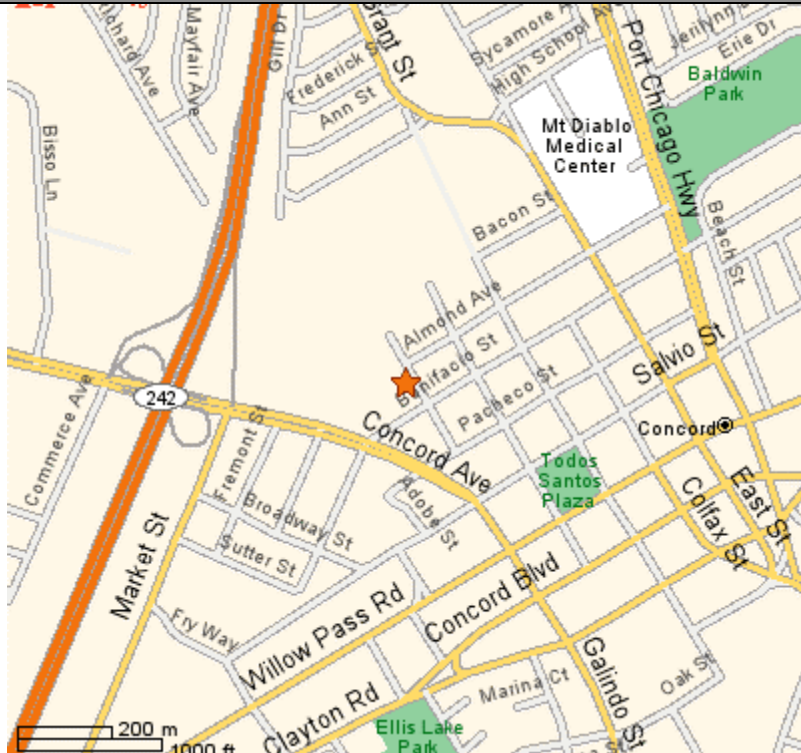


2277 Galindo Street
Concord, California



-Aerial Map-
2277 Galindo Street
Concord - California

For further information, contact:

SHAWN WILLIS
Senior Investment Associate
925.988.0502
shawn@IPSrealestate.com



Luxury, Old World Cottages
Charming, Upscale Duplex
2277 Galindo Street, Concord, CA 94520

**FOR
SALE**



Offered At: \$825,000

- Fantastic Unit Mix with Desirable, Easy to Rent Floor plans.
- Berber Carpeting, Vaulted & 9 Ft. Ceilings, Crown Mouldings, Mostly Dual Pane Windows, Private Patios, Washer/Dryer Units, Parquet Entries, & Dishwashers.
- Detached, 3-Car Garage.
- Strong Downtown Location Surrounded by Mostly Single Family Homes and Retail.
- Individual Water Heaters.
- Lush Grounds with Mature Trees
- Close to Highways 680 & 24, Two BART Stations, Shopping and Transportation.
- Concord is a Non-Rent Controlled City

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Investment Summary				
Listing Price:	\$825,000		Current	Projected
Down Payment:	\$450,000	55%	Cap Rate	2.6% 2.8%
First Loan:	\$375,000	45%	G.R.M.	22.9 21.89
Price/Sq. Ft.:	\$479		Cash on Cash:	B/E B/E
Price/Unit:	\$412,500		Total Return:	1.5% 1.9%
Financing				
Existing Loan:	SunTrust	Proposed New Loan:	Institutional	
Amount:	\$330,000	Amount:	\$375,000	
Rate:	4.75%	Rate:	4.0%	
Term:	30/30	Term:	30/30	
Assumable:	Contact Agent	Points:	1%	
Site Detail Summary				
County Location:	Contra Costa	Buildings:	1	
Assessor's Parcel Number:	112-125-026	Rent Control:	None	
Approximate Lot Size (Acres):	0.17	Thomas Brothers:	592-F1	
Approximate Lot Size (S.F.):	7,500	App. Year Built:	1933	
Property Description				
<ul style="list-style-type: none"> - Fantastic Unit Mix with Desirable, Easy to Rent Floor plans. - Berber Carpeting, Vaulted & 9 Ft. Ceilings, Crown Mouldings, Mostly Dual Pane Windows, Private Patios, Washer/Dryer Units, Parquet Entries, & Dishwashers. - Detached, 3-Car Garage. - Strong Downtown Location Surrounded by Mostly Single Family Homes and Retail. - Individual Water Heaters. - Lush Grounds with Mature Trees - Close to Highways 680 & 24, Two BART Stations, Shopping and Transportation. - Concord is a Non-Rent Controlled City 				
<p>For further information, contact:</p> <p style="text-align: center;"> SHAWN WILLIS Senior Investment Associate 925.988.0502 shawn@IPSrealestate.com </p> <div style="text-align: right;">  </div>				

Proforma Operating Data				
		Current		Projected
<u>INCOME</u>				
<u>Type</u>	<u>Units</u>	<u>Apprx. Sq. Ft.</u>	<u>Rent / Unit</u>	<u>Rent / Unit</u>
2BR/1BA	2	862	\$1,495	\$1,495
Total	2	1,724	\$ 2,990	\$ 2,990
Annual Rent			\$ 35,880.00	\$ 35,880.00
Vacancy	3 %		\$ (1,076.00)	\$ (1,076.00)
Gross Rent			\$ 34,804.00	\$ 34,804.00
Garage Income			\$ 0.00	\$ 1,800.00
Total Income			\$ 34,804.00	\$ 36,604.00
<u>ESTIMATED EXPENSES</u>				
Property Taxes	1.051%	\$408	\$ 9,079.00	\$ 9,079.00
Insurance			\$ 789.00	\$ 789.00
Gas & Electric	(Tenant)		\$ 0.00	\$ 0.00
Water			\$ 635.00	\$ 635.00
Garbage	(Tenant)		\$ 0.00	\$ 0.00
Repairs & Maintenance			\$ 1,500.00	\$ 1,500.00
Landscaping			\$ 960.00	\$ 960.00
Advertising / Misc			\$ 250.00	\$ 250.00
Total Expenses			\$ 13,213.00	\$ 13,213.00
NET OPERATING INCOME			\$ 21,591.00	\$ 23,391.00
Debt Service			\$ (21,484.00)	\$ (21,484.00)
Cash Flow			\$ 107.00	\$ 1,907.00
Principle Pay Down			\$ 6,604.00	\$ 6,604.00
Total Return			\$ 6,711.00	\$ 8,511.00