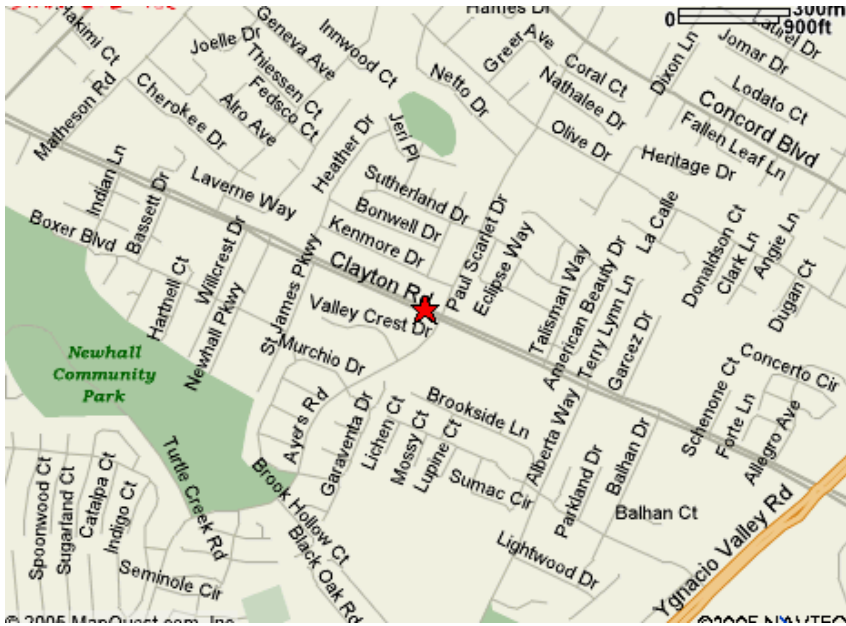


5089 Clayton Road
Concord, California 94521



-Aerial Map-
5089 Clayton Road
Concord - California

For further information, contact:

SHAWN WILLIS
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Clayton Road Fourplex

A 4-Unit Residential Complex
5089 Clayton Road, Concord, CA 94596

FOR
SALE



Offered at:
\$799,000

Highlights:

- Highly Sought After Investment Property in Concord.
- Easy to Rent Floorplans.
- Close to Highways 680 & 4, BART, Shopping & Transportation.
- Upside in Rents.

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Investment Summary

			<u>Current</u>	<u>Stabilized</u>
Listing Price:	\$799,000			
Down Payment:	\$509,000	64%	Cap Rate 2.46%	3.32%
First Loan:	\$290,000	36%	G.R.M. 20.81	17.52
Price/Sq. Ft.:	\$240.51		Cash on Cash: .19%	1.55%
Price/Unit:	\$199,250		Total Return: 1.03%	2.39%

Financing

Existing Loan:	Proposed New Loan:	Institutional
Amount:	Amount:	\$290,000
Rate:	Rate:	5%
Term:	Term:	30/30
Assumable:	Points:	1%

Site Detail Summary

County Location:	Contra Costa	Buildings:	1
Assessor's Parcel Number:	116-201-037-3	Rent Control:	None
Approximate Lot Size (Acres):	.13	Thomas Brothers:	593-D4
Approximate Lot Size (S.F.):	5,663	App.Year Built:	1949

Property Description

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Proforma Operating Data

			<u>Current</u>	<u>Stabilized</u>
INCOME				
<u>Type</u>	<u>Units</u>	<u>Est. Sq. Ft.</u>	<u>Rent / Unit</u>	<u>Rent / Unit</u>
2BR / 1BA	4	830	\$800	\$950
Total	4	3,322	\$ 3,200	\$ 3,800
Annual Rent			\$ 38,400.00	\$ 45,600.00
Vacancy	4 %		\$ (1,536.00)	\$ (1,824.00)
Gross Rent			\$ 36,864.00	\$ 43,776.00
Total Income			\$ 36,864.00	\$ 43,776.00
ESTIMATED EXPENSES				
Property Taxes	1.051%	\$1,220	\$9,575	\$9,575
Insurance	(Est.)		\$2,158	\$2,158
Gas & Electric			\$0	\$0
Water			\$300	\$300
Garbage			\$1,080	\$1,080
Repairs & Maintenance (Est)			\$3,000	
Landscaping			\$600	\$600
Advertising			\$500	\$500
Total Expenses			\$ 17,213.00	\$ 17,213.00
NET OPERATING INCOME			\$ 19,651.00	\$ 26,563.00
Debt Service			\$ (18,681.00)	\$ (18,681.00)
Cash Flow			\$ 970.00	\$ 7,882.00
Principle Pay Down			\$4,279.00	\$4,279.00
Total Before Tax Return			\$5,249.00	\$12,161.00