

DESIGNED BY



# FOR SALE

**MODERN 4-UNIT GEM WITH 8-UNIT POTENTIAL!**



**5841 DEL CAMPO LN**

**6949  
SQ FT**

**14  
BEDS**

**12  
BATHS**

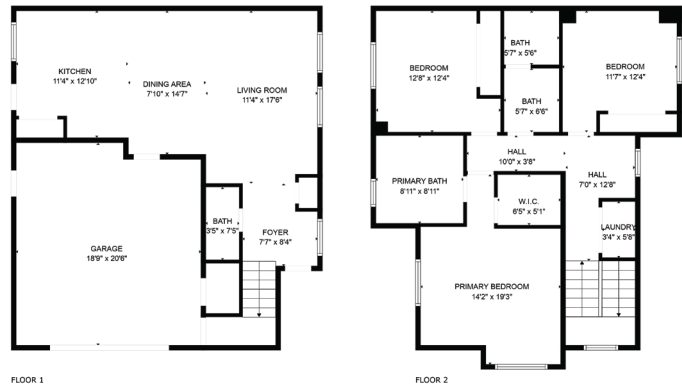
**2018 & 2021  
BUILT YEAR**

**9-FOOT  
CEILINGS**



# EXECUTIVE SUMMARY

MODERN 4-UNIT GEN WITH 8-UNIT POTENTIAL! FOUR NEWLY BUILT HALFPLEXES, EACH SITUATED ON ITS OWN PARCEL AND FEATURING A SPACIOUS TWO-CAR GARAGE GARAGES OFFER POTENTIAL FOR CONVERSION INTO ADDITIONAL UNITS (BUYER TO VERIFY WITH THE COUNTY) BUILT IN 2018 & 2021, FEATURING 9-FT CEILINGS, 3-4 BEDROOMS, OPEN FLOORPLANS, MODERN KITCHENS, AND STAND-ALONE TUBS. NO MELLO-ROOS OR HOA! GREAT RENTAL INCOME WITH HUGE UPSIDE POTENTIAL! SQUARE FOOTAGE & UNIT BREAKDOWN: 5845-1,794 SQ FT, 4 BD, 3 BA 15843-1793 SQ FT, 4 BD, 3 BA || 5841-1,681 SQ FT, 3 BD, 3 BA 5965-1,681 SQ FT, 3 BD, 3 BA  
DISCLAIMER, PARCEL BOUNDARIES SHOWN IN PHOTOS ARE APPROXIMATE



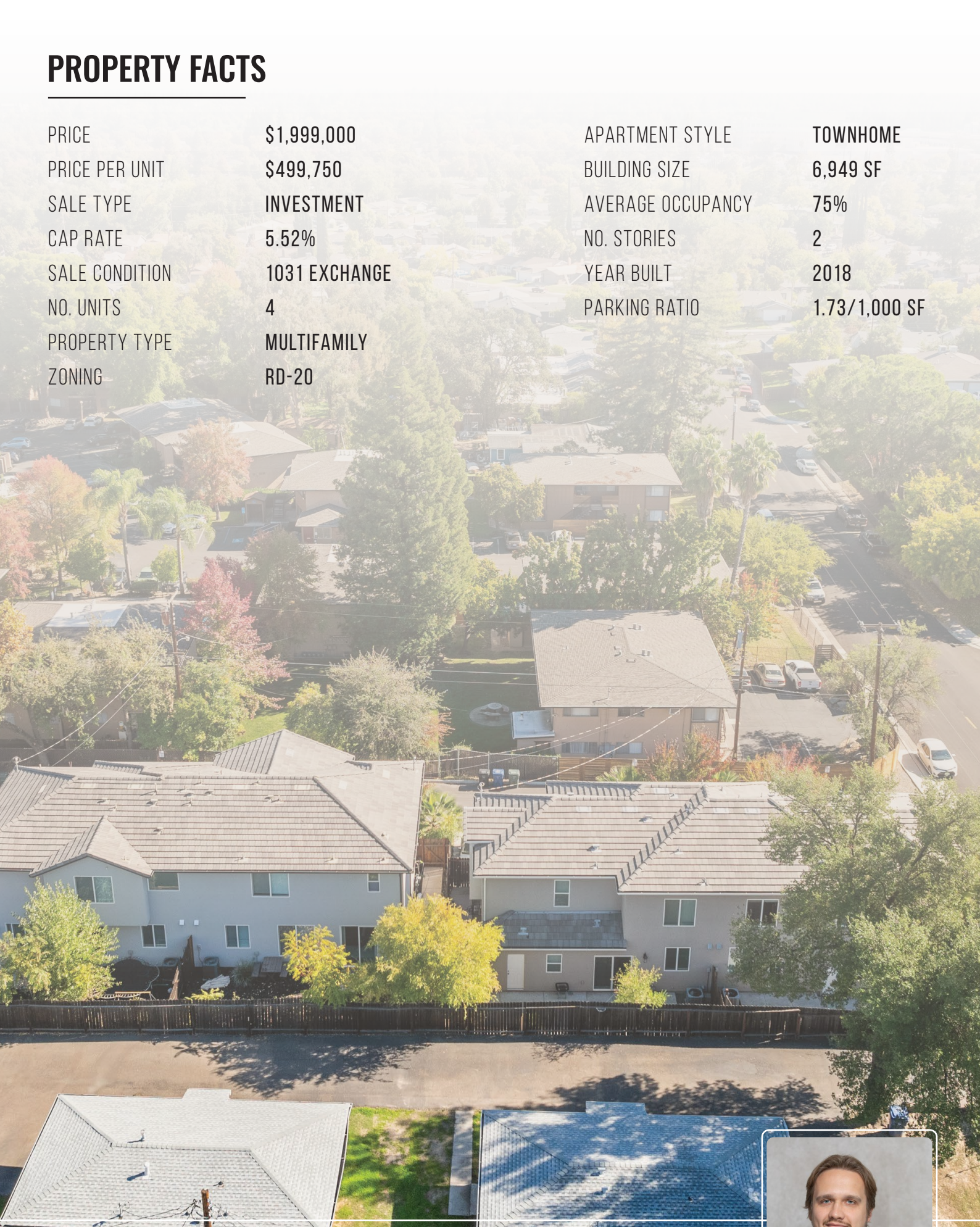
# FINANCIAL SUMMARY (PRO FORMA - 2025)

	ANNUAL	ANNUAL PER SF
GROSS RENTAL INCOME	\$150,300	\$21.63
OTHER INCOME	-	-
VACANCY LOSS	-	-
EFFECTIVE GROSS INCOME	\$150,300	\$21.63
TAXES	\$25,000	\$3.60
OPERATING EXPENSES	\$15,000	\$2.16
TOTAL EXPENSES	\$40,000	\$5.76
NET OPERATING INCOME	\$110,300	\$15.78




# PROPERTY FACTS

PRICE	\$1,999,000	APARTMENT STYLE	TOWNHOME
PRICE PER UNIT	\$499,750	BUILDING SIZE	6,949 SF
SALE TYPE	INVESTMENT	AVERAGE OCCUPANCY	75%
CAP RATE	5.52%	NO. STORIES	2
SALE CONDITION	1031 EXCHANGE	YEAR BUILT	2018
NO. UNITS	4	PARKING RATIO	1.73/1,000 SF
PROPERTY TYPE	MULTIFAMILY		
ZONING	RD-20		



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