

FOR SALE  
7 UNIT MULTI-FAMILY INVESTMENT PROPERTY  
**2 BUILDINGS - TOTAL ±4,323 SF ON ±11,500 SF (0.26 ACRES) PARCEL**



311 S LAUREL STREET  
**STOCKTON CA 95205**

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311 S LAUREL STREET | STOCKTON CA 95205

# PROPERTY INFORMATION

Purchase Price:	\$699,000.00 (\$99,857 per Unit or \$225/SF)
Property Address:	311 S Laurel Street, Stockton CA 95205
APN:	155-210-160
Parcel Size:	11,500 SF (.26 Acres)
Building Size:	3,098 SF (per Public Records) 4,323 SF for both Buildings
Property Type:	Residential Multi-Family 5 Plus Units
Building #1:	Single Story Duplex House Totals ±1,225 SF with 2 Units – Each 1 Bedroom/1 Bathroom
Building #2:	2 Story House Totals ±3,098 SF with 5 Units – Each 1 Bedroom/1 Bathroom
Built:	Around the 1920's
Renovated:	2023-24 Units 303, 305, 311 & 313. Other Units vary in the last 5-10 Years
Construction:	Concrete Foundation, Wood Framing, Stucco Siding
Water:	California Water Service 1 Meter for 5 Unit House & 2 Meters for 2 Unit House
Sewer:	City of Stockton
Gas:	PGE - Each Unit has its own Meter
Electricity:	PGE – Each Unit has its own Meter
School District:	Stockton Unified School District

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# PROPERTY HIGHLIGHTS

- Good Income Producing Property
- Upside in Rental Income – Most Units are below Market Rents
- Attractive Cap Rate – Estimated around 7.5% of Current Rents & Expenses Estimated Proforma Rents & Expenses around 8%
- Large Parcel Size for potential on site parking, storage or possible Additional Dwelling Unit (ADU)
- Good Location close to Crosstown Freeway and Commercial Services
- Short Term Seller Financing may be possible, but is subject to the credit, terms and conditions
- Some Units have Laundry Room with W/D Hook Ups



# RENT ROLL REVENUE SUMMARY

RENT ROLL / UNIT MIX DESCRIPTION	±UNIT	CURRENT		MARKET PROFORMA	
	SF	Per Month	Per Year	Per Month	Per Year
2060 Lafayette - 1 BR/1 BA Unit (5 Unit 2 Story House)	600	\$800	\$9,600	\$1,100	\$13,200
301 Laurel - 1 BR/1 BA Unit (5 Unit 2 Story House)	600	\$735	\$8,820	\$1,100	\$13,200
303 Laurel - 1 BR/1 BA Unit (5 Unit 2 Story House)	600	\$900	\$10,800	\$1,100	\$13,200
305 Laurel - 1 BR/1 BA Unit (5 Unit 2 Story House)	600	\$1,000	\$12,000	\$1,100	\$13,200
307 Laurel - 1 BR/1 BA Unit (5 Unit 2 Story House)	600	\$735	\$8,820	\$1,100	\$13,200
311 Laurel - 1 BR/1 BA Unit (Duplex House)	600	\$1,070	\$12,840	\$1,250	\$15,000
313 Laurel - 1 BR/1 BA Unit (Duplex House)	600	\$1,249	\$14,988	\$1,250	\$15,000
Other/Misc	0	\$0	\$0	\$0	\$0
<b>Total Rent Roll - 7 Units (3,098 SF per public records)</b>	<b>±4,200</b>	<b>\$6,489</b>	<b>\$77,868</b>	<b>\$8,000</b>	<b>\$96,000</b>
<b>AVERAGE PER UNIT</b>		<b>\$927</b>		<b>\$1,143</b>	



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# OPERATING STATEMENT

Income / Revenue	CURRENT			ESTIMATED MARKET PROFORMA			
	Per Year	Per Unit	Per Month	Per Year	Per Unit	Per Month	Notes
Gross Potential Rent	\$77,868	\$11,124	\$6,489	\$96,000	\$13,714	\$8,000	
Vacancy	-\$2,336	-\$334	-\$195	-\$2,880	-\$411	-\$240	3% of Gross Potential Rent
<b>Effective Gross Income</b>	\$75,532	\$10,790	\$6,294	\$93,120	\$13,303	\$7,760	
Misc Income	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Gross Operating Income</b>	<b>\$75,532</b>	<b>\$10,790</b>	<b>\$6,294</b>	<b>\$93,120</b>	<b>\$13,303</b>	<b>\$7,760</b>	

