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FOR SALE \$20,500,000
2360 PACIFIC AVENUE - ELEGANCE, SOPHISTICATION AND LUXURY

A classic pre-war Art Deco building. A destination address. A unique design in the heart of Pacific Heights.

Floor-to-ceiling iron-framed bay casement windows create a modern brick facade. Decorative elements adorn the entrance and parapet. The curved cornices curl southward masking solar panels.

Scale and detail. An abundance of natural light, high ceilings, through building views, hardwood floors, well crafted cabinetry, spacious foyers, formal dining rooms, butlers' pantries, moldings, tile, large walk-in closets, and servants entrances are all the inspiration of well-known San Francisco Architect, Edward Grosvenor Bolles.

Five equivalent floorplans and the lobby yield 21 apartments: one (1) studio, five (5) one bedrooms, Six (6) two bedrooms and nine (9) three bedroom apartments. There are eighteen (18) garaged parking spaces.

The ground floor has a splendid lobby, with ornate columns and a soaring ceiling. This is an elevator building. There is a common laundry room in the basement of the building.

Floorplans and photos @ www.2360PacificAvenue.com

Showings will be as follows. 10/16 from 10-11:30am, 10/17 from 4-5pm, 10/23 from 10:30 am to 12:00pm, 10/24 from 1-2pm and 10/21 3-4pm. We will be reviewing offers, if any, on Wednesday, October 31st at 12pm at SFR - 620 Waller Street.

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2360 PACIFIC AVENUE - INVESTMENT HIGHLIGHTS

- A new boiler, a Rite Atmospheric Natural Gas Fired Low Pressure Steam Boiler is being installed.
- The scheduled installation completion date is October 15th 2007.
- The upper roof was replaced in 2005.
- The lower garage roof was redone in 1999.
- All of the window lights (approximately 2000 panes) in the front of the building were replaced with laminated glass. The iron frames were ground down, sealed and repainted, in 2005.
- The Westside light well was painted and the bricks resealed in 2006.
- There is a mix of gas and electric stoves in the building.
- Washer and dryer stacks have been installed in units 604, 204, 402 and 502.
- Langford Land Surveying measured the apartments in 2007.
- Existing conditions drafting measured three units in 2007.
- These square footage measurements vary.
- The existing solar panels aid in the heating of the hot water service to the building. We have an estimate for a solar electric installation from Occidental Power.
- We have an estimate for an elevator repair/upgrade proposal from Paramount Elevator Corporation.
- There are 18 Parking spaces in the garage.
- There is multi camera security system operating throughout the building, with a monitor and recording device in the resident managers unit.
- Unit 100 is occupied by a resident manager.

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