

1432-1436 La Vista Avenue  
Concord, California



-Aerial Map-  
1432-1436 La Vista Avenue  
Concord - California

For further information, contact:

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La Vista Duplex  
1432-1436 La Vista Avenue  
Concord, CA 94521

FOR  
SALE



Offered at:  
\$535,000

Highlights:

- Fantastic Unit Mix with Desirable, Easy to Rent Floorplans.
- Strong Location Surrounded by Single Family Homes.
- Private "House-Like" Units w/ Huge Back Yards.
- Updated Copper Plumbing / Newer Roof.
- Mature Landscaping with Secluded Feel.
- Close to Downtown Concord, Highways 680 & 24, Two BART Stations, Shopping and Transportation.
- Concord is a Non-Rent Controlled City.
- Upside in Rents.
- Priced Below Replacement Cost.

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Investment Summary				
<b>Listing Price:</b>	\$535,000		<b>Current</b>	<b>Projected</b>
<b>Down Payment:</b>	\$311,000	58%	<b>Cap Rate</b>	2.4% 2.9%
<b>First Loan:</b>	\$224,000	42%	<b>G.R.M.</b>	24.2 21.3
<b>Price/Sq. Ft.:</b>	\$410		<b>Cash on Cash:</b>	B/E 1.2%
<b>Price/Unit:</b>	\$267,500		<b>Total Return:</b>	1.6% 2.6%
Financing				
<b>Existing Loan:</b>	N/A		<b>Proposed New Loan:</b>	Institutional
<b>Amount:</b>	N/A		<b>Amount:</b>	\$224,000
<b>Rate:</b>	N/A		<b>Rate:</b>	3.5%
<b>Term:</b>	N/A		<b>Term:</b>	30/30
<b>Assumable:</b>	N/A		<b>Points:</b>	1%
Site Detail Summary				
<b>County Location:</b>	Contra Costa		<b>Buildings:</b>	1
<b>Assessor's Parcel Number:</b>	132-090-028-3		<b>Rent Control:</b>	None
<b>Approximate Lot Size (Acres):</b>	0.29		<b>Thomas Brothers:</b>	592-J3
<b>Approximate Lot Size (S.F.):</b>	12,632		<b>App.Year Built:</b>	1949
Property Description				
<ul style="list-style-type: none"> <li>- Fantastic Unit Mix with Desirable, Easy to Rent Floorplans.</li> <li>- Strong Location Surrounded by Single Family Homes.</li> <li>- Private "House-Like" Units w/ Huge Back Yards.</li> <li>- Updated Copper Plumbing / Newer Roof.</li> <li>- Mature Landscaping with Secluded Feel.</li> <li>- Close to Downtown Concord, Highways 680 &amp; 24, Two BART Stations, Shopping and Transportation.</li> <li>- Concord is a Non-Rent Controlled City.</li> <li>- Upside in Rents.</li> <li>- Priced Below Replacement Cost.</li> </ul>				
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Proforma Operating Data				
		Current		Projected
<b>INCOME</b>				
Type	Units	Apprx. Sq. Ft.	Rent / Unit	Rent / Unit
2BR / 1BA	1	752	\$995	\$1,095
1BR / 1BA	1	552	\$845	\$995
<b>Total</b>	<b>2</b>	<b>1,304</b>	<b>\$ 1,840</b>	<b>\$ 2,090</b>
Annual Rent			\$ 22,080.00	\$ 25,080.00
Vacancy	3 %		\$ (662.00)	\$ (752.00)
Gross Rent			\$ 21,418.00	\$ 24,328.00
Laundry Income			\$ 0.00	\$ 0.00
<b>Total Income</b>			<b>\$ 21,418.00</b>	<b>\$ 24,328.00</b>
<b>ESTIMATED EXPENSES</b>				
Property Taxes	1.051%	\$640	\$ 6,263.00	\$ 6,263.00
Insurance			\$ 700.00	\$ 700.00
Gas & Electric	TenantPays		\$ 0.00	\$ 0.00
Water	TenantPays		\$ 0.00	\$ 0.00
Garbage	TenantPays		\$ 0.00	\$ 0.00
Repairs & Maintenance (Est.)			\$ 1,000.00	\$ 1,000.00
Landscaping (Est.)			\$ 600.00	\$ 600.00
Total Expenses			\$ 8,563.00	\$ 8,563.00
<b>NET OPERATING INCOME</b>			<b>\$ 12,855.00</b>	<b>\$ 15,765.00</b>
Debt Service			\$ (12,070.00)	\$ (12,070.00)
Cash Flow			\$ 785.00	\$ 3,695.00
Principle Pay Down			\$ 4,299.00	\$ 4,299.00
Total Before Tax Return			\$ 5084.00	\$ 7,994.00