CURRENT FINANCIAL ANALYSIS SUMMARY	
Price	\$699,000
Cap Rate	7.0%
Price Per Unit	\$99,857
Price Per SF	(3,098) \$226
Price Per SF	(4,323) \$162
GRM	8.98

Expense Summary	CURRENT or ESTIMATED			ESTIMATED MARKET PROFORMA			
	Per Year	Per Unit	Per Month	Per Year	Per Unit	Per Month	Notes / Information
Gross Potential Rent	\$77,868	\$11,124	\$6,489	\$96,000	\$13,714	\$8,000	
New Property Taxes	\$8,388	\$1,198	\$699	\$8,388	\$1,198	\$699	1.2% of \$699,000
Insurance	\$4,200	\$600	\$350	\$5,250	\$750	\$438	Estimated
Utilities	\$6,000	\$857	\$500	\$7,000	\$1,000	\$583	Water/Sewer/Trash
Contract Services	\$1,000	\$143	\$83	\$3,000	\$429	\$250	Pest Control/Landscape Maint.
Repairs & Maintenance	\$2,500	\$357	\$208	\$3,150	\$450	\$263	\$450/Unit
Turnover Cost	\$0	\$0	\$0	\$3,150	\$450	\$263	\$450/Unit
Property Management	\$4,300	\$614	\$358	\$6,500	\$929	\$542	6% Effective Gross Income
Capital Reserves	\$0	\$0	\$0	\$1,050	\$150	\$88	\$150/Unit
Other/Misc	\$0	\$0	\$0	\$0	\$0	\$0	
<b>Total</b>	<b>\$26,388</b>	<b>\$3,770</b>	<b>\$2,199</b>	<b>\$37,488</b>	<b>\$5,355</b>	<b>\$3,124</b>	
<b>Net Operating Income</b>	<b>\$49,144</b>	<b>\$7,021</b>	<b>\$4,095</b>	<b>\$55,632</b>	<b>\$7,947</b>	<b>\$4,636</b>	

MARKET FINANCIAL ANALYSIS SUMMARY	
Price	\$699,000
Cap Rate	8.0%
Price Per Unit	\$99,857
Price Per SF	(3,098) \$226
Price Per SF	(4,323) \$162
GRM	7.28

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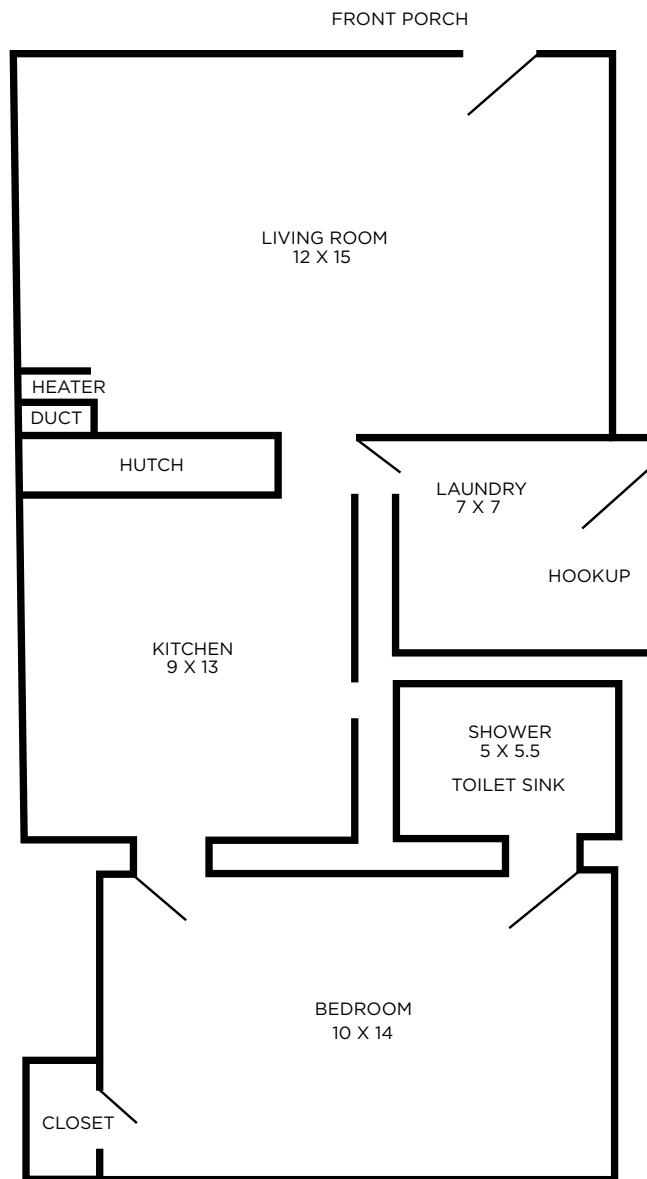
# FLOOR PLAN

