



Exclusive investment offering

Martinez Triplex \$485,000

2118 Castro Street
Martinez, CA 94553

- Individually metered for gas and electricity
- Period correct trim and built-ins
- Updated windows, plumbing, and electrical
- Fantastic location and neighborhood
- Owned by the same family for over 50 years



SHAWN WILLIS

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Martinez Triplex

2118 Castro Street, Martinez, CA 94553

UNITS	TYPE	EST. SQ. FT.	Current	Estimated Market
3	1 BR x 1 BA	512	\$785-\$900	\$995
3	Total rentable square feet	1,536		
INCOME				
	Monthly Rent		\$2,585	\$2,985
	Laundry Income		\$0	\$0
	Total Monthly Income		\$2,585	\$2,985
	ANNUALIZED TOTAL INCOME		\$31,020	\$35,820
	Scheduled Gross Income		\$31,020	\$35,820
	Less Vacancy Reserve (5.00%)		(\$1,551)	(\$1,791)
	GROSS OPERATING INCOME		\$29,469	\$34,029
EXPENSES				
	Taxes (New @ 1.0821%% + \$1,009)		(\$6,257)	(\$6,257)
	Insurance (Estimated @ \$.40/s.f.)		(\$614)	(\$614)
	Water (tenant)		\$0	\$0
	PG&E (tenant)		\$0	\$0
	Garbage		(\$1,560)	(\$1,560)
	Repairs & Maintenance		(\$1,800)	(\$1,800)
	Landscaping & Grounds		(\$600)	(\$600)
	TOTAL EXPENSES		(\$10,831)	(\$10,831)
	NET OPERATING INCOME		\$18,638	\$23,198
	Expenses as % of Gross Income		34.92%	30.24%
	Expenses per Unit		\$3,610	\$3,610
	Expenses per Square Foot		\$7.05	\$7.05

	Current Rents	Estimated Market
LIST PRICE	\$485,000	\$485,000
Down Payment	\$185,000	\$185,000
* First Loan	\$300,000	\$300,000
NET OPERATING INCOME	\$18,638	\$23,198
Estimated Debt Service (first loan)	(\$19,500)	(\$19,500)
Estimated Debt Service (second loan)	\$0	\$0
Pre-Tax Cash Flow	(\$862)	\$3,698
Pre-Tax Return on Investment	-0.47%	2.00%
Gross Rent Multiplier	15.64	13.54
Capitalization Rate	3.84%	4.78%
Price per square foot	\$315.76	\$315.76
Price per unit	\$161,667	\$161,667

*6.5% / 5 Year ARM / Interest Only



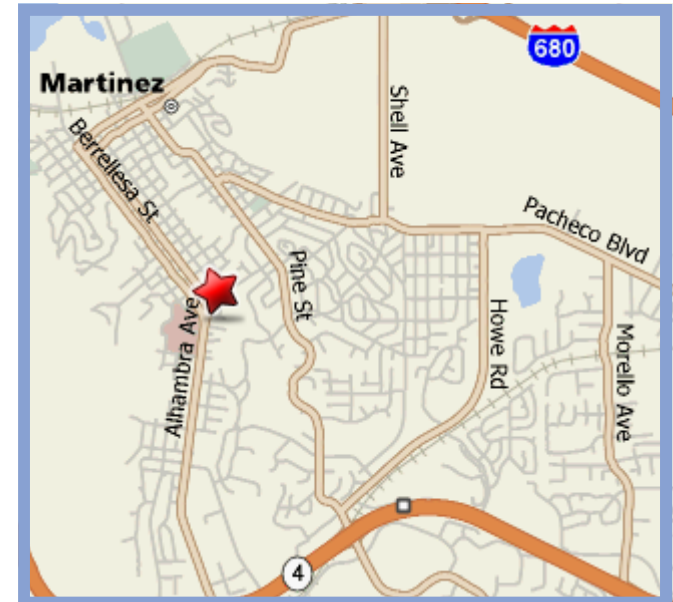
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