attention to sightlines, light, air flow or esthetics
- Because of COVID-19, tenant insisted on no buyer tours or visitors
- Entire building in disrepair, unsure it would qualify for bank loan

Accomplishments

- Craig developed a relationship with tenants, helping them realize obstructing the sale was hurting them
- Secured tenants' reluctant cooperation to allow inspections, repair work and to schedule back-to-back buyer tours on a single 8-hour day
- Persuaded tenants to move out 3 years into the family disagreement, paving the way for a higher sales price
- Received 4 offers on bid date, sold for \$1.505 million

1923 32nd Avenue, San Francisco

NEIGHBORHOOD: **SUNSET**
UNITS: **2**
UNITS VACANT: **2**
PROTECTED TENANTS: **UNCLEAR**
SQUARE FEET: **3,375**
SALE PRICE: **\$1,505,000**



THE VIRTUAL SALE

This 2-unit building had been in the same family for nearly 40 years. When the downstairs tenant moved out, it triggered an emotional discussion about finally selling and saying goodbye to the property.

Counting the heirs and their spouses, Craig basically had 8 clients. He focused on answering all the questions to their comfort level. They needed to understand the whats and whys of his sale process, including how he uses technology to reduce in-person tours during the pandemic.

Challenges

- Nicer top floor unit occupied by nearly 10-year tenant who recruited her attorney husband to communicate with the estate
- Tenant paying below-market rent: \$2,899 a month
- Property in nearly original condition, in need of work
- Yard overgrown, garage packed with family storage and memorabilia
- Because of COVID-19, tenant was sensitive to having people in her home

Accomplishments

- Facilitated, via three months of conversation and coordination, family members to clear out yard and garage
- Leveraged virtual tours, photography and floor plans to lessen intrusive buyer tours
- Received multiple offers, sold contingent free at \$1.4M with tenant remaining upstairs

3860–3862 Cesar Chavez Street San Francisco

NEIGHBORHOOD: NOE VALLEY
UNITS: 2
UNITS VACANT: 1
PROTECTED TENANTS: 0
SQUARE FEET: 2,400
SALE PRICE: \$1,400,000



THE DANGEROUS DUPLEX

A professional fiduciary needed direction on this complicated probate sale and introduced Craig to their client. First, Craig insisted on comprehensive inspections, as well as tenant questionnaires to learn of resident's profiles and rights.

Hazardous conditions were confirmed, identifying more than \$100,000 in repairs. Craig personally cordoned off the rickety decks and some exterior doors to mitigate liability.

What were the property managers doing for decades? Closing both eyes and collecting fees. And when Craig was assigned the listing and not them, they terminated their contract and walked away in a huff.

Also disturbing, the upstairs protected tenant had quietly expanded into the attic, without permits or owner approval. If a fire erupted, a single exit and a missing fire escape spelled doom.

We asked \$799,000 and of the multiple offers, all cash \$1,100,000 was the winner.

Challenges

- Probate sale, subject to court confirmation
- Hazardous structural issues, unwarranted space, unpermitted wall removals
- Protected tenants
- \$100,000+ in dry rot damage

Accomplishments

- Conducted comprehensive roof, sewer, pest and contractor inspections to identify deficiencies
- Collected tenant questionnaires to learn their profiles and address inherent rights
- Secured multiple offers on bid date, accepted an all-cash buyer

737–741 Rhode Island Street San Francisco

NEIGHBORHOOD: **POTRERO HILL**
UNITS: **2**
PROTECTED TENANTS: **2**
UNITS VACANT: **0**
SQUARE FEET: **1,700**
SALE PRICE: **\$1,100,000**



THE TENSE TENANT SITUATION

The panicked family was trying to protect the estate in this troubled trust administration sale. The owners, an ailing elderly woman and her relatives living near Tracy, were working with a landlord attorney who recommended Craig.

For three years, the lower-floor tenant had threatened lawsuits and lodged complaints with the City. Her grievances included an unwarranted owner's unit, inadequate security and lead-based paint in her unit.

We helped them pull permits, remove the unwarranted unit and reinspect it. They were also under order to pay for the tenant's temporary housing while conducting costly lead paint remediation.

Meanwhile, the second-floor occupant got wind of a potential sale. Surprise—in 24 hours she had a doctor's evaluation that seemed to protect her tenancy.

Craig provided data and guidance for the family to evaluate. They chose to sell to the lower-unit tenant and her friend, an off-market purchase concluded within days. Both tenants signed waivers to indemnify the trust and family.

Challenges

- Fragile out-of-town owner needed a shield from stress
- NOVs with costly remediation required
- A bitterly complaining tenant and a newly protected one

Accomplishments

- Unwarranted owner's unit dismantled and reinspected
- Lowered stress for family, provided robust options and negotiating power
- Building sold off-market to existing tenants, indemnifying owners

1280 –1282 2nd Avenue, San Francisco

NEIGHBORHOOD: **INNER SUNSET**
UNITS: 3 UNITS (1 **UNWARRANTED**)
PROTECTED TENANTS: 1
UNITS VACANT: 0
SQUARE FEET: **3,160**
SALE PRICE: **\$1,100,000**



YOUR INVESTMENT PROPERTY

Generating the maximum sale price for your multi-unit building is more complicated than putting a single family home on the market.

So you'll want an investment property expert to guide the transaction.

We've handled all kinds of multi-unit sales, so expect a smooth process. We anticipate obstacles, minimize surprises and keep the ball rolling. All while keeping you in the loop. PS Tight schedules are our specialty.

