

# 1401 Baker Street

1401 Baker Street, Bakersfield CA 93305



OFFERING MEMORANDUM



**CVPA**  
CENTRAL VALLEY  
PROPERTY ADVISORS

# 1401 Baker Street

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*Exclusively Marketed by:*

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# 1401 BAKER STREET

## 01 Executive Summary

Investment Summary

Unit Mix Summary

|                 |   |
|-----------------|---|
| ADDRESS         | 1401 Baker Street<br>Bakersfield CA 93305 |
| COUNTY          | Kern                                      |
| BUILDING SF     | 4,945 SF                                  |
| LAND SF         | 8,983 SF                                  |
| LAND ACRES      | 0.21                                      |
| NUMBER OF UNITS | 6   |
| YEAR BUILT      | 1971                                      |

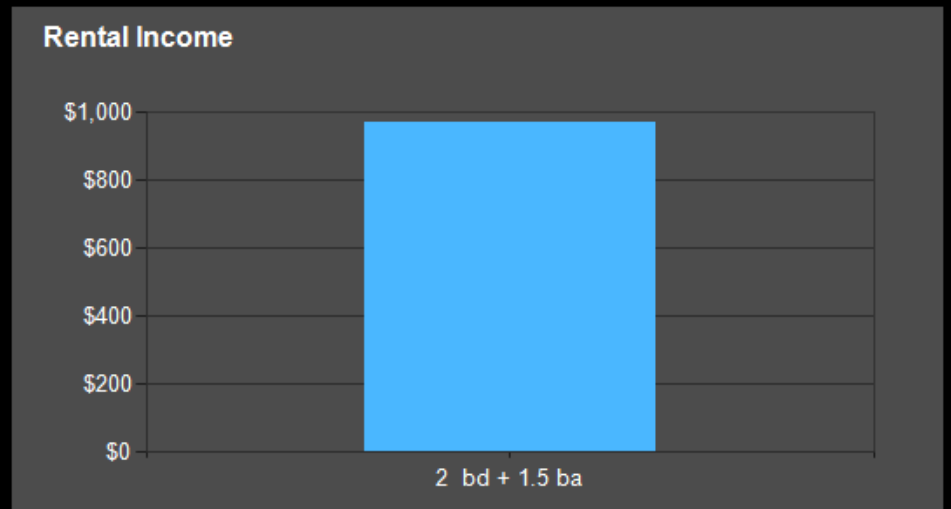
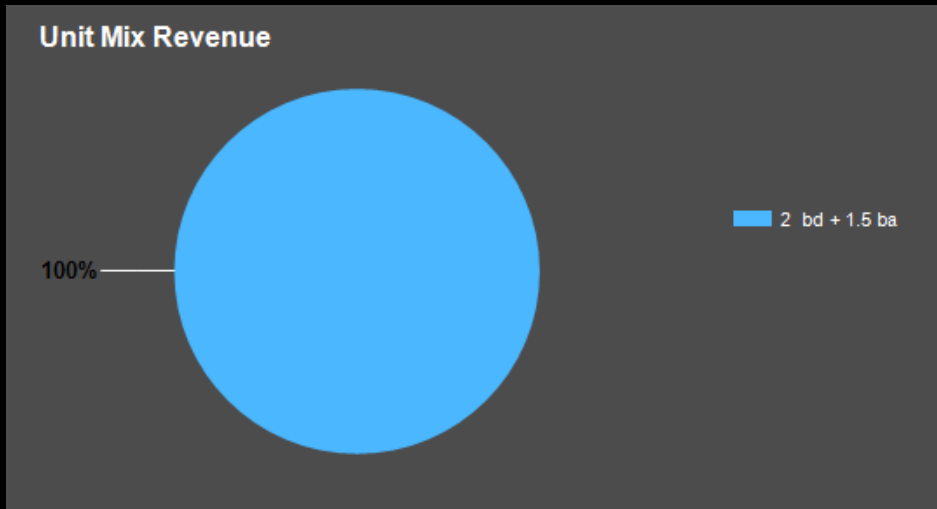
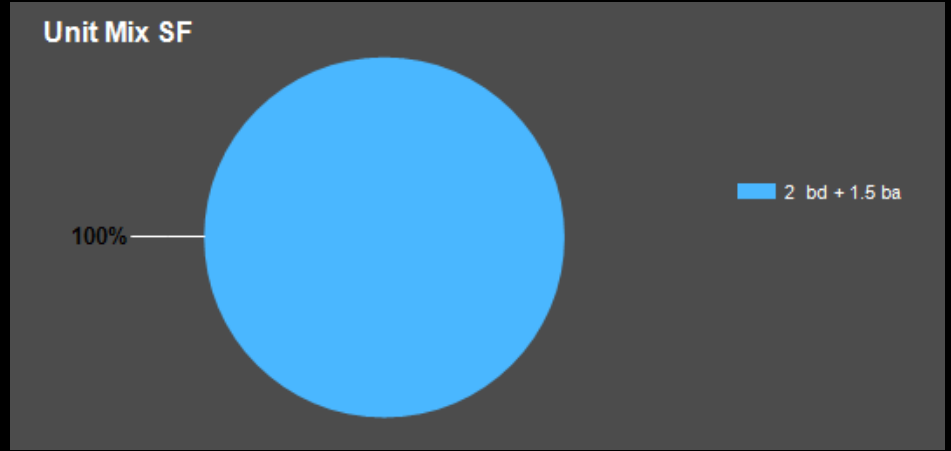
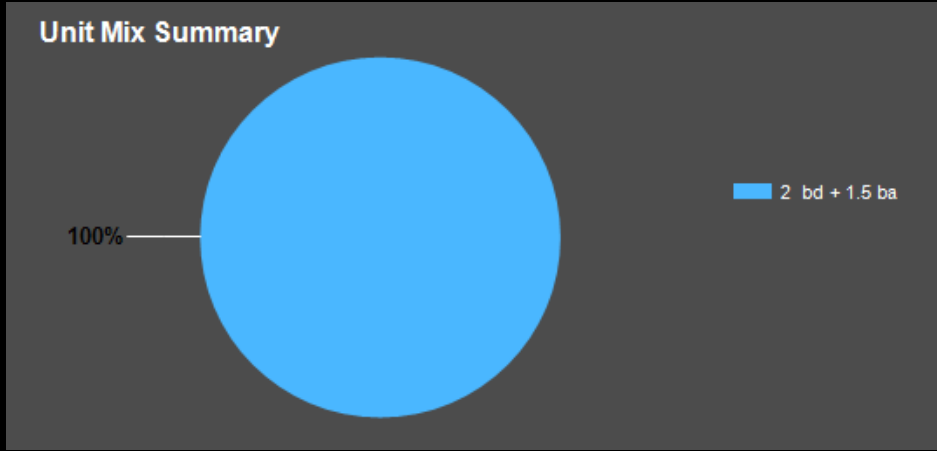
|                        |           |
|------------------------|-----------|
| PRICE                  | \$675,000 |
| PRICE PSF              | \$136.50  |
| PRICE PER UNIT         | \$112,500 |
| OCCUPANCY              | 100.00%   |
| NOI (CURRENT)          | \$61,023  |
| CAP RATE (CURRENT)     | 9.04%     |
| CASH ON CASH (CURRENT) | -18.33%   |
| GRM (CURRENT)          | 9.09      |

