

SOLD

OFFERING MEMORANDUM

**40 Foster St.
Martinez, CA 94553**

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United Apartment Group
MultiFamily Investment Services

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Exclusively Marketed by:

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Brokerage License No.: 01147469
www.eastbayapartmentsales.com

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01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	40 Foster St. Martinez CA 94553
COUNTY	Contra Costa
MARKET	East Bay
SUBMARKET	Martinez
BUILDING SF	3,312 SF
LAND SF	5,555 SF
NUMBER OF UNITS	4
YEAR BUILT	1964
APN	372-051-015-9

FINANCIAL SUMMARY

PRICE	\$955,000
PRICE PSF	\$288.35
PRICE PER UNIT	\$238,750
NOI (CURRENT)	\$60,722
NOI (Pro Forma)	\$86,358
CAP RATE (CURRENT)	6.36%
CAP RATE (Pro Forma)	9.04%

INVESTMENT HIGHLIGHTS

- 40 FOSTER ST. IS AN EXCELLENT VALUE ADD FOURPLEX OPPORTUNITY NEAR DOWNTOWN MARTINEZ. THE PROPERTY HAS AMAZING VIEWS OF BOTH THE BAY AND THE MARTINEZ VALLEY. CONSISTING OF FOUR TWO-BEDROOM, ONE-BATH APARTMENTS AT ABOUT 812 SF EACH WITH ONSITE COIN-OPERATED LAUNDRY, NEW ROOF, WINDOWS, CARPORT PARKING, AND MORE.



- NO LOCAL RENT CONTROL CREATES AN EASY REPOSITIONING OPPORTUNITY WITH A FEW INTERIOR UPDATES.
- UPSIDE IN ANCILLARY INCOME AS WELL WITH OWNED LAUNDRY EQUIPMENT OPTION !

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02 Property Description

Property Features

PROPERTY FEATURES

NUMBER OF UNITS	4
BUILDING SF	3,312
LAND SF	5,555
YEAR BUILT	1964
NUMBER OF STORIES	2
TOTAL PARKING SPACES	8
TOTAL COVERED PARKING	4
WASHER/DRYER	Common

MECHANICAL

HVAC	Wall
WASHER/DRYER	Leased

UTILITIES

WATER	Owner
TRASH	Owner
GAS	Tenant
ELECTRIC	Tenant
MASTER PGE	Owner

CONSTRUCTION

FRAMING	Wood
EXTERIOR	Wood
PARKING SURFACE	Concrete
ROOF	T & G



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Rent Roll

Rent Roll

03

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent
1	2 bd + 1 ba	828	\$2.17	\$1,800.00	\$2,350.00
2	2 bd + 1 ba	828	\$2.05	\$1,700.00	\$2,350.00
3	2 bd + 1 ba	828	\$2.17	\$1,800.00	\$2,350.00
4	2 bd + 1 ba	828	\$2.17	\$1,800.00	\$2,350.00
Totals / Averages		3,312	\$2.14	\$7,100.00	\$9,400.00



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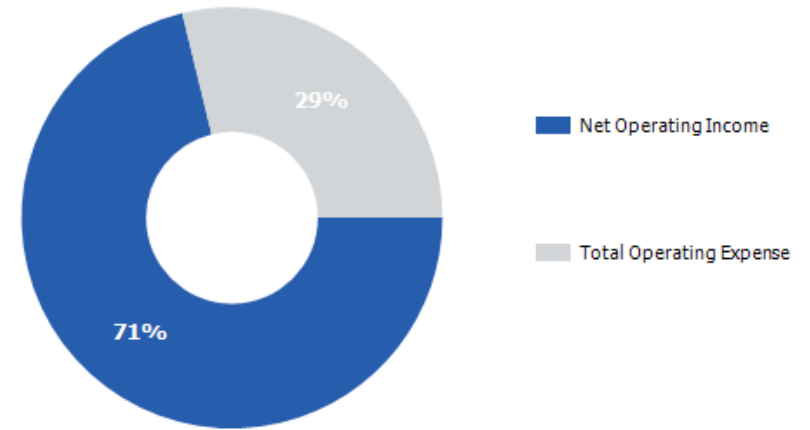
Financial Analysis

