

MARTINEZ GARDEN FOURPLEX

235 Arana Dr. | Martinez, CA
OFFERING MEMORANDUM

SOLD - VALUE ADD OPPORTUNITY



United Apartment Group
MultiFamily Investment Services

MARTINEZ GARDEN FOURPLEX

CONTENTS

- 01 **Executive Summary**
 - Investment Summary
- 02 **Property Description**
 - Property Features
 - Property Images
- 03 **Rent Roll**
 - Rent Roll
- 04 **Financial Analysis**
 - Income & Expense Analysis

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01 Executive Summary
Investment Summary

OFFERING SUMMARY

ADDRESS	235 Arana Dr. Martinez CA 94553
COUNTY	Contra Costa
MARKET	East Bay
SUBMARKET	Martinez
BUILDING SF	3,360 SF
LAND SF	6,175 SF
NUMBER OF UNITS	4
YEAR BUILT	1964
YEAR RENOVATED	2018
APN	162-341-044-4

FINANCIAL SUMMARY

PRICE	\$975,000
PRICE PSF	\$290.18
PRICE PER UNIT	\$243,750
OCCUPANCY	100.00%
NOI (CURRENT)	\$75,027
NOI (Pro Forma)	\$80,361
CAP RATE (CURRENT)	7.70%
CAP RATE (Pro Forma)	8.24%
GRM (CURRENT)	9.41
GRM (Pro Forma)	8.43

- Discover a lucrative value add investment opportunity at 235 Arana Dr., where potential buyers can unlock the full potential of this fourplex property. With a prime location and strong rental demand, this property promises a high return on investment for savvy investors looking to maximize their profits.



- Unit D will be delivered vacant allowing the new investor to bring rents right to market, and the large three-bedroom occupant is willing to extend a lease a market rents!

02 Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	3,360
LAND SF	6,175
YEAR BUILT	1964
YEAR RENOVATED	2018
# OF PARCELS	1
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6

MECHANICAL

HVAC	Wall
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UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Raised
FRAMING	Wood Frame
EXTERIOR	Stucco
PARKING SURFACE	Asphalt
ROOF	Comp





03 Rent Roll

Rent Roll

03

Unit	Unit Mix	Current Rent	Market Rent	Notes
A	3 bd + 2 ba	\$2,650.00	\$2,650.00	* Currently at \$1500 and will renew at \$2650.00 if buyer requests.
B	1 bd + 1 ba	\$1,700.00	\$2,000.00	
C	2 bd + 1 ba	\$1,850.00	\$2,350.00	
D	2 bd + 1 ba	\$2,350.00	\$2,350.00	Vacant
Totals / Averages		\$8,550.00	\$9,350.00	

Notes: Unit A can renew at market rents & Unit D will be delivered vacant

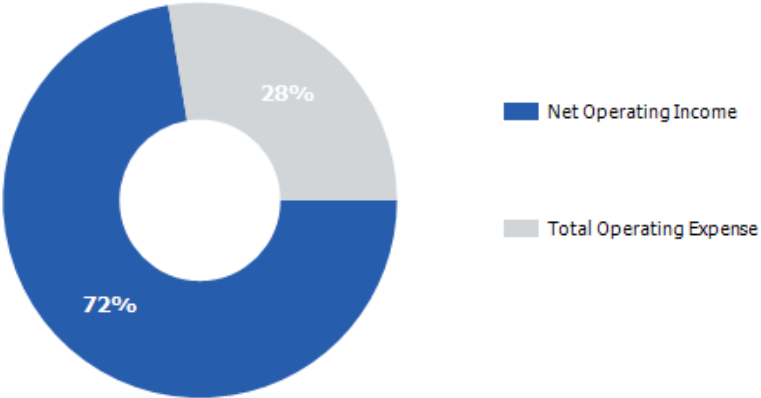


04 Financial Analysis

Income & Expense Analysis

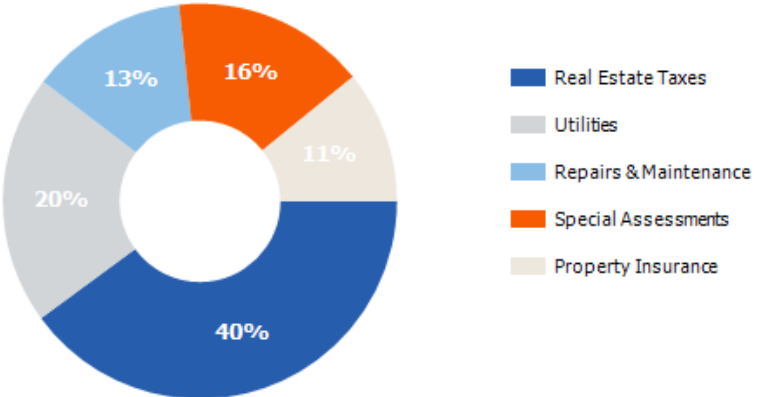
REVENUE ALLOCATION
CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$102,600	99.0%	\$112,200	97.0%
Other Income	\$1,000	1.0%	\$3,500	3.0%
Gross Potential Income	\$103,600		\$115,700	
General Vacancy			-3.00%	
Effective Gross Income	\$103,600		\$112,334	
Less Expenses	\$28,574	27.58%	\$31,974	28.46%
Net Operating Income	\$75,027		\$80,361	



EXPENSES	CURRENT		PRO FORMA	
	Per Unit		Per Unit	
Real Estate Taxes	\$11,408	\$2,852	\$11,408	\$2,852
Special Assessments	\$4,526	\$1,132	\$4,526	\$1,132
Property Insurance	\$3,100	\$775	\$3,500	\$875
Repairs & Maintenance	\$3,700	\$925	\$5,200	\$1,300
Utilities	\$5,840	\$1,460	\$5,840	\$1,460
Landscaping			\$1,500	\$375
Total Operating Expense	\$28,574	\$7,143	\$31,974	\$7,993
Expense / SF	\$8.50		\$9.52	
% of EGI	27.58%		28.46%	

DISTRIBUTION OF EXPENSES
CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

MARTINEZ GARDEN FOURPLEX

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