



United Apartment Group
MultiFamily Investment Services

OFFERING MEMORANDUM

GARDEN FOURPLEX

SOLD - \$1,100,000

1468 MARCLAIR DR, CONCORD CA 94521

Garden Fourplex

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OFFERING SUMMARY

ADDRESS	1468 Marclair Dr Concord CA 94521
COUNTY	Contra Costa
MARKET	East Bay
SUBMARKET	Concord
BUILDING SF	3,168 SF
NUMBER OF UNITS	4
YEAR BUILT	1962
APN	133-160-033-6
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,100,000
PRICE PSF	\$347.22
PRICE PER UNIT	\$275,000
OCCUPANCY	100.00%
NOI (CURRENT)	\$54,668
NOI (Pro Forma)	\$80,954
GRM (CURRENT)	13.05
GRM (Pro Forma)	9.58

HIGHLIGHTS

- 1468 Marclair is an excellent opportunity for an investor to acquire a fully occupied fourplex in the city of Concord. The property was built in 1962 and is a two-story wood frame building with stucco siding and wood trim on a 6420 square foot and includes 8 covered parking spaces. The property consists of 4 - 2 bedroom, 1 bath apartments which are individually metered for gas and electric and are currently on MTM terms.

The property offers extra income from on-site laundry and the potential to add RUBS and a fee structure for storage & parking.



PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	3,168
YEAR BUILT	1962
# OF PARCELS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	10
WASHER/DRYER	Coin-Op
COVERED PARKING	8+

MECHANICAL

HVAC	Wall / Window
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UTILITIES

WATER	Landlord
TRASH	Landlord

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood
EXTERIOR	Stucco
ROOF	Rolled Comp







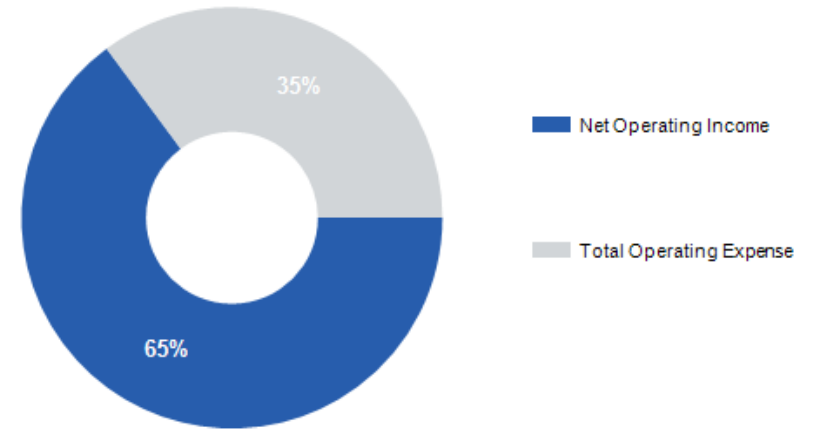
Unit	Unit Mix	Current Rent	Market Rent
A	2 bd + 1 ba	\$1,665.00	\$2,250.00
B	2 bd + 1 ba	\$1,733.00	\$2,250.00
C	2 bd + 1 ba	\$1,733.00	\$2,250.00
D	2 bd + 1 ba	\$1,795.00	\$2,250.00
Totals / Averages		\$6,926.00	\$9,000.00

Notes: * Proforma rents are estimated post tenant buyouts



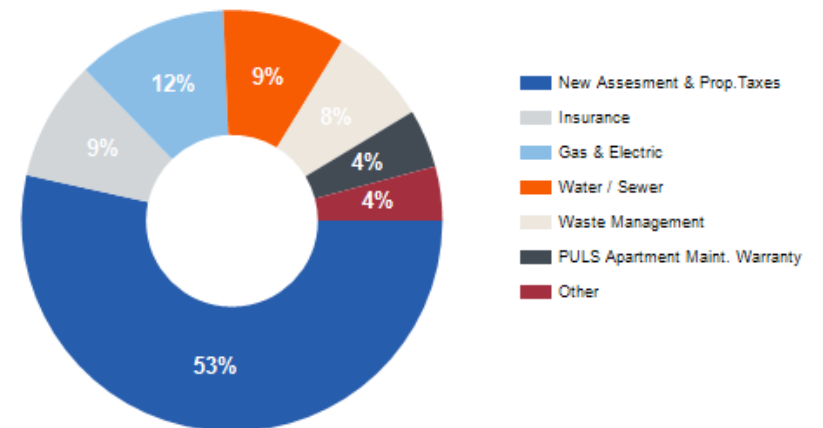
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$83,112	98.6%	\$108,000	94.1%
Parking			\$2,400	2.1%
Laundry	\$1,200	1.4%	\$2,400	2.1%
Storage Room Rentals			\$2,000	1.7%
Gross Potential Income	\$84,312		\$114,800	
General Vacancy			-3.00%	
Effective Gross Income	\$84,312		\$111,560	
Less Expenses	\$29,644	35.15%	\$30,606	27.43%
Net Operating Income	\$54,668		\$80,954	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
New Assessment & Prop.Taxes	\$15,858	\$3,965	\$15,858	\$3,965
Insurance	\$2,741	\$685	\$3,703	\$926
License & Admin	\$583	\$146	\$583	\$146
Repairs & Maintenance	\$500	\$125	\$500	\$125
Water / Sewer	\$2,790	\$698	\$2,790	\$698
Waste Management	\$2,255	\$564	\$2,255	\$564
Fire Safety	\$150	\$38	\$150	\$38
Gas & Electric	\$3,437	\$859	\$3,437	\$859
PULS Apartment Maint. Warranty	\$1,330	\$333	\$1,330	\$333
Total Operating Expense	\$29,644	\$7,411	\$30,606	\$7,652
Expense / SF	\$9.36		\$9.66	
% of EGI	35.15%		27.43%	

DISTRIBUTION OF EXPENSES CURRENT



Expense Notes: * Insurance Quote through InsZone Ins.

* Property Warranty Quote through Puls Warranty

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