

**Inner Mission**  
**Romeo Style Six Unit Victorian**  
**\$1,250,000**      **121-125 Shotwell St @ 16th St**



- **Six 2-Bedroom/1-Bath units**
- **\$97,770 Annual Income (actual)**
- **12.78 GRM (gross rental multiplier)**
- **\$256 per sq. ft.**
- **Professionally managed building**
- **Updated Systems**
- **4,875 sq. ft. per tax records**
- **Year Built 1900 per tax records**

This well maintained six-unit building features all two-bedroom 1-bath units. (5 room flats) Pride of ownership shows in this professionally managed property from top to bottom. Many upgrades have been performed over the years.

The huge basement has potential for additional income. The sunny backyard offers green space.

Close to the lively Valencia Street corridor with restaurants and hotspots near 16th Street. Walk to MUNI and 16th-St. BART station; easy access to Hwy 280.

Please allow 48 hours notice for showings.

**Broker's Tour:**

Tuesday Oct 31: 2:30-4:00 pm

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Statement may not yet be owner approved. This information, while not guaranteed, has been acquired from sources believed to be reliable. Agent has neither personally measured nor verified any square footage.

