

# OFFERING MEMORANDUM

# Multifamily / 7-Units | \$2,500,000

693 San Bruno Ave, Brisbane CA 94005  
City of the Stars



## FEATURES

- Electric Panel Upgraded
- New Roof 2020
- 4 Apartments Completely Remodeled
- SB 721 Report completed

## Brisbane is called "The City of Stars"



because of a holiday tradition dating back to 1939. At the start of the Christmas/Hanukkah season, many residents and business owners place large, illuminated stars, some as big as 10 feet (3.0 m) or more in diameter, on the downhill sides of homes and offices throughout Brisbane. Many of the stars are kept up all year.



EXCLUSIVELY  
LISTED

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**COMPASS  
COMMERCIAL**



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**DO NOT DISTURB TENANTS.  
PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.**

# EXECUTIVE SUMMARY

## MULTIFAMILY / 7 UNITS

693 San Bruno Avenue, Brisbane, CA 94005

County	San Mateo
APN	007-362-160
Price	\$2,500,000
Units	7
Unit Mix	(6) 1-Bedroom/1-Bath
	(1) Two Level, Loft Style, 1Bedroom/1Bath
Unit Sizes *	1Bd/1 Ba = 600 Sqft
Price/Unit	\$357,143
Price/Sqft	\$397
Gross Building Sqft	6,300
Net Rentable	4,200
Lot Size Sqft	6,186
Year Built	1964

\* Per Assessors Records

## BUILDING FEATURES

- All Electrical Panels have been changed and upgraded / General Electric.
- All Toilets have been changed to Eco-flush B 8100.
- All Water Fixtures have been changed or converted to CA Water Sense Standards.
- All Lighting both interior and exterior have been changed to LED Fixtures.
- All Units in the building had refrigerators replaced with Energy Star Appliances.
- 2020 a New Thermal Foam Roof was installed.
- 2020 Solar installed.
- 2020 Installed New Electric Hot Water System.
- Laundry Room has Two Coin-Op Washers and Two Coin-Op Dryers.



# PRO FORMA OPERATING SUMMARY



OPERATING EXPENSES	CURRENT	NOTES
New Property Taxes (@1.135%)	\$28,375	
Special Assessments & Direct Charges	\$559	
Insurance (Current)	\$2,970	
<b>Utilities:</b>		
Water /Sewer	\$2,500	
Gas and Electric	\$0.00	Solar
Garbage/Refuse Service	\$4,302	
Landscaping & Gardening	\$710	
Cleaning	\$835	
License/Permit	\$290	
Repairs and Maintenance/Est.	\$7,000	
<b>Total Expenses</b>	<b>\$47,541</b>	

ANNUALIZED OPERATING DATA	Current
Scheduled Gross Income	\$206,220
Less Vacancy Rate 3.0%	\$6,187
Gross Operating Income	\$200,033
Less Expenses	\$47,541
<b>Net Operating Income</b>	<b>\$152,492</b>

Cap Rate	6.10%
GRM	12.12

# RENT ROLL SUMMARY



## RENT ROLL SUMMARY

Unit	Type	Current Rent	Lease Term	Occupancy
Apt 1	1-Bedroom Remodeled	\$2,750	MTM	4/2025
Apt 2	1-Bedroom Remodeled	\$2,350	MTM	5/2021
Apt 3	1-Bedroom/ Two Level Loft	\$2,225	MTM	10/2008
Apt 4	1-Bedroom	\$2,460	MTM	8/2008
Apt 5	1-Bedroom Remodeled	\$2,550	MTM	8/2024
Apt 6	1-Bedroom Remodeled	\$2,400	MTM	4/2016
Apt 7	1-Bedroom	\$2,150	MTM	12/2009

<b>Monthly Income</b>	<b>\$16,885</b>
<b>Laundry</b>	<b>\$3,600</b>
<b>Annual Income</b>	<b>\$206,220</b>