|                     |           |
|---------------------|-----------|
| LOAN TYPE           | Amortized |
| DOWN PAYMENT        | \$202,500 |
| LOAN AMOUNT         | \$472,500 |
| INTEREST RATE       | 6.50%     |
| ANNUAL DEBT SERVICE | \$35,837  |
| LOAN TO VALUE       | 70%       |
| AMORTIZATION PERIOD | 30 Years  |

|                        |          |          |          |
|------------------------|----------|----------|----------|
| 2026 Population        | 24,508   | 138,576  | 272,394  |
| 2026 Median HH Income  | \$37,067 | \$47,654 | \$53,890 |
| 2026 Average HH Income | \$49,937 | \$65,350 | \$70,429 |

- 6-unit investment property located at 1401 Baker St in desirable central Bakersfield. The property features a well-balanced unit mix consisting of four 2-bedroom, 1.5-bath units and two 2-bedroom, 1-bath units, offering strong rental appeal and consistent income potential. Conveniently situated near shopping, dining, schools, and major transportation routes, this property provides easy access to downtown Bakersfield and surrounding amenities.

|                        |          |            |              |               |                |
|------------------------|----------|------------|--------------|---------------|----------------|
| 2 bd + 1.5 ba          | 6        | 824        | \$969        | \$1.18        | \$5,814        |
| <b>Totals/Averages</b> | <b>6</b> | <b>824</b> | <b>\$969</b> | <b>\$1.18</b> | <b>\$5,814</b> |





02

Property Description

Property Features

1401 BAKER STREET

|                          |       |
|--------------------------|-------|
| NUMBER OF UNITS          | 6     |
| BUILDING SF              | 4,945 |
| LAND SF                  | 8,983 |
| LAND ACRES               | 0.21  |
| YEAR BUILT               | 1971  |
| # OF PARCELS             | 1     |
| ZONING TYPE              | R-3   |
| NUMBER OF STORIES        | 2     |
| NUMBER OF BUILDINGS      | 2     |
| NUMBER OF PARKING SPACES | 12    |



# 1401 BAKER STREET

03 Rent Roll

Rent Roll

03

|                          |               |              |               |                   |
|--------------------------|---------------|--------------|---------------|-------------------|
| 1                        | 2 bd + 1.5 ba | 824          | \$1.18        | \$969.00          |
| 2                        | 2 bd + 1.5 ba | 824          | \$1.37        | \$1,125.00        |
| 3                        | 2 bd + 1.5 ba | 824          | \$1.30        | \$1,071.00        |
| 4                        | 2 bd + 1.5 ba | 824          | \$1.49        | \$1,226.00        |
| 5                        | 2 bd + 1 ba   | 0            | \$0.00        | \$1,000.00        |
| 6                        | 2 bd + 1 ba   | 0            | \$0.00        | \$1,000.00        |
| <b>Totals / Averages</b> |               | <b>3,296</b> | <b>\$0.89</b> | <b>\$6,391.00</b> |