Income & Expense Analysis

REVENUE ALLOCATION

CURRENT

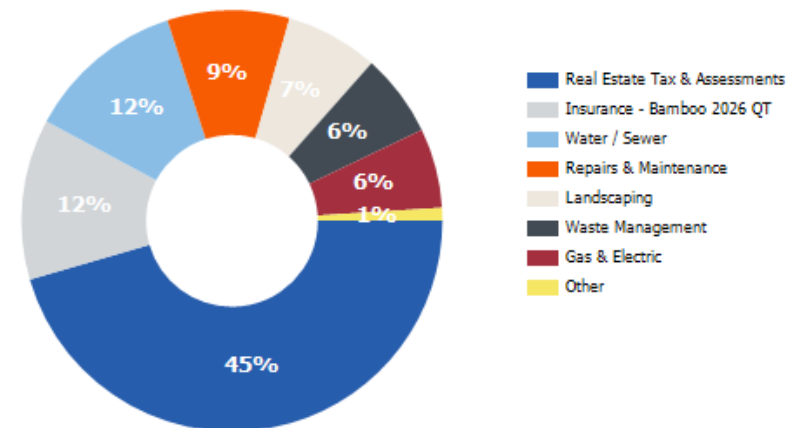
INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$85,200	99.9%	\$112,800	98.7%
Laundry	\$80	0.1%	\$1,500	1.3%
Gross Potential Income	\$85,280		\$114,300	
General Vacancy			-3.00%	
Effective Gross Income	\$85,280		\$110,916	
Less Expenses	\$24,558	28.79%	\$24,558	22.14%
Net Operating Income	\$60,722		\$86,358	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Real Estate Tax & Assessments	\$11,173	\$2,793	\$11,173	\$2,793
Insurance - Bamboo 2026 QT	\$3,030	\$758	\$3,030	\$758
Fire Safety	\$150	\$38	\$150	\$38
Repairs & Maintenance	\$2,300	\$575	\$2,300	\$575
Water / Sewer	\$3,000	\$750	\$3,000	\$750
Landscaping	\$1,750	\$438	\$1,750	\$438
Admin/ Lic.	\$95	\$24	\$95	\$24
Gas & Electric	\$1,500	\$375	\$1,500	\$375
Waste Management	\$1,560	\$390	\$1,560	\$390
Total Operating Expense	\$24,558	\$6,140	\$24,558	\$6,140
Expense / SF	\$7.41		\$7.41	
% of EGI	28.79%		22.14%	

DISTRIBUTION OF EXPENSES

CURRENT



Expense Notes: Expenses - 2025 P & L

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



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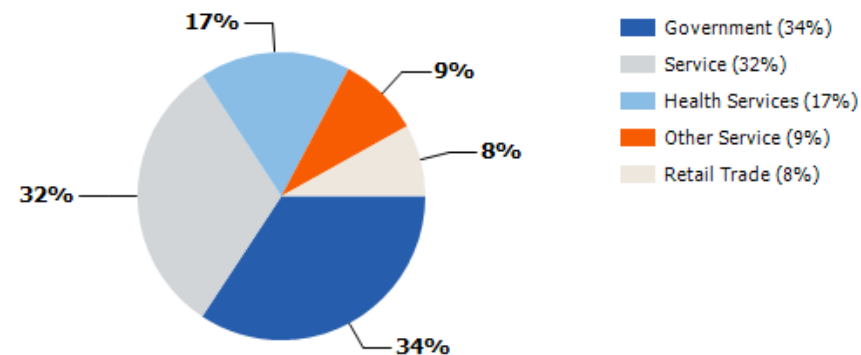
Location

- Location Summary
- Drive Times (Heat Map)
- Local Business Map
- Aerial View Map

