



Richmond, CA

12440 San Pablo Avenue

GBA: 4000 SF \$980,000

Property Details

Year Built: 1973

Lot Size: 0.14 AC / 6,000 SF

Price/SF: \$245.00

Price/Unit: \$326,667

GRM: 9.54X

CAP: 7.34

Lease Terms: Modified Gross

County: Contra Costa County



Schedule Rent Roll

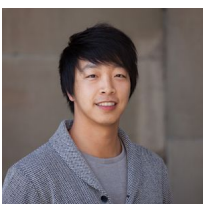
Unit	Name	Schedule Rent.
• Unit A	Remi Aubert (Smog Shop)	\$2610
• Unit B	PRAJAM (Thai Restaurant)	\$4000
• Unit C	Pro J's Cycle (Motorbike).	\$2400

Schedule Rent \$9,010/month

Operating Statement

Income	
Schedule Rent (Annualized)	\$108,120
Vacancy Factor (5%)	(\$5,406)
Net Rental Income	\$102,714

Expense	
Property Tax (Estimated at 1.75%)	\$17,150.00
Insurance (Estimated)	\$8,500.00
Repair and Maintenance (Estimated)	\$5,136.00
Total Operating Expense	(\$30,786.00)
Net Operating Income (NOI)	\$71,928.00



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