## 313 S LAUREL STREET

Approximate Dimensions & Layout for Schematic Use

Not All Units have this Floor Plan

Most Units Range from 500-600 SF



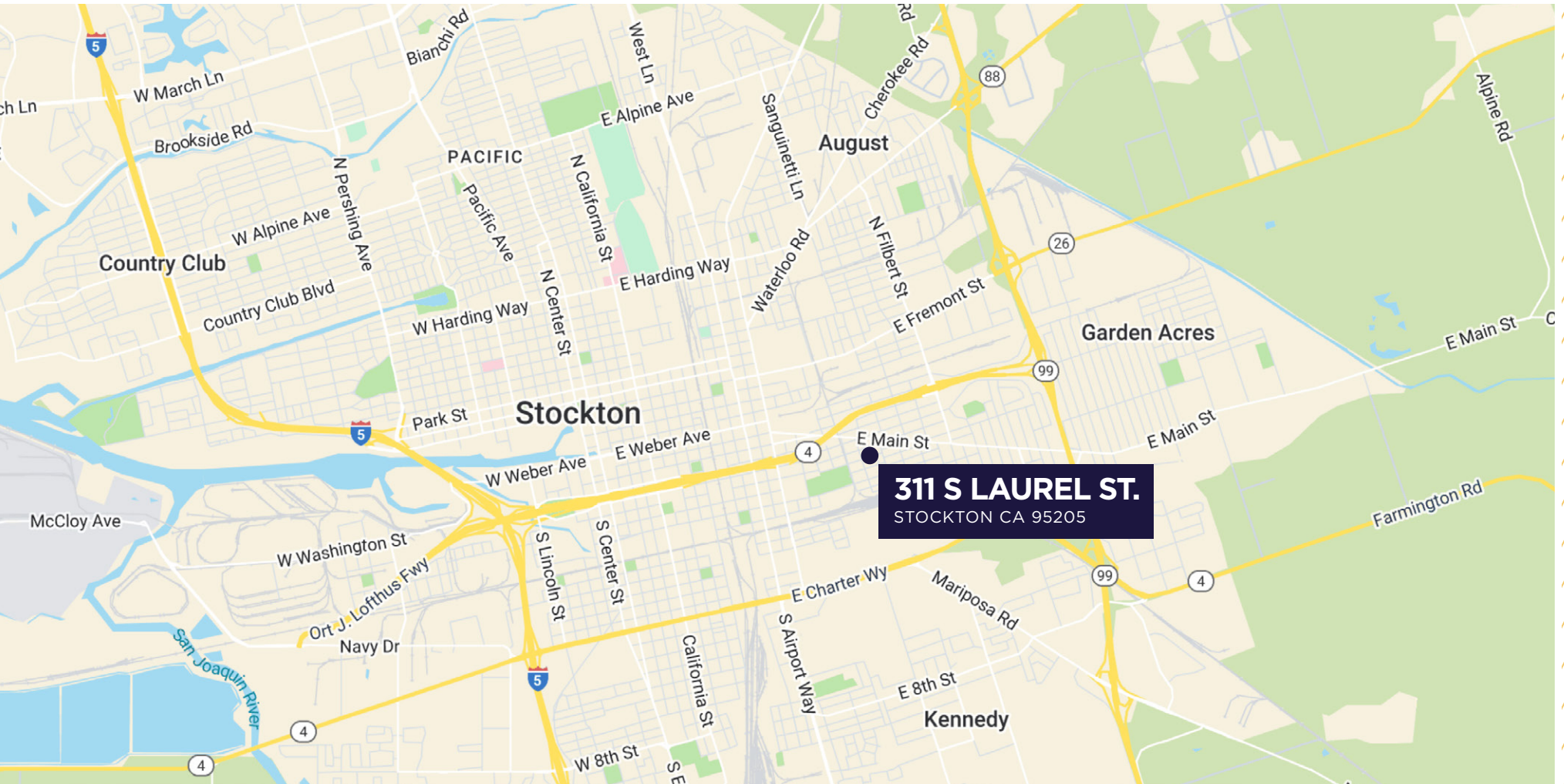
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# LOCATION MAP



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