Location Highlights

- 40 FOSTER ST IS PERFECTLY LOCATED IN ONE OF THE EAST BAY'S MOST LIVABLE CITIES. RANKIN AQUATIC CENTER AND THE RANKIN BASEBALL PARK ARE EASILY WITHIN WALKING DISTANCE, NOT TO MENTION A QUICK BIKE RIDE TO ALL OF THE AMENITIES DOWNTOWN MARTINEZ HAS TO OFFER. THE LIVABILITY SCORE IN MARTINEZ IS 81 OUT OF 100 AND THE CITY IS RANKED IN THE 96TH PERCENTILE OF ALL CITIES ACROSS AMERICA. THIS IS A VERY HIGH SCORE IN COMPARISON TO OTHER U.S. CITIES. LIVING IN MARTINEZ IS A GREAT CHOICE! MARTINEZ IS ALSO RANKED IN THE TOP 10 PERCENTILE OF ALL CITIES ACROSS THE USA.
- LIVING IN MARTINEZ COMES WITH NUMEROUS ADVANTAGES, PARTICULARLY IN THE FORM OF AN EXTENSIVE SELECTION OF LOCAL AMENITIES. THESE AMENITIES PLAY A PIVOTAL ROLE IN ELEVATING THE QUALITY OF LIFE WITHIN THIS VIBRANT COMMUNITY. FROM EASILY ACCESSIBLE GROCERY STORES TO CONVENIENTLY LOCATED FITNESS FACILITIES, A DIVERSE RANGE OF DINING ESTABLISHMENTS, AND A MULTITUDE OF SHOPPING OPTIONS, MARTINEZ PROVIDES A COMPREHENSIVE ARRAY OF RESOURCES FOR ITS RESIDENTS. THIS ENSURES THE EFFORTLESS FULFILLMENT OF YOUR DAILY NEEDS AND CREATES AMPLE OPPORTUNITIES FOR RELAXATION AND RECREATION.
- THE CONVENIENCE OF THESE LOCAL OFFERINGS GREATLY CONTRIBUTES TO THE OVERALL APPEAL OF THE AREA, MAKING IT AN ENTICING DESTINATION FOR THOSE IN SEARCH OF CONVENIENCE, DIVERSITY, AND A GRATIFYING LIFESTYLE. IF YOU'RE CONTEMPLATING A MOVE, THE ABUNDANCE OF LOCAL AMENITIES COULD VERY WELL BE A DEFINING CHARACTERISTIC OF THIS AREA. HERE ARE SOME OF THE MORE POPULAR THINGS TO DO IN MARTINEZ: JOHN MUIR NATIONAL HISTORIC SITE, CALIFORNIA MAGIC DINNER THEATRE, AND GONE FISHING GUIDE SERVICE.
- BEST OF ALL IS THE PROPOSED MARTINEZ MARINA & WATERFRONT PROJECT WITHIN WALKING DISTANCE

