

3921-3933 Alhambra Way
Martinez, California



-Aerial Map-
3921-3933 Alhambra Way
Martinez - California

For further information, contact:

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Alhambra Way Multi-Family Property

A 4-Unit Residential Complex
3921-3933 Alhambra Way, Martinez, CA 94553

**FOR
SALE**



Offered at:
\$799,000

Highlights:

- Fantastic Unit Mix with Desirable, Easy to Rent Floorplans.
- Washer/Dryer Hookups, Private Patios
- Strong Location Surrounded by Single Family Homes.
- Single Level Units with Yards & Garages.
- Pitched, Composition Shingle Roofs.
- Mature, Lush Landscaping.
- Close to Downtown Martinez, Highways 4 & 680, BART, Shopping & Transportation.
- Martinez is a Non-Rent Controlled City
- Upside in Rents

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Investment Summary				
Listing Price:	\$799,000		Current	Projected
Down Payment:	\$374,000	47%	Cap Rate	3.8% 5.03%
First Loan:	\$425,000	53%	G.R.M.	16.9 13.87
Price/Sq. Ft.:	\$230.19		Cash on Cash:	BE% 3%
Price/Unit:	\$199,750		Total Return:	2.5% 5.1%
Financing				
Existing Loan:	N/A		Proposed New Loan:	Institutional, VIR
Amount:	N/A		Amount:	\$425,000
Rate:	N/A		Rate:	5%
Term:	N/A		Term:	30/30
Assumable:	N/A		Points:	1%
Site Detail Summary				
County Location:	Contra Costa		Buildings:	3
Assessor's Parcel Number:	376-200-008		Rent Control:	None
Approximate Lot Size (Acres):	.55		Thomas Brothers:	571-E6
Approximate Lot Size (S.F.):	23,958		App.Year Built:	1951
Property Description				
<ul style="list-style-type: none"> - Fantastic Unit Mix with Desirable, Easy to Rent Floorplans. - Washer/Dryer Hookups, Private Patios - Strong Location Surrounded by Single Family Homes. - Single Level Units with Yards & Garages. - Pitched, Composition Shingle Roofs. - Mature, Lush Landscaping. - Close to Downtown Martinez, Highways 4 & 680, BART, Shopping & Transportation. - Martinez is a Non-Rent Controlled City - Upside in Rents 				
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Proforma Operating Data				
INCOME			Current	Projected
Type	Units	Est. Sq. Ft.	Rent / Unit	Rent / Unit
2BR / 1BA	2	937-850	\$1,150	\$1,300
1BR / 1BA	2	842	\$800-\$850	\$1,100
Total	4	3,471	\$ 3,950	\$ 4,800
Annual Rent			\$ 47,400.00	\$ 57,600.00
Vacancy	3 %		\$ (1,422.00)	\$ (1,728.00)
Gross Rent			\$ 45,978.00	\$ 55,872.00
Other Income			\$ 0	\$ 0
Total Income			\$ 45,978.00	\$ 55,872.00
ESTIMATED EXPENSES				
Property Taxes	1.1022%	\$1,266	10,073	\$10,073
Insurance	(Est.)		\$2,163	\$2,163
Gas & Electric	TenantPays		\$0	\$0
Water	TenantPays		\$0	\$0
Garbage	TenantPays		\$0	\$0
Repairs & Maintenance	(Est)		\$2,000	\$2,000
Landscaping	(Est.)		\$1,440	\$1,440
Total Expenses			\$ 15,676.00	\$ 15,676.00
NET OPERATING INCOME			\$ 30,302.00	\$ 40,196.00
Debt Service			\$ (27,378.00)	\$ (27,378.00)
Cash Flow			\$ 2,924.00	\$ 12,818.00
Principle Pay Down			\$ 6,270.00	\$ 6,270.00
Total Before Tax Return			\$ 9,194.00	\$ 19,088.00