

5095 Clayton Road

Concord, California



-Aerial Map-
5095 Clayton Road
Concord | California

For further information, contact:

SHAWN WILLIS

Senior Investment Associate

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Clayton - Ayres Apartments

A Totally Renovated 6-Unit Apartment Complex

5095 Clayton Road, Concord, CA 94521

**FOR
SALE**



Price:
\$995,000

Highlights:

- Rare opportunity to own a totally renovated 6-unit property in Concord.
- New Dual Pane Windows
- Berber Carpeting
- New Maple Cabinetry
- New Granite Countertops
- New Roof, Landscaping, Fencing, Parking Lot
- Modern Entryway Awnings
- Washer/Dryer Hookups (Townhouse Units)
- Desirable Location

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Investment Summary				
Listing Price:	\$995,000		Current	Market
Down Payment:	\$445,000	45%	Cap Rate	4.6%
First Loan:	\$550,000	55%	G.R.M.	13.94
Price/Sq. Ft.:	\$242.68		Cash on Cash:	2.8%
Price/Unit:	\$165,833		Total Return:	4.8%
				5.8%

Financing			
Existing Loan:	Fremont Bank	Proposed New Loan:	Institutional
Amount:	\$375,000	Amount:	\$550,000
Rate:	N/A	Rate:	4.5% variable
Term:	N/A	Term:	30/30
Assumable:	N/A	Points:	1%

Site Detail Summary			
County Location:	Contra Costa	Buildings:	1
Assessor's Parcel Number:	116-201-029	Rent Control:	None
Approximate Lot Size (Acres):	0.17	Thomas Brothers:	593D4
Approximate Lot Size (S.F.):	7,200	App.Year Built:	1960

Property Description
<ul style="list-style-type: none"> - Rare opportunity to own a totally renovated 6-unit property in Concord. - New Dual Pane Windows - Berber Carpeting - New Maple Cabinetry - New Granite Countertops - New Roof, Landscaping, Fencing, Parking Lot - Modern Entryway Awnings - Washer/Dryer Hookups (Townhouse Units) - Desirable Location

Proforma Operating Data				
INCOME			Current	Market
		Approx		
Type	Units	Sq. Ft.	Rent / Unit	Rent / Unit
2BR/1BA Flat	1	750	\$1,050	\$1,095
2BR/1BA TH	3	850	\$1,050	\$1,145
Jr. 1BR/1BA	2	400	\$875	\$895
Total	6	4,100	\$ 5,950.00	\$6,320
Annual Rent			\$ 71,400.00	\$ 75,840.00
Vacancy	4.00%		\$(2,856.00)	\$(3,033.60)
Gross Rent			\$ 68,544.00	\$ 72,806.40
Other Income			\$ -	\$ -
Total Income			\$68,544.00	\$72,806.40
ESTIMATED EXPENSES				
Property Taxes	1.0650%	\$1,108	\$ 11,705.00	\$ 11,705.00
Insurance	\$0.65		\$ 2,665.00	\$ 2,665.00
Gas & Electric			\$ 100.00	\$ 100.00
Water			\$ 4,048.00	\$ 4,048.00
Garbage (tenants pay)			\$ -	\$ -
Repairs & Maintenance			\$ 2,400.00	\$ 2,400.00
Landscaping/Grounds			\$ 1,200.00	\$ 1,200.00
Advertising/Miscellaneous			\$ 500.00	\$ 500.00
Total Expenses			\$ 22,618.00	\$ 22,618.00
NET OPERATING INCOME			\$ 45,926.00	\$ 50,188.40
Debt Service			\$(33,441.00)	\$(33,441.00)
Cash Flow			\$ 12,485.00	\$ 16,747.40
Principle Pay Down			\$ 8,873.00	\$ 8,873.00
Total Return			\$ 21,358.00	\$ 25,620.40

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