# PHOTOS |

## APARTMENT 1 1 Bedroom/1 Bath



# PHOTOS

## APARTMENT 2 1 Bedroom/1 Bath



# PHOTOS

APARTMENT 3  
1 Bedroom/1 Bath  
Two-Level Loft



Loft Sleeping Area



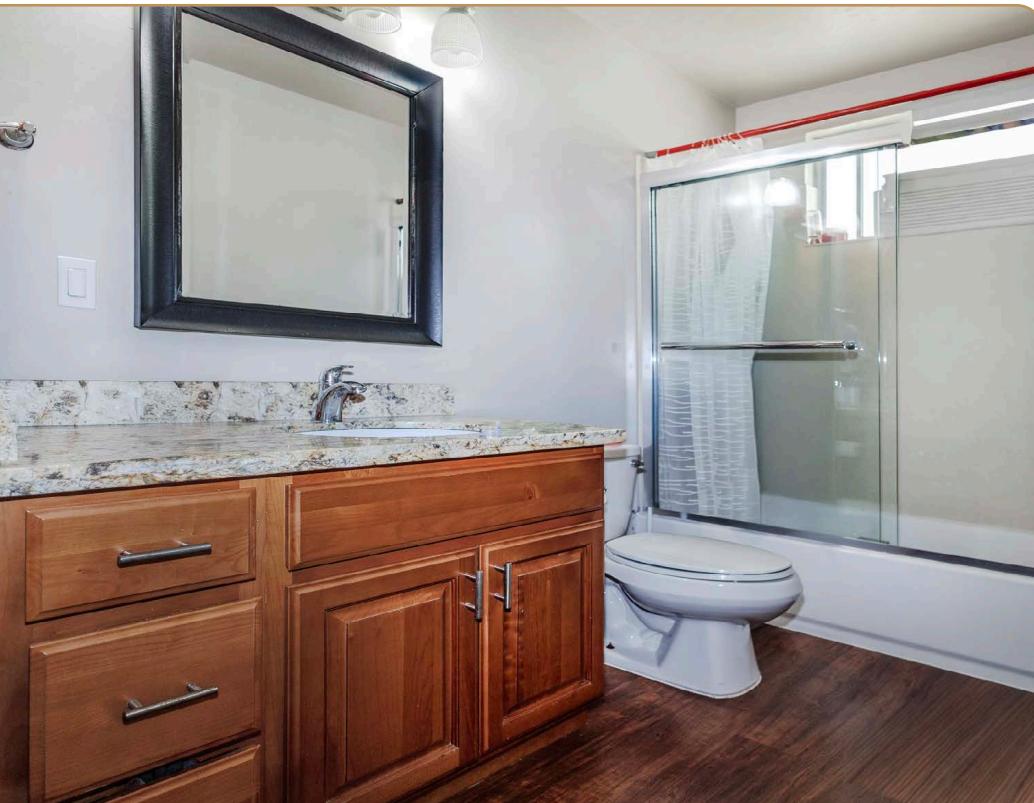
# PHOTOS

## APARTMENT 4 1 Bedroom/1 Bath



# PHOTOS

