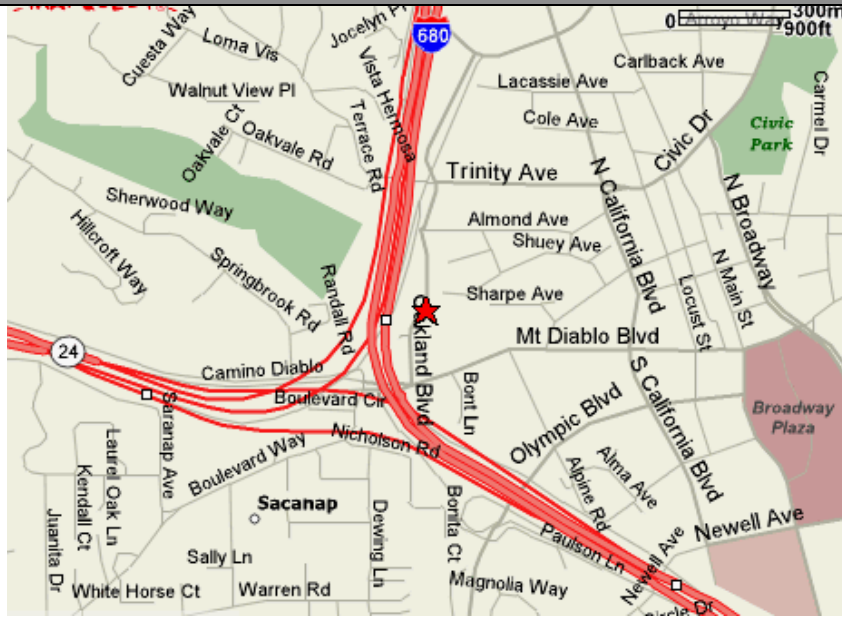


1370 Oakland Boulevard
Walnut Creek, California 94596



-Aerial Map-
1370 Oakland Boulevard
Walnut Creek - California

For further information, contact:

SHAWN WILLIS
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Oakland Boulevard Six-plex

A 6-Unit Residential Complex
1370 Oakland Blvd, Walnut Creek, CA 94596

FOR
SALE



Offered at:
\$1,275,000

Highlights:

- Highly Sought After, Rarely Available Investment Property
- Blocks Away From Downtown Walnut Creek's World-Class Shopping and Dining.
- Easy to Rent Floorplans with Laundry Facilities in (5) Units.
- Close to Highways 24 & 680, BART, Shopping & Transportation.
- Upside in Rents
- Additional Income from (3) Garages
- Potential Development Opportunity (current zoning allows up to 13 units).

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Investment Summary				
Listing Price:	\$1,275,000		Current	Stabilized
Down Payment:	\$845,000	67%	Cap Rate	3.1% 3.7%
First Loan:	\$430,000	33%	G.R.M.	19.4 17.21
Price/Sq. Ft.:	342.74		Cash on Cash:	1% 1.9%
Price/Unit:	\$212,500		Total Return:	1.6% 2.5%
Financing				
Existing Loan:	N/A		Proposed New Loan:	Institutional, VIR
Amount:	N/A		Amount:	\$430,000
Rate:	N/A		Rate:	6%
Term:	30/30		Term:	30/30
Assumable:	Yes		Points:	1%
Site Detail Summary				
County Location:	Contra Costa		Buildings:	3
Assessor's Parcel Number:	178-010-004		Rent Control:	None
Approximate Lot Size (Acres):	.32		Thomas Brothers:	612-B5
Approximate Lot Size (S.F.):	13,826		App.Year Built:	1958
Property Description				
<ul style="list-style-type: none"> - Highly Sought After, Rarely Available Investment Property. - Blocks Away From Downtown Walnut Creek's World-Class Shopping and Dining. - Easy to Rent Floorplans with Laundry Facilities in (5) Units. - Close to Highways 24 & 680, BART, Shopping & Transportation. - Upside in Rents. - Additional Income from (3) Garages. - Potential Development Opportunity (current zoning allows up to 13 units). 				
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Proforma Operating Data				
		Current		Stabilized
INCOME				
Type	Units	Est. Sq. Ft.	Rent / Unit	Rent / Unit
2BDRM / 1BATH	5	679	\$850-\$925	\$995
Studio	1	325	\$579	\$750
Garage Income	(3)		\$450	\$450
Total	6	3,720	\$ 5,469	\$ 6,175
Annual Rent			\$ 65,628.00	\$ 74,100.00
Vacancy	4 %		\$ (2,625.00)	\$ (2,964.00)
Gross Rent			\$ 63,003.00	\$ 70,395.00
Laundry Income			\$ 0	\$ 0
Total Income			\$ 63,003.00	\$ 71,136.00
ESTIMATED EXPENSES				
Property Taxes	1.0674%	\$1,893	\$15,502	\$15,502
Insurance	(Est.)		\$2,500	\$2,500
Gas & Electric			\$0	\$0
Water			\$0	\$0
Garbage			\$0	\$0
Repairs & Maintenance (Est)			\$3,000	\$3,000
Landscaping			\$1,200	\$1,200
Advertising			\$500	\$500
On-site Manager			\$0	\$0
Replacement /Capital Imprv.			\$1,200	\$1,200
Misc.			\$150	\$150
Total Expenses			\$ 24,052.00	\$ 24,052.00
NET OPERATING INCOME			\$ 38,951.00	\$ 47,084.00
Debt Service			\$ (30,937.00)	\$ (30,937.00)
Cash Flow			\$ 8,014.00	\$ 16,147.00
Principle Pay Down			\$5,280.00	\$5,280.00
Total Before Tax Return			\$13,294.00	\$21,427.00