MOISON
INVESTMENT COMPANY

JUST LISTED

Two Gorgeous Two-Bedroom Units
With Hardwood Floors and Views

4909-4911 17TH STREET, SAN FRANCISCO

An excellent opportunity for a qualified buyer to purchase a quality San Francisco duplex in an excellent Cole Valley location.

Terrific two-unit building in fabulous Cole Valley. Both units have two bedrooms, one bath, dining room, living room with fireplace, and hardwood floors. There is two car parking with separate garage doors, storage space and a yard on the side of the building.

SHOWINGS:

8/3/04 First Tour 11-12 PM

8/10/04 Second Tour 11:30-1:00 PM

8/12/04 Thursday Open House 6-7 PM

8/15/04 Sunday Open House 2-4 PM

8/17/04 Third Tour 11:30-1:00 PM

ASKING PRICE:
$ 1,400,000

PRICE PER SQ. FT: $ 575.76

LOT SIZE: 1,742 SF.

RENT ROLL 4909-4911 17TH STREET			
UNIT #	TYPE	SQ. FT.	RENT
4909	2 x 1	1216	$1850
4911	2 x 1	1216	$1640

FOR MORE INFORMATION CONTACT:

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We have obtained the above information from sources we believe to be reliable, but no representations of any kind, expressed or implied, are being made as to the accuracy of such information. All references to square footage, lot size, age of improvements, or income/expenses are approximations only. Buyer should conduct an independent investigation of all pertinent property information. We bear no liability for any errors, inaccuracies or omissions.