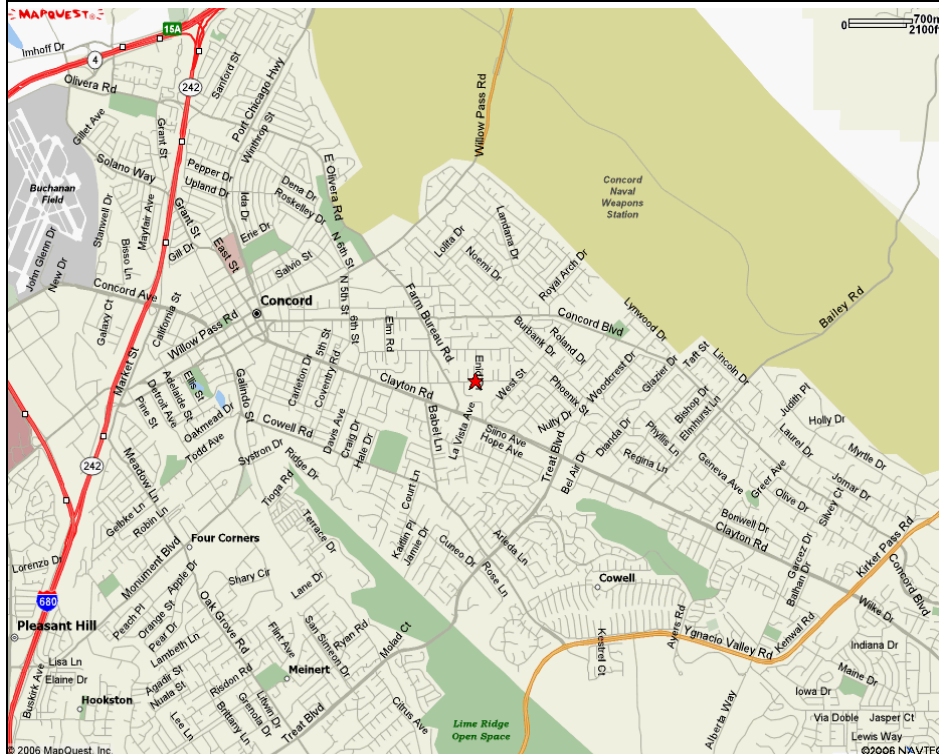


3885 Chestnut Avenue
Concord, California



-Aerial Map-
3885 Chestnut Avenue
Concord - California

For further information, contact:

SHAWN WILLIS
Senior Investment Associate
925.988.0502
shawn@IPSrealestate.com



Chestnut Avenue Multi-Family
Multi-Family Residential Property with R8 Zoning
3885 Chestnut Avenue, Concord, CA 94520

FOR
SALE



Offered At: \$630,000

For further information, contact:

SHAWN WILLIS
Senior Investment Associate
925.988.0502
shawn@IPSrealestate.com

SAUL ARMIAN
Investment Associate
925.476.0400
saul@IPSrealestate.com

1343 Locust Street, Suite 204
Walnut Creek, CA 94596
Fax. 925.988.0401

www.IPSrealestate.com

- Detached, 2-Car Garage.
- Strong Location Surrounded by Mostly Single Family Homes.
- Close to Highways 680 & 24, BART Shopping and Transportation.
- Concord is a Non-Rent Controlled City

PROPERTY WILL BE DELIVERED VACANT AT CLOSE OF ESCROW.

THERE IS CONFLICTING INFORMATION REGARDING THE NUMBER OF "LEGAL" UNITS AT THIS SITE - BUYER TO INDEPENDENTLY VERIFY.

PROPERTY IS BEING OFFERED "AS IS."



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Investment Summary

Listing Price: \$630,000			Current	Projected
Down Payment: \$350,000	55%	Cap Rate	N/A	3.9%
First Loan: \$280,000	45%	G.R.M.	N/A	15.26
Price/Sq. Ft.: \$225		Cash on Cash:	N/A	B/E
Price/Unit: \$157,500		Total Return:	N/A	1.5%

Financing

Existing Loan: N/A	Proposed New Loan: Institutional
Amount: N/A	Amount: \$280,000
Rate: N/A	Rate: 7.0%
Term: N/A	Term: 30/30
Assumable: N/A	Points: 1%

Site Detail Summary

County Location: Contra Costa	Buildings: 2
Assessor's Parcel Number: 114-300-033-7 114-300-034-5	Rent Control: None
Approximate Lot Size (Acres): 0.61	Thomas Brothers: 592-J2
Approximate Lot Size (S.F.): 26,571	App. Year Built: 1920

Property Description

- Detached, 2-Car Garage.
- Strong Location Surrounded by Mostly Single Family Homes.
- Close to Highways 680 & 24, BART Shopping and Transportation.
- Concord is a Non-Rent Controlled City
- **PROPERTY WILL BE DELIVERED VACANT AT CLOSE OF ESCROW.**
- **THERE IS CONFLICTING INFORMATION REGARDING THE NUMBER OF "LEGAL" UNITS AT THIS SITE - BUYER TO INDEPENDENTLY VERIFY.**
- **PROPERTY IS BEING OFFERED "AS IS."**
- ***Believed to be non-conforming Unit. Does not have Kitchen**

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Proforma Operating Data

POTENTIAL INCOME			Currently Vacant	Agent Projections (Buyer to Verify)
Type	Units	Apprx. Sq. Ft.	Rent / Unit	Rent / Unit
2BR/1BA	1	1,200	0	\$995
1BR/1BA	2	400	0	\$725
2BR/1BA *	1	800	0	\$995
Total	4	2,800	0	\$ 3,440
Annual Rent			0	\$ 41,280.00
Vacancy	5 %		0	<u>\$ (2,064.00)</u>
Gross Rent			0	\$ 39,216.00
Other Income			0	<u>\$ 0</u>
Total Income			0 \$	39,216.00
ESTIMATED EXPENSES				
Property Taxes	1.057%	\$539	\$ 7,198.00	\$ 7,198.00
Insurance			\$ 1,260.00	\$ 1,260.00
Gas & Electric			\$ 600.00	\$ 600.00
Water			\$ 1,261.00	\$ 1,261.00
Garbage			\$ 1,080.00	\$ 1,080.00
Repairs & Maintenance			\$ 2,000.00	\$ 2,000.00
Landscaping			\$ 960.00	\$ 960.00
Advertising / Misc			\$ 250.00	\$ 250.00
Total Expenses			<u>\$ 14,609.00</u>	<u>\$ 14,609.00</u>
NET OPERATING INCOME			\$ 0	\$ 24,607.00
Debt Service			<u>\$ 0</u>	<u>\$ (22,354.00)</u>
Cash Flow			\$ 0	\$ 2,253.00
Principle Pay Down			\$ 0	\$ 2,844.00
Total Return			\$ 0	\$ 5,097.00