



The C Group

862 + 872 L A I N E S T.
M O N T E R E Y , C A 9 3 9 4 0

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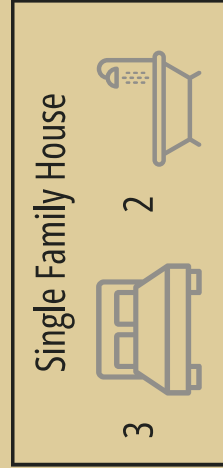
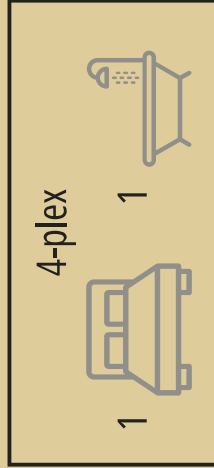
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EXECUTIVE SUMMARY

862 Laine + 872 Laine

[\$2,600,000.00]



Property Overview

The C Group is pleased to offer for sale 862 +872 Laine in New Monterey. The subject is a fully leased 4 Plex (1 bed/1 bath units and garages) and a single family home on the same APN with plenty of ADU upside. The property can be sold independently or with the remaining compound and was one of the original properties founded in Monterey. It has been owned by the original family since being built. Located a few blocks away from Monterey's famous aquarium and Cannery Row, this property has great ocean views and is walking distance to many shops and restaurants.

Rent Roll

862 Laine St., Monterey, CA 93940

Unit	Rent	Deposit	Move-In
1	\$872.00	\$00.00	11/01/2016
2	\$1,995.00	\$2,295.00	05/01/2021
3	\$2,095.00	\$2,095.00	7/15/2024
4	\$1,945.00	\$1,895.00	05/31/2023
4 units	\$6,907.00	\$6,285.00	

872 Laine St. Monterey, CA 93940

Rent	Market Value
\$4,600.00	\$4,600.00

EXECUTIVE SUMMARY

Square Feet	
Initial Market Value	\$2,800,000.00
Purchase Price	\$2,800,000.00
Downpayment:	\$2,800,000.00
Construction	
Loan Origination Fees	\$0.00
Depreciable Closing Costs	\$5,000.00
Initial Cash Invested	\$2,805,000.00
Cost Per Sq Ft	
Monthly Rent Per Sq Ft:	

	Monthly	Annual	Pro Forma	Pro Forma Annual
Income				
Rent Income	\$10,905.00	\$130,860.00	\$11,480.00	\$137,760.00
Vacancy Losses	\$327.15	\$3,925.80	\$344.40	\$4,132.80
Operating Income	\$10,577.85	\$126,934.20	\$11,135.60	\$133,627.20

	Monthly	Annual	Pro Forma	Pro Forma Annual
Expenses				
Property Taxes	\$2,566.67	\$30,800.00	\$2,566.67	\$30,800.00
Insurance	\$300.00	\$3,600.00	\$300.00	\$3,600.00
Maintenance	\$317.34	\$3,808.03	\$334.07	\$4,008.82
Management	\$634.67	\$7,616.05	\$688.80	\$8,265.60
Landscaping	\$150.00	\$1,800.00	\$300.00	\$1,800.00
Capital Expenditures	\$317.34	\$3,808.03	\$334.07	\$4,008.82
Utilities	\$325.00	\$3,900.00	\$500.00	\$3,900.00
Operating Expenses	\$4,611.01	\$55,332.10	\$5,023.60	\$56,383.23

	Monthly	Annual	Pro Forma	Pro Forma Annual
Net Performance				
Net Operating Income	\$5,966.84	\$71,602.10	\$6,112.00	\$77,243.97
- Mortgage Payments	\$0.00	\$0.00	\$0.00	\$0.00
Cash Flow	\$5,966.84	\$71,602.10	\$6,112.00	\$77,243.97
Principal Reduction	\$697.93	\$7,852.17	\$697.93	\$7,852.17
First-Year Appreciation	\$7,000.00	\$84,000.00	\$7,000.00	\$84,000.00
Gross Equity Income	\$13,664.77	\$163,454.27	\$13,809.93	\$169,096.14