## APARTMENT 5 1 Bedroom/1 Bath



# PHOTOS

## APARTMENT 6 1 Bedroom/1 Bath



# PHOTOS

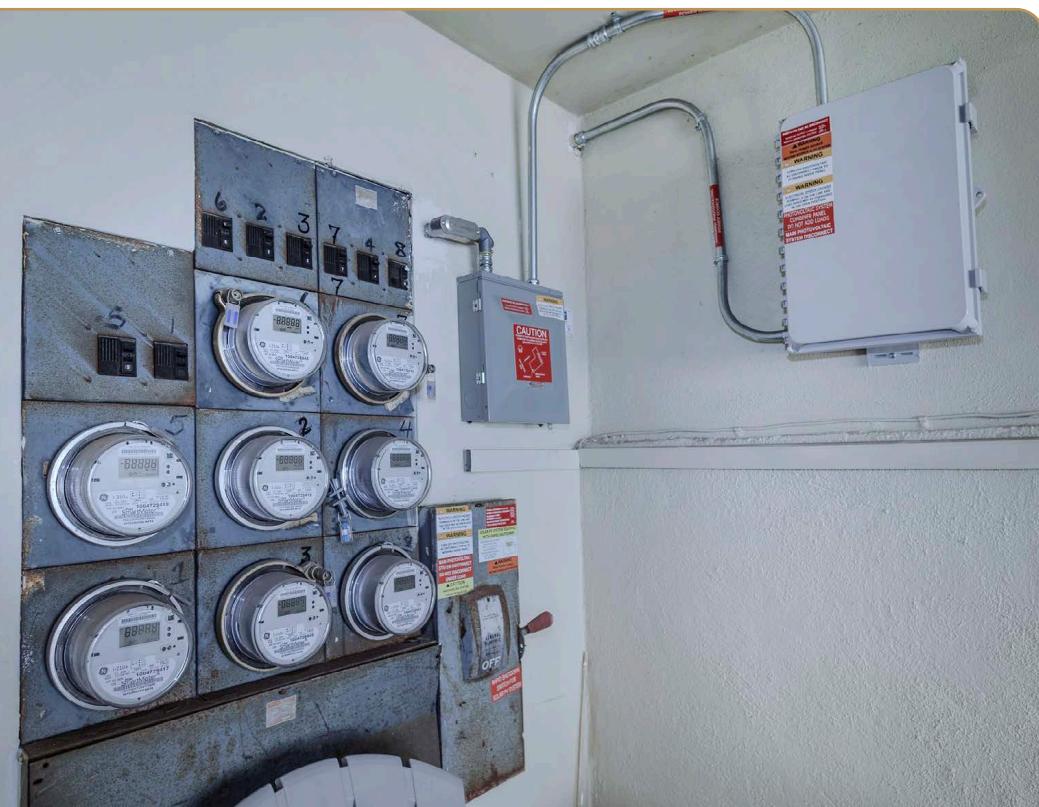
## APARTMENT 7 1 Bedroom/1 Bath



# PHOTOS



# PHOTOS

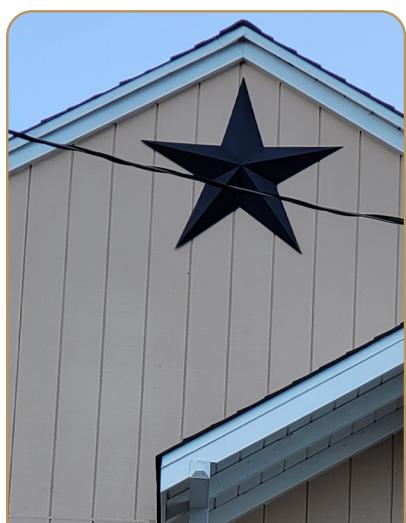
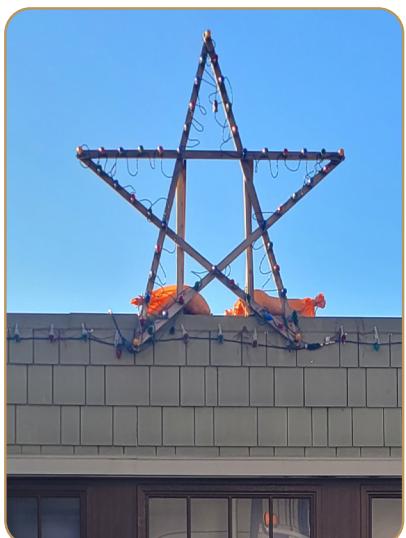