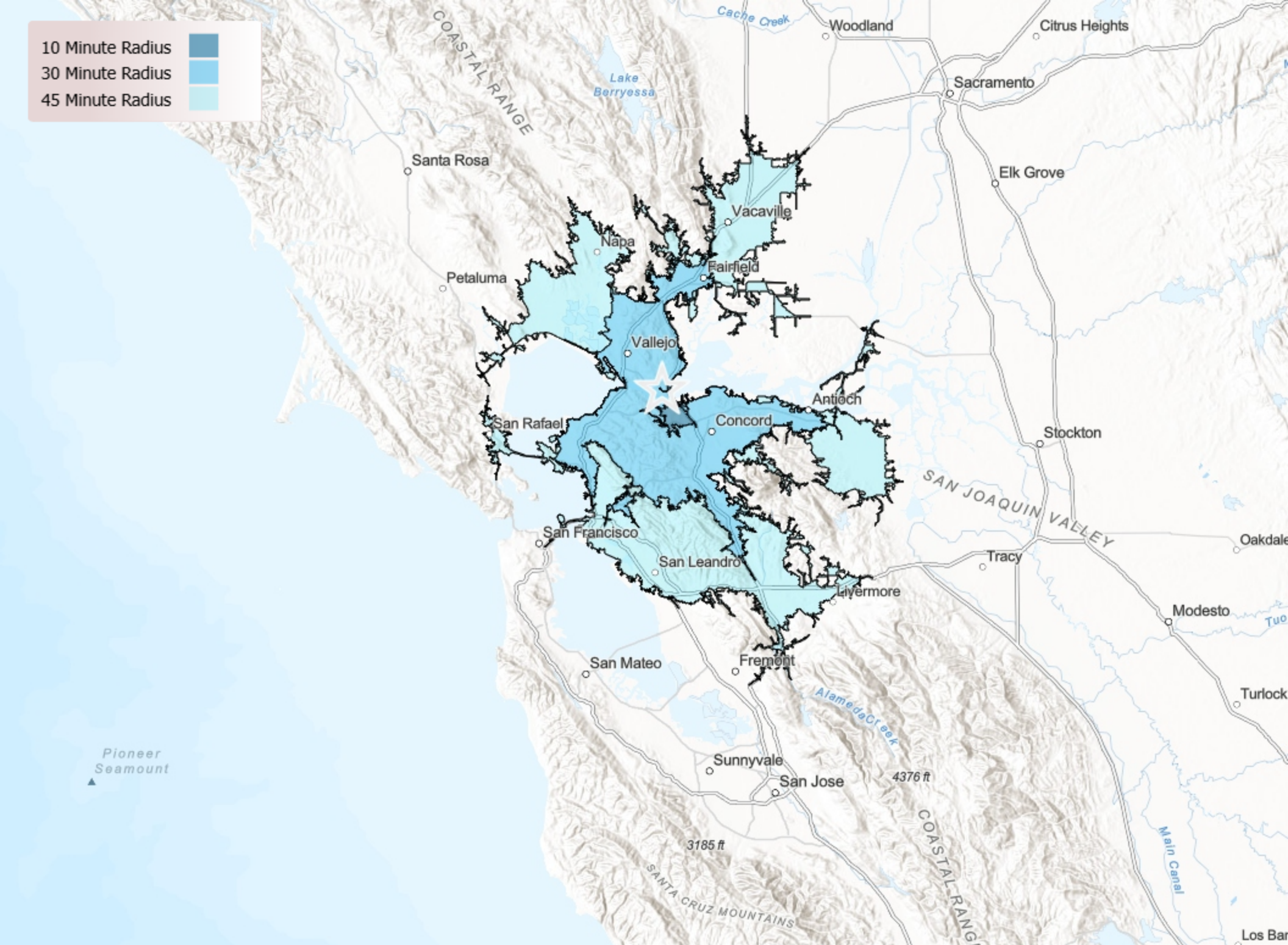
Major Industries by Employee Count

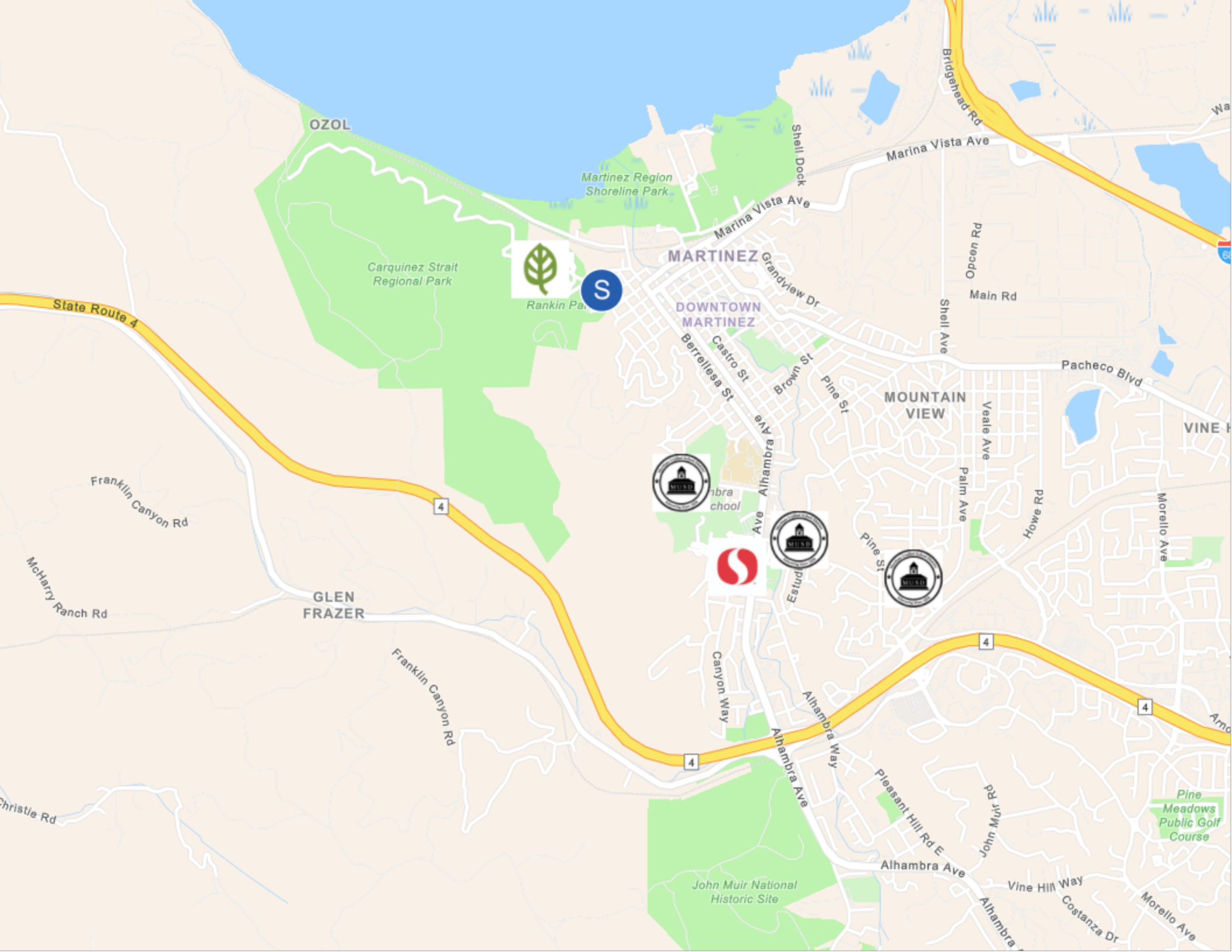


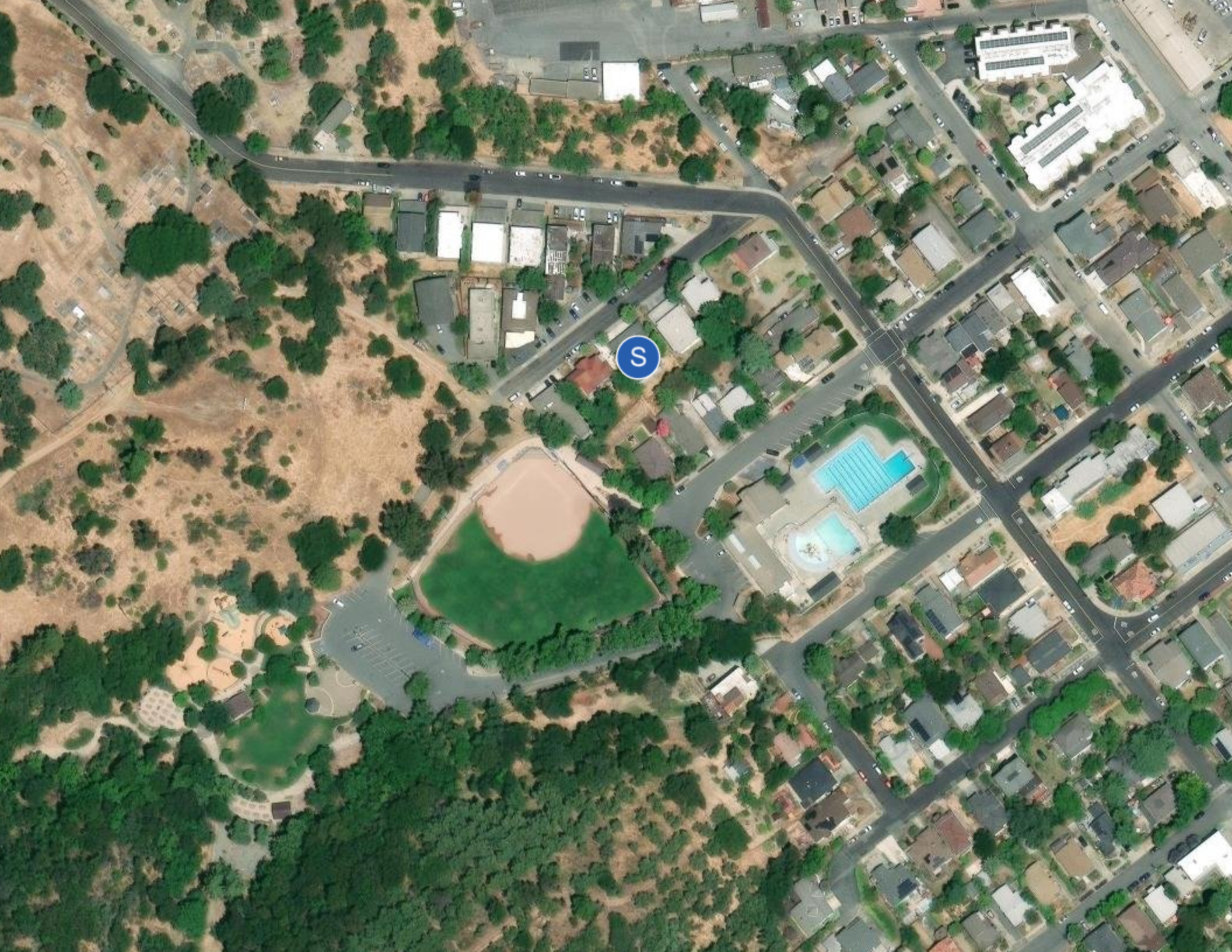
Largest Employers

Contra Costa County Health Services	2,000
Contra Costa Regional Medical Center	1,500
Chevron Corporation	1,000
John Muir Health Concord Medical Center	1,000
Kaiser Permanente Martinez Medical Center	800
Phillips 66 San Francisco Refinery	700
Martinez Refining Company LLC	600
Bio-Rad Laboratories Inc	500

10 Minute Radius
30 Minute Radius
45 Minute Radius







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