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Pacific Financial Group
Real Estate Loans, Investments, Insurance

Investment Newsletter

January 30, 2016

REAL ESTATE INVESTMENT OFFERING



6-UNIT APARTMENT
1275 2ND AVENUE
SAN FRANCISCO, CA 94122
INNER SUNSET DISTRICT

OFFERED FOR SALE: Contact broker for details

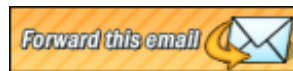
Investment Highlights:

- *Located less than ½ block from UC San Francisco Medical Center and 2 blocks from Golden Gate Park*
- *Gross Building Area is approx. 6,000 sq. ft. and lot is approx. 3,000 sq. ft. (as per public records)*
- *Three stories over street-level garage with two 1 bedroom / 1 bathroom units per floor*
- *Significant rent upside potential - 38% to 50% below market if leased as 1bd units or reconfigured and leased as 2bd units*
- *Additional rent potential if portion of garage space is redeveloped into a in-law unit (City of SF will allow as part of seismic retrofit)*
- *Additional income potential from tenant storage (shed located at rear of yard) and parking*

- *Building contains open, interior courtyard that brings lots of natural light to all 6 units*
- *Subject comes with professional management and easy rent collection process*
- *All units are separately metered for PG&E and master metered for water*
- *Proforma: @ 6% cap rate & 12 GRM*

For more information or to schedule a private showing, please contact Sam Shummon at (415) 680-0121.

Ask us about our [low cost apartment loans](#) and our generous referral fees for 5+ multifamily and commercial real estate loans!



ABOUT OUR SERVICES

Pacific Financial Group is a full-service brokerage firm dedicated to providing clients with real estate brokerage, real estate lending, investment advice, financial planning and insurance services. Our success is the result of our client-focused commitment, professional integrity, industry and market knowledge and unique private banking approach to understanding the financial needs of our clients and delivering specifically tailored solutions. **[Visit our website to obtain additional information about the types of investment advice and insurance services we offer.](#)**

APARTMENT LOAN PROGRAMS

[Hot Money: We now offer low cost apartment loans from \\$1MM & up in California. No origination fees, no lender fees and closing costs are capped at \\$2K or less!](#)

We are pleased to provide access to a large selection of 5+ unit multi-family loan programs from which to choose so you are assured of finding one that is best suited to meet your particular investment objectives. Drawing from our diverse pool of capital sources, your loan program options are limitless. **[Visit our website to obtain additional information about available apartment loan programs and interest rates.](#)**

COMMERCIAL LOAN PROGRAMS

We understand the importance of finding the best available financing to maximize your return on investment and have access to a large selection of commercial loan programs for office, retail, single tenant, self storage, industrial, hospitality, mixed use and owner-occupied commercial buildings, so you are assured of finding one that is best suited to meet your particular investment objectives. Commercial loans are available from a diverse pool of capital sources which include local and regional banks, credit unions, life insurance companies, conduits, pension funds and private investors. [Visit our website to obtain additional information about available commercial loan programs and interest rates.](#)

RESIDENTIAL LOAN PROGRAMS

We have access to over 30 lenders that offer a variety of loan program options for owner-occupied residences, 2nd homes or 1-4 investment properties. Why limit yourself and deal with one lender when you can have access to a diverse pool of lenders with much more loan program options from which to choose? Below are some of the loan program features currently offered:

- Loans to single member LLC's and revocable trusts
- Stated income and interest only loans
- Debt ratios up to 50%
- Loan amounts up to \$3,000,000
- 100% gift toward a purchase down payment
- No monthly M.I. options available
- No income verification for investor properties / unlimited # of properties financed
- Low down payment loan programs for first-time home buyers (conventional & jumbo)
- Delayed purchase financing
- Unlimited cash out

Call us today to discuss your specific loan needs.

Samuel A. Shummon, J.D.

Principal & Managing Broker

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STAY CONNECTED