OUR HISTORY OF SUCCESS

SALE PRICES \$2.0M TO \$5.0M

ADDRESS	NEIGHBORHOOD	SALE PRICE	#UNITS	#PROTECTED TENANTS	#VACANT UNITS	SQ. FT.
760-762 Dolores St., San Francisco	Eureka Valley	\$4,200,000	2	0	2	3,210
371-373 6th Ave., San Francisco	Inner Richmond	\$3,374,000	2	0	1	3,939
1096 Ashbury Ave., #1 & 2, San Francisco	Buena Vista/Ashbury	\$3,299,000	3	0	2	2,401
186-188 Jersey St., San Francisco	Noe Valley	\$3,000,000	4	1	3	3,810
4055-4057 Cesar Chavez St., San Francisco	Noe Valley	\$2,930,000	2	0	2	2,400
1570-1572 Chestnut St., San Francisco	Marina District	\$2,800,000	2	0	1	2,600
350-352 30th Ave, San Francisco	Central Richmond	\$2,750,000	2	0	2	3,300
635-637 Baker St., San Francisco	North Panhandle	\$2,635,000	4	1	0	4,200
3000-3002 Baker St., San Francisco	Cow Hollow	\$2,561,000	2	0	2	2,400
65-69 Rosemont Place, San Francisco	Mission Dolores	\$2,535,000	2	0	2	3,152
999 Green St., #2201 & 2203, San Francisco	Russian Hill	\$2,500,000	2	0	2	2,174
801-805 De Haro St., San Francisco	Potrero Hill	\$2,480,000	3	0	0	3,545
1347-1351 Divisadero St., San Francisco	Anza Vista	\$2,261,056	5	1	1	4,473
727-4731 California St., San Francisco	Inner Richmond	\$2,020,000	4	2 in one unit	3	4,200

SALE PRICES \$1.0M TO \$1.99M

ADDRESS	NEIGHBORHOOD	SALE PRICE	#UNITS	#PROTECTED TENANTS	#VACANT UNITS	SQ. FT.
1571-1573 Shrader St., San Francisco	Cole Valley	\$1,900,000	2	0	2	2,500
709-711 Lyon St., San Francisco	North Panhandle	\$1,649,545	2	0	2	1,800
1402 Kearny St., San Francisco	Telegraph Hill	\$1,600,000	7	2	1	5,118
15 Park Ave. (A-E), Petaluma	Petaluma	\$1,550,000	5	0	0	4,332
171-173 17th Ave., San Francisco	Lake Street	\$1,535,000	3	1	0	3,020
1923 32nd Ave., San Francisco	Sunset	\$1,505,000	2	unclear	2	3,375
111 Clarendon Rd., Pacifica	Pacifica	\$1,454,500	3	0	1	2,903
3714-3716 23rd St., San Francisco	Noe Valley	\$1,450,000	2	1	1	2,498
401-403 42nd Ave., San Francisco	Outer Richmond	\$1,450,000	2	1	1	2,600
3860-3862 Cesar Chavez St., San Francisco	Noe Valley	\$1,400,000	2	0	1	2,400
827-829 14th St., San Francisco	Duboce Triangle	\$1,330,000	4	1	3	3,092
3959-3961 19th St., San Francisco	Eureka Valley/Dolores	\$1,300,000	2	0	1	2,448
101 Sausalito Blvd., Sausalito	Sausalito	\$1,299,000	2	0	2	1,775
1280-1282 2nd Ave., San Francisco	Cole Valley	\$1,299,000	2	2	0	1,862
20-22 Parsons St., San Francisco	Lone Mountain	\$1,299,000	2	1	1	2,650
827-829 14th St., San Francisco	Duboce Triangle	\$1,299,000	4	1	3	3,092
1860-1862 9th Ave., San Francisco	Inner Sunset	\$1,230,000	2	0	2	3,092
1339 33rd Ave., San Francisco	Central Sunset	\$1,230,000	4	3	1	2,996
9-9A Abbey St., San Francisco	Mission Dolores	\$1,220,000	2	0	0	1,565
153-155 Henry St., San Francisco	Duboce Triangle	\$1,200,000	2	1	0	2,400
723-725 14th Ave., San Francisco	Central Richmond	\$1,100,000	3	2	1	2,100
737-741 Rhode Island St., San Francisco	Potrero Hill	\$1,100,000	2	1	0	2,600
308-310 Capp St., San Francisco	Inner Mission	\$1,075,000	3	1	2	3,714

SALE PRICES UP TO \$999,999

ADDRESS	NEIGHBORHOOD	SALE PRICE	#UNITS	#PROTECTED TENANTS	#VACANT UNITS	SQ. FT.
1550-1552 12th Ave., San Francisco	Inner Sunset	\$988,600	4	1	1	2,300
2061-2063 Hayes St., San Francisco	North Panhandle	\$950,000	3	1	3	3,260
388-390 Sausalito Blvd., #390, Sausalito	Sausalito	\$845,000	2	0	2	2,100
2431-2433 24th St., San Francisco	Inner Mission	\$690,000	2	0	2	2,438
126-128 Coleridge St., San Francisco	Bernal Heights	\$540,000	2	0	2	1,616

WORK WITH THE
MULTI-UNIT
BUILDING EXPERTS

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The information contained herein has been obtained from sources we deem reliable but is not guaranteed. Prospective buyers are advised to independently verify accuracy and to review any disclosure information on file with this office. Seller retains the right to reject or counter any offers received. Broker and Agent have neither verified nor confirmed square footage.



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