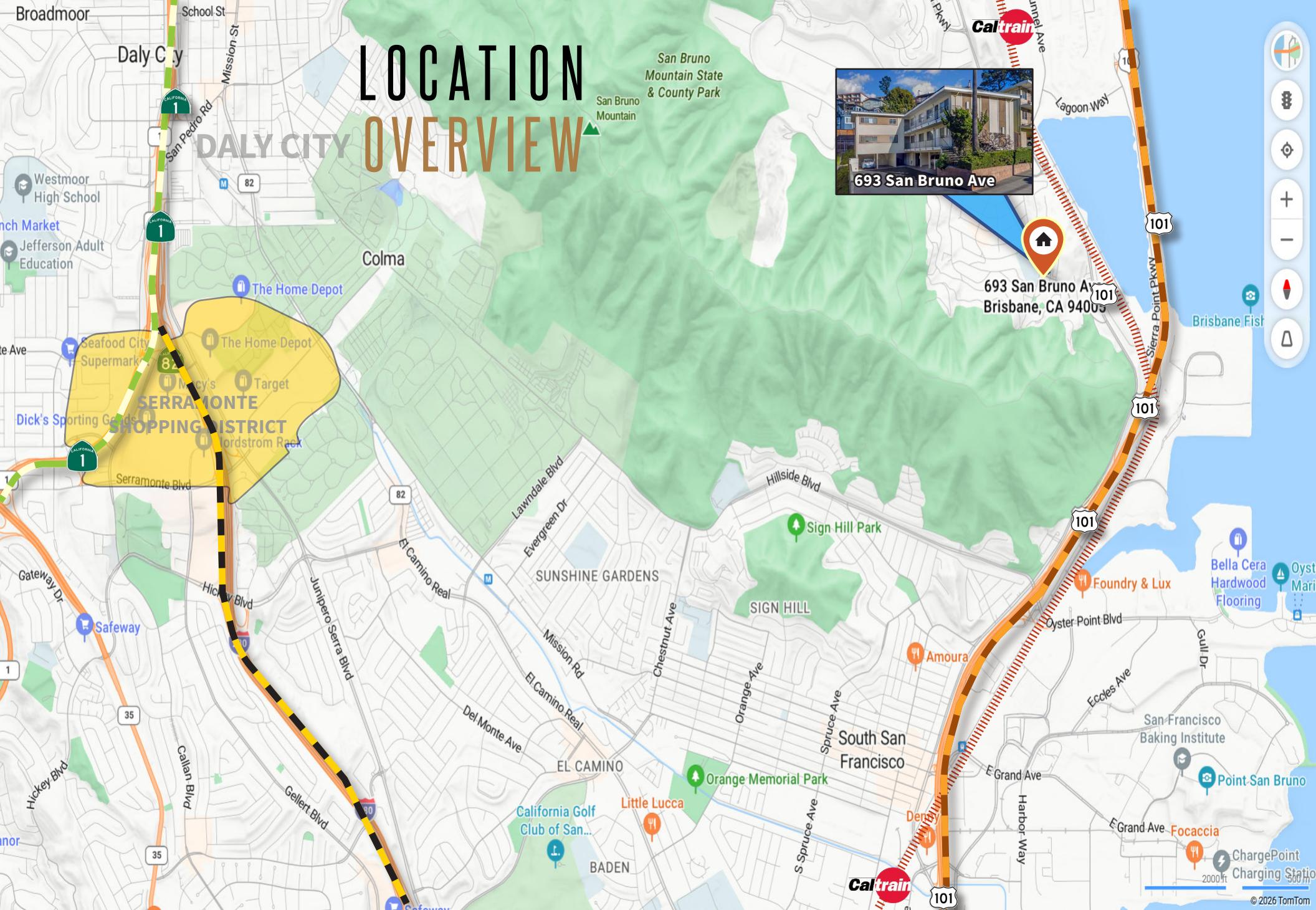
# PHOTOS



## Brisbane is called "*The City of Stars*"

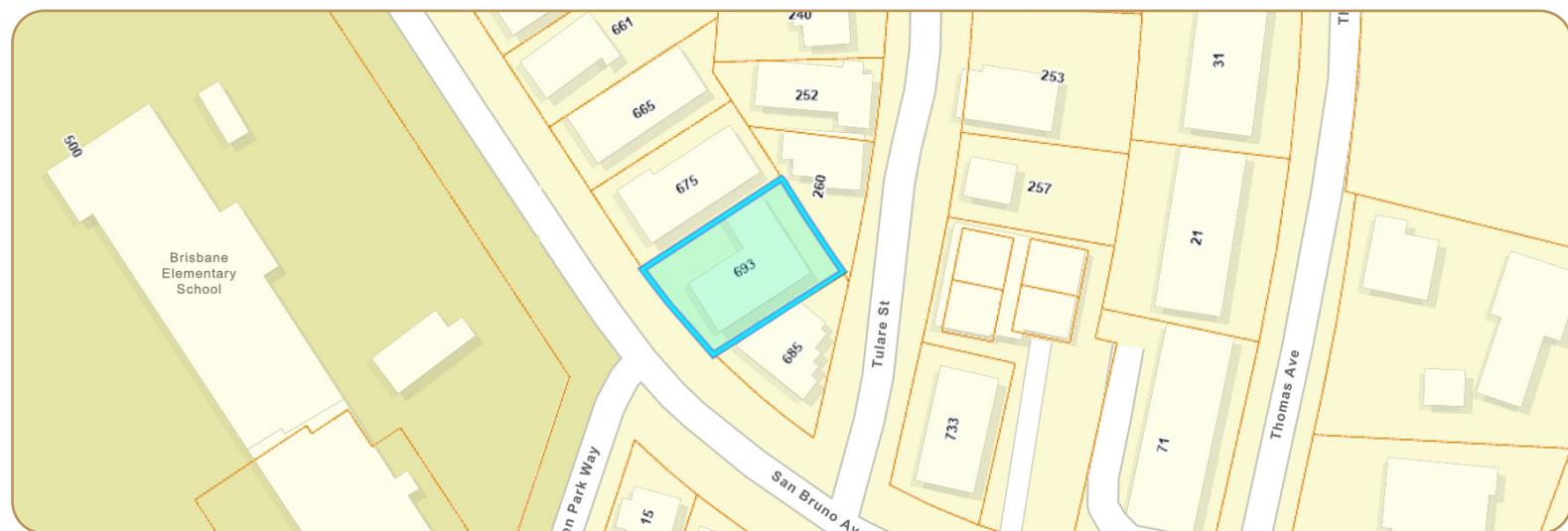
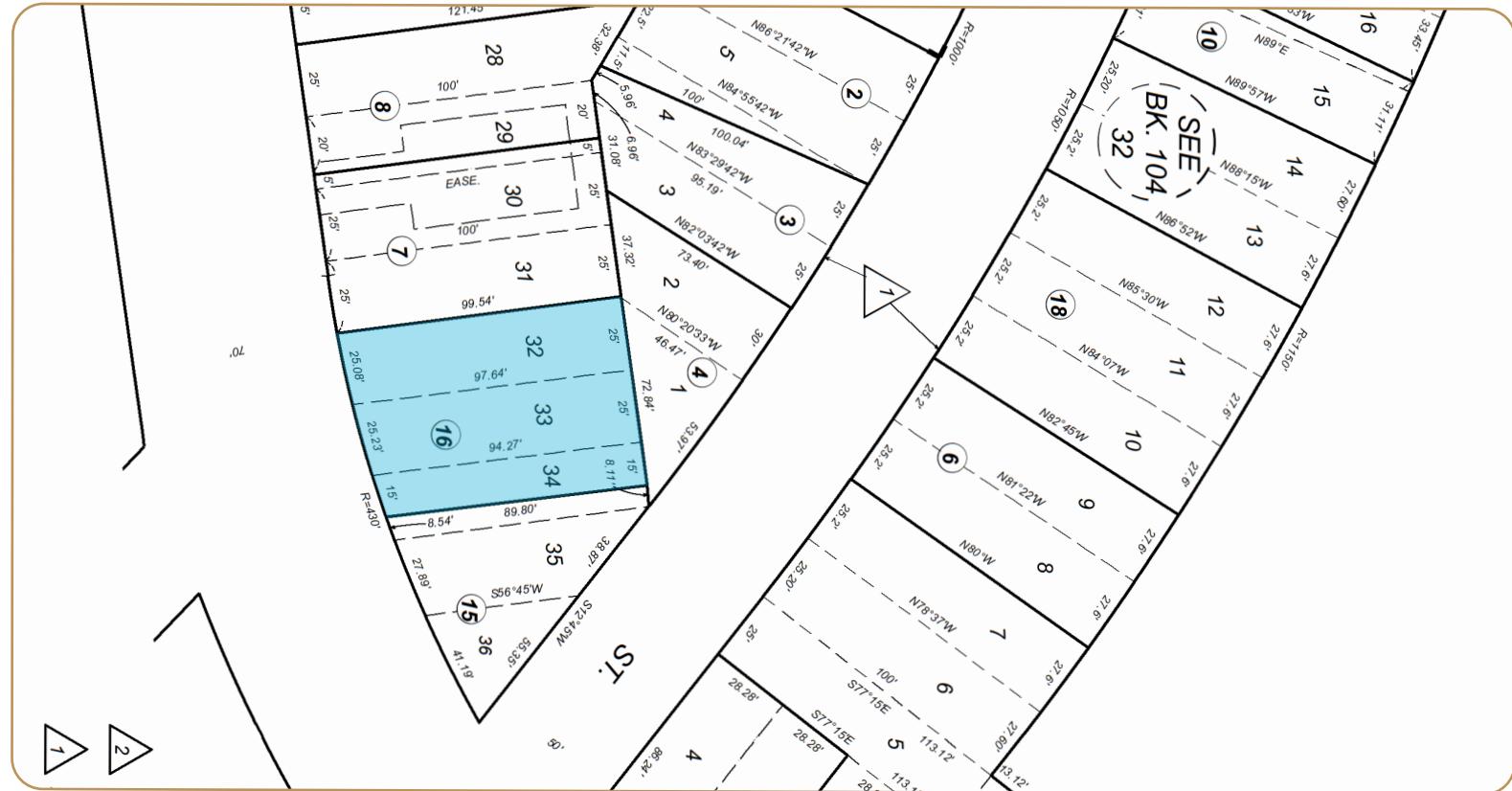
Because of a holiday tradition dating back to 1939. At the start of the Christmas/ Hanukkah season, many residents and business owners place large, illuminated stars, some as big as 10 feet (3.0 m) or more in diameter, on the downhill sides of homes and offices throughout Brisbane. Many of the stars are kept up all year.





