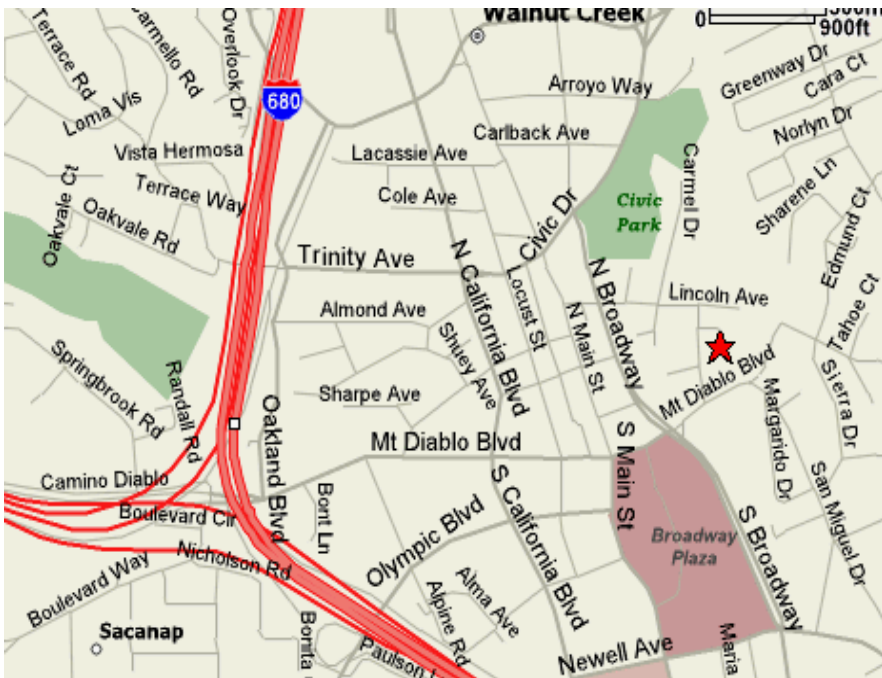


191 Village Court
Walnut Creek, California 94596



-Aerial Map-
191 Village Court
Walnut Creek - California

For further information, contact:

SHAWN WILLIS
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The Village Court Apartments

A 8-Unit Residential Complex
191 Village Court, Walnut Creek, CA 94596

FOR
SALE



Offered at:
\$1,600,000

Highlights:

- Highly Sought After, Rarely Available Investment Property in Downtown Walnut Creek.
- Blocks Away From Broadway Plaza and World-Class Shopping and Dining.
- Easy to Rent Floorplans with Additional Storage and Laundry Facility.
- Vaulted Ceilings in Upstairs Units.
- Common Patio Area for Residents.
- Close to Highways 24 & 680, BART, Shopping & Transportation.
- Upside in Rents

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Investment Summary				
Listing Price: \$1,600,000			Current	Stabilized
Down Payment: \$925,000	58%	Cap Rate	3.0%	3.3%
First Loan: \$675,000	42%	G.R.M.	19.33	18.12
Price/Sq. Ft.: \$310.80		Cash on Cash:	BE%	1.1%
Price/Unit: \$200,000		Total Return:	1.6%	2.2%
Financing				
Existing Loan: World Savings		Proposed New Loan: Institutional, VIR		
Amount: \$610,000		Amount: \$675,000		
Rate: 5.332%		Rate: 5%		
Term: 30/30		Term: 30/30		
Assumable: Yes		Points: 1%		
Site Detail Summary				
County Location: Contra Costa		Buildings: 1		
Assessor's Parcel Number: 178-262-011-4		Rent Control: None		
Approximate Lot Size (Acres): .16		Thomas Brothers: 612-D5		
Approximate Lot Size (S.F.): 7,013		App.Year Built: 1958		
Property Description				
<ul style="list-style-type: none"> - Highly Sought After, Rarely Available Investment Property in Downtown Walnut Creek. - Blocks Away From Broadway Plaza and World-Class Shopping and Dining. - Easy to Rent Floorplans with Additional Storage and Laundry Facility. - Vaulted Ceilings in Upstairs Units. - Common Patio Area for Residents. - Close to Highways 24 & 680, BART, Shopping & Transportation. - Upside in Rents 				
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Proforma Operating Data				
		Current		Stabilized
INCOME	Type	Units	Est. Sq. Ft.	Rent / Unit
	2BR / 1BA	1	750	\$1,050
	1BR / 1BA	7	600	\$775-\$895
	Total	8	5,148	\$ 6,855
	Annual Rent			\$ 82,260.00
	Vacancy	4 %		\$ (3,290.00)
	Gross Rent			\$ 78,970.00
	Laundry Income			\$ 504
	Total Income			\$ 79,474.00
ESTIMATED EXPENSES				
	Property Taxes	1.0648%	\$2,752	19,789
	Insurance	(Est.)		\$2,900
	Gas & Electric			\$1,200
	Water			\$600
	Garbage			\$1,080
	Repairs & Maintenance (Est)			\$4,000
	Landscaping			\$1,200
	Advertising			\$500
	Total Expenses			\$ 31,269.00
	NET OPERATING INCOME			\$ 48,205.00
	Debt Service			\$ (43,483.00)
	Cash Flow			\$ 4,722.00
	Principle Pay Down			\$9,959.00
	Total Before Tax Return			\$14,681.00
				\$ 87,780.00
				\$ (3,511.00)
				\$ 84,269.00
				\$ 504
				\$ 84,773.00