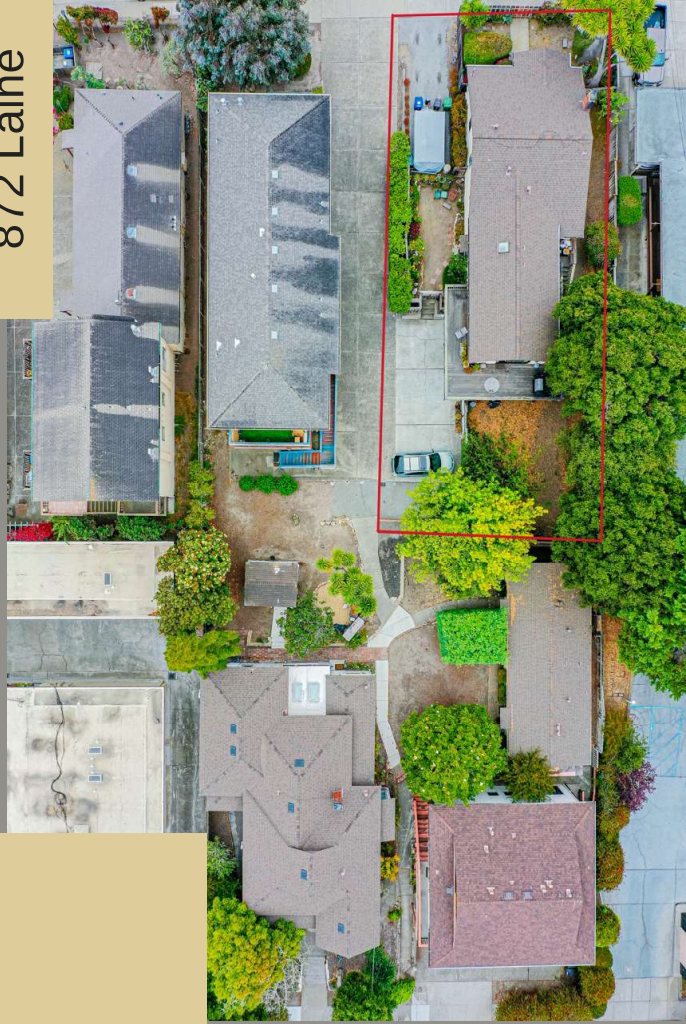
Mortgage Info	First
Loan To Value Ratio	0%
Loan Amount	\$0.00
Monthly Payment	\$0.00
Loan Type	30 Year Fixed
Term	30
Interest Rate	5.50%
Monthly PMI	0

Financial Indicators	#DIV/0!
Debt Coverage Ratio	22.1
Annual Gross Rent Multiplier	265
Monthly Gross Rent Multiplier	2.56
Capitalization Rate	2.75%
Cash on Cash Return	2.55%
Total Return On Investment	5.83%
	6.03%