# TAX MAP

APN: 007-362-160



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# AERIAL VIEW



# AERIAL VIEW



AERIAL VIEW



# INVESTMENT ADVISORS



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# Client Testimonial

## English Version

*We are very fortunate to have two professional realtors, Cameron and Nathan, representing us. Cameron and Nathan specialize in commercial real estate in the Bay Area, understand the market and analyze it. After listening to our ideas and fully understanding our needs, he helped us buy a suitable rental property in the location we wanted.*

*Their understanding of market conditions and their sensitivity to numbers left a deep impression on me from the first meeting. We have the peace of mind of knowing the reasonable value of each property, both during the property search and after closing.*

*Give two examples to illustrate their excellent negotiating ability: (1) In the case of competing bids from multiple buyers, they helped us grab the property at a price lower than the seller's asking price. (2) After that, we carefully checked the property building and the information provided by the seller, and helped us win great benefits from the seller.*

*Cameron and Nathan's professional knowledge and service spirit to maximize the interests of customers allowed us to successfully complete the property replacement under the condition of limited time in the Bay Area. I also learned a lot from it. They are not only my partners, but also my good teachers and helpful friends. I wholeheartedly recommend them.*

**- K.T., Burlingame**

## Mandarin Version

給說中文的朋友：

我們很慶幸可以找到 Cameron 跟 Nathan 這兩位專業地產經紀人代表我們。Cameron 跟 Nathan 專精灣區商業地產，懂市場、會分析。在聽取我們的想法、充份了解我們的需要之後，在我們想要的地段幫我們買到了適合的出租物業。

他們對市場行情的了解、對數字的敏銳度，在第一次見面就讓我留下了深刻的印象。在尋找物業期間以及成交後，都讓我們因為能充份了解每個物業合理的價值而感到安心。

舉兩個例子說明他們出色的談判能力：(1) 在多個買家出價競爭的情況下，還是以低於賣家開價的價格，幫我們搶到了物業。(2) 之後，仔細了檢查物業建築以及賣家提供的資料，並幫我們向賣家爭取到了極大的利益。

Cameron 跟 Nathan 的專業知識和為顧客爭取利益最大化的服務精神，讓我們得以在待在灣區的時間有限的情況下順利完成了物業置換。我也從中學到了很多。他們不只是我的合作夥伴，更是我的良師益友。我衷心的推薦他們。

**- K.T., Burlingame**