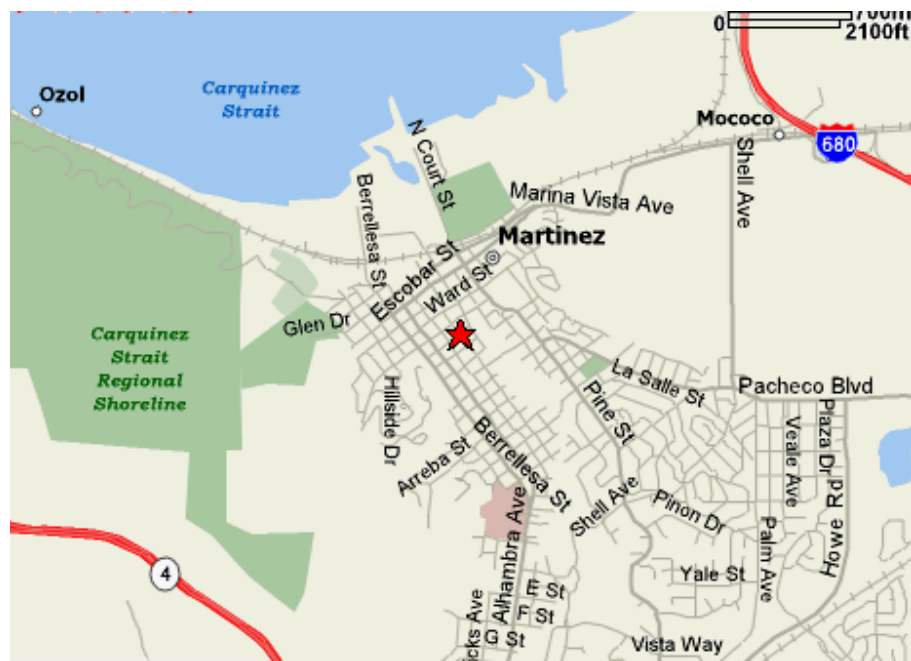


Estudillo Street Fourplex

Martinez, California



-Aerial Map-
1012 Estudillo Street
Martinez - California

For further information, contact:

SHAWN WILLIS
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510.278.0502
shawn@IPSrealestate.com



Estudillo Street Fourplex

A 4-Unit Residential Complex
1012 Estudillo Street, Martinez, CA 94553

FOR
SALE



Offered at:
\$689,000

Highlights:

- Old World Charm With Classic Mouldings, Tall Ceilings, Built-Ins and Trim
- Hardwood Floors and Fireplaces (upstairs units)
- Many Recent Upgrades
- Close to Downtown Martinez, Highways 4 & 680, BART, Shopping & Transportation.
- Martinez is a Non-Rent Controlled City

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Investment Summary				
Listing Price:	\$689,000		Current	Projected
Down Payment:	\$324,000	47%	Cap Rate	3.8% 4.03%
First Loan:	\$365,000	53%	G.R.M.	16.8 16.03
Price/Sq. Ft.:	\$240.06		Cash on Cash:	BE% 1.3%
Price/Unit:	\$172,250		Total Return:	2.4% 2.9%
Financing				
Existing Loan:	N/A	Proposed New Loan:	Institutional, VIR	
Amount:	N/A	Amount:	\$365,000	
Rate:	N/A	Rate:	5%	
Term:	N/A	Term:	30/30	
Assumable:	N/A	Points:	1%	
Site Detail Summary				
County Location:	Contra Costa	Buildings:	1	
Assessor's Parcel Number:	376-362-009-6	Rent Control:	None	
Approximate Lot Size (Acres):	.09	Thomas Brothers:	571-D6	
Approximate Lot Size (S.F.):	4,000	App.Year Built:	1924	
Property Description				
<ul style="list-style-type: none"> - Old World Charm With Classic Mouldings, Tall Ceilings, Built-Ins and Trim - Hardwood Floors and Fireplaces (upstairs units) - Many Recent Upgrades - Close to Downtown Martinez, Highways 4 & 680, BART, Shopping & Transportation. - Martinez is a Non-Rent Controlled City 				
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Proforma Operating Data				
		Current		Projected
<u>INCOME</u>	Type	Units	Est. Sq. Ft.	Rent / Unit
	1BR / 1BA	4	718	\$850-\$865
	Total	4	2,870	\$ 3,415
	Annual Rent			\$ 40,980.00
	Vacancy	3 %		\$ (1,229.00)
	Gross Rent			\$ 39,751.00
	Other Income			\$ 0
	Total Income			\$ 39,751.00
<u>ESTIMATED EXPENSES</u>				
	Property Taxes	1.1022%	\$1,267	\$8,861
	Insurance	(Est.)		\$1,817
	Gas & Electric	TenantsPay		\$0
	Water			\$593
	Garbage	TenantsPay		\$0
	Repairs & Maintenance	(Est.)		\$2,000
	Landscaping	(Est.)		\$480
	Advertising	(Est.)		\$150
	Total Expenses			\$ 13,901.00
	NET OPERATING INCOME			\$ 25,850.00
	Debt Service			\$ (23,513.00)
	Cash Flow			\$ 2,337.00
	Principle Pay Down			\$ 5,385.00
	Total Before Tax Return			\$ 7,722.00
				\$ 4,258.00
				\$ 5,385.00
				\$ 9,643.00