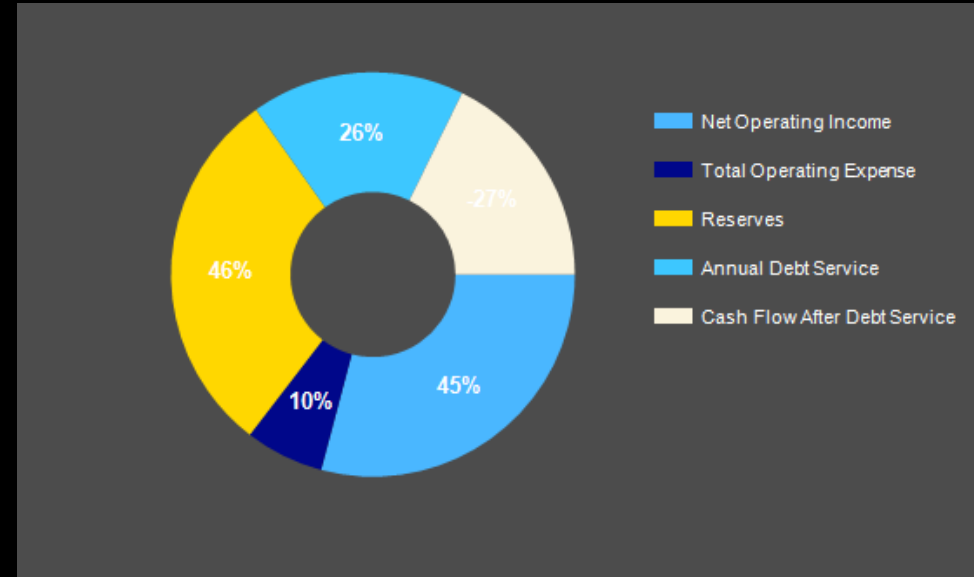
# 1401 BAKER STREET

## 04 Financial Analysis

Income & Expense Analysis

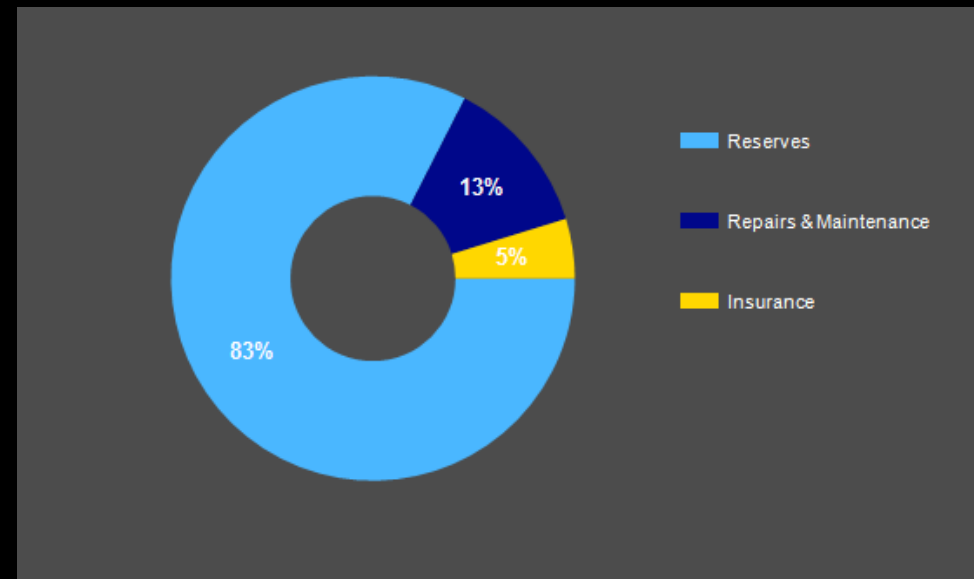
## REVENUE ALLOCATION CURRENT

|                               |                   |
|-------------------------------|-------------------|
| Gross Scheduled Rent          | \$74,223          |
| <b>Effective Gross Income</b> | <b>\$74,223</b>   |
| Less Expenses                 | \$13,200          |
| <b>Net Operating Income</b>   | <b>\$61,023</b>   |
| Annual Debt Service           | \$35,837          |
| <b>Cash flow</b>              | <b>(\$37,110)</b> |
| Debt Coverage Ratio           | 1.70              |



## DISTRIBUTION OF EXPENSES CURRENT

|                                |                 |                |
|--------------------------------|-----------------|----------------|
| Insurance                      | \$3,600         | \$600          |
| Repairs & Maintenance          | \$9,600         | \$1,600        |
| <b>Total Operating Expense</b> | <b>\$13,200</b> | <b>\$2,200</b> |
| Reserves                       | \$62,296        | \$10,383       |
| Annual Debt Service            | \$35,837        |                |
| Expense / SF                   | \$2.67          |                |
| % of EGI                       | 17.78%          |                |



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