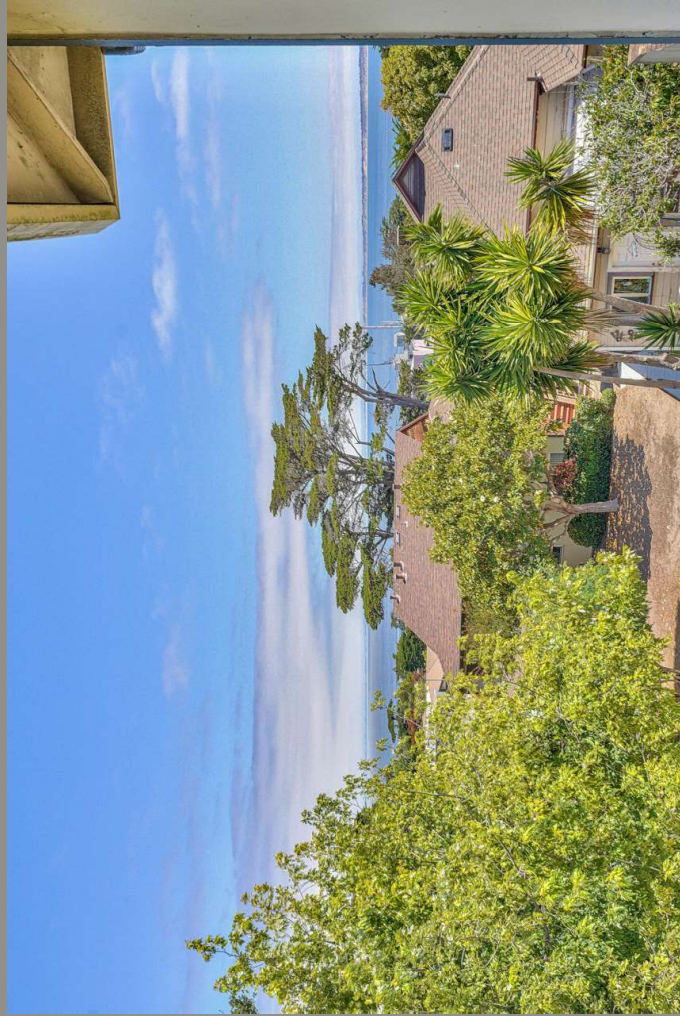
Assumptions	
Real Estate Appreciation Rule	3%
Vacancy Rate	3%
Management Fee	6%
Maintenance Percentage	3%
Capital Expenditure Percentage	3%

PROPERTY PHOTOS

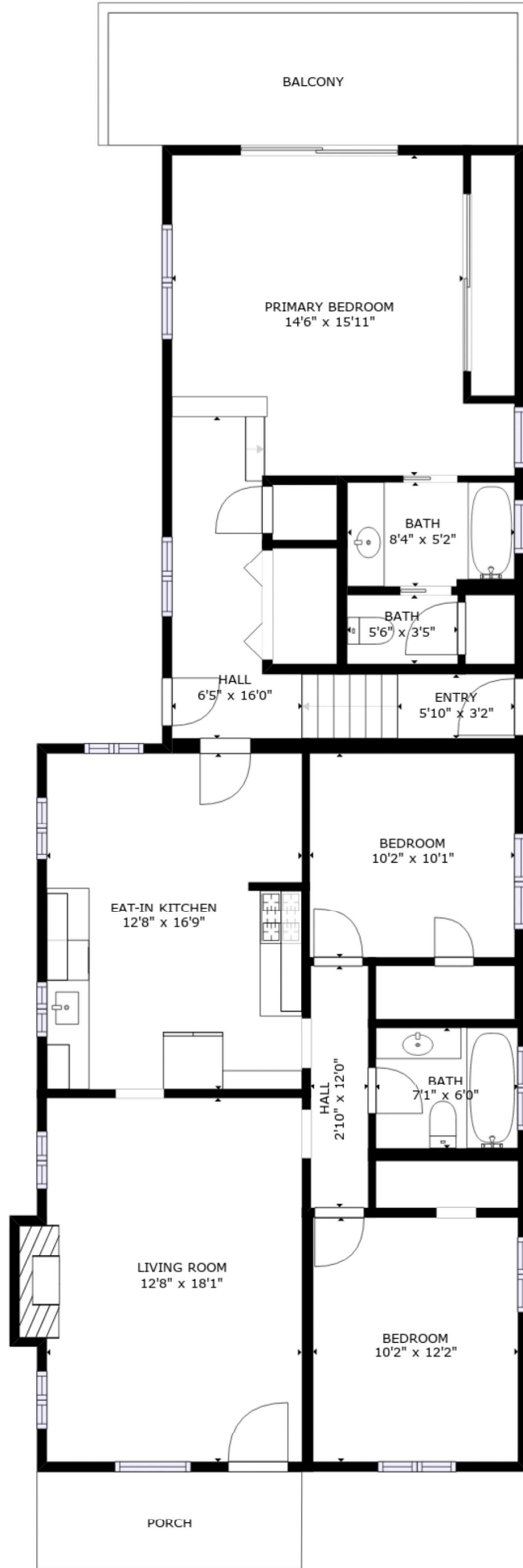
872 Laine



