

72 EUREKA

Eureka Valley | San Francisco

2 Lot Vertical Subdivision | 2 TIC + PUD

	Sq.Ft.	Bed/Bath	Notes	Market Value	Sale	\$/Sq.Ft.
Lower - Condominium	1,260	3/2	Patio	\$	1,300,000	\$ 1,031.75
Middle - TIC	1,297	3/3	Deck	\$	1,600,000	\$ 1,233.62
Upper - TIC	1,442	3/3	Roof Deck	\$	1,800,000	\$ 1,248.27
TOTAL SELL/LEASE	3,999			\$	4,700,000	\$ 1,171.21

Construction \$ (1,499,625.00) \$375 /sq.ft.

Acquisition \$ (1,600,000)

Taxes (36 Months) \$ (57,600)

Professional and Legal Fees \$ -

TOTAL COST \$ (3,157,225)

Sale \$ 4,700,000

Staging (2 Units) \$ (35,000)

Real Estate Commissions 5% \$ (235,000)

Transfer Tax \$ (35,250)

NET PROFIT \$ 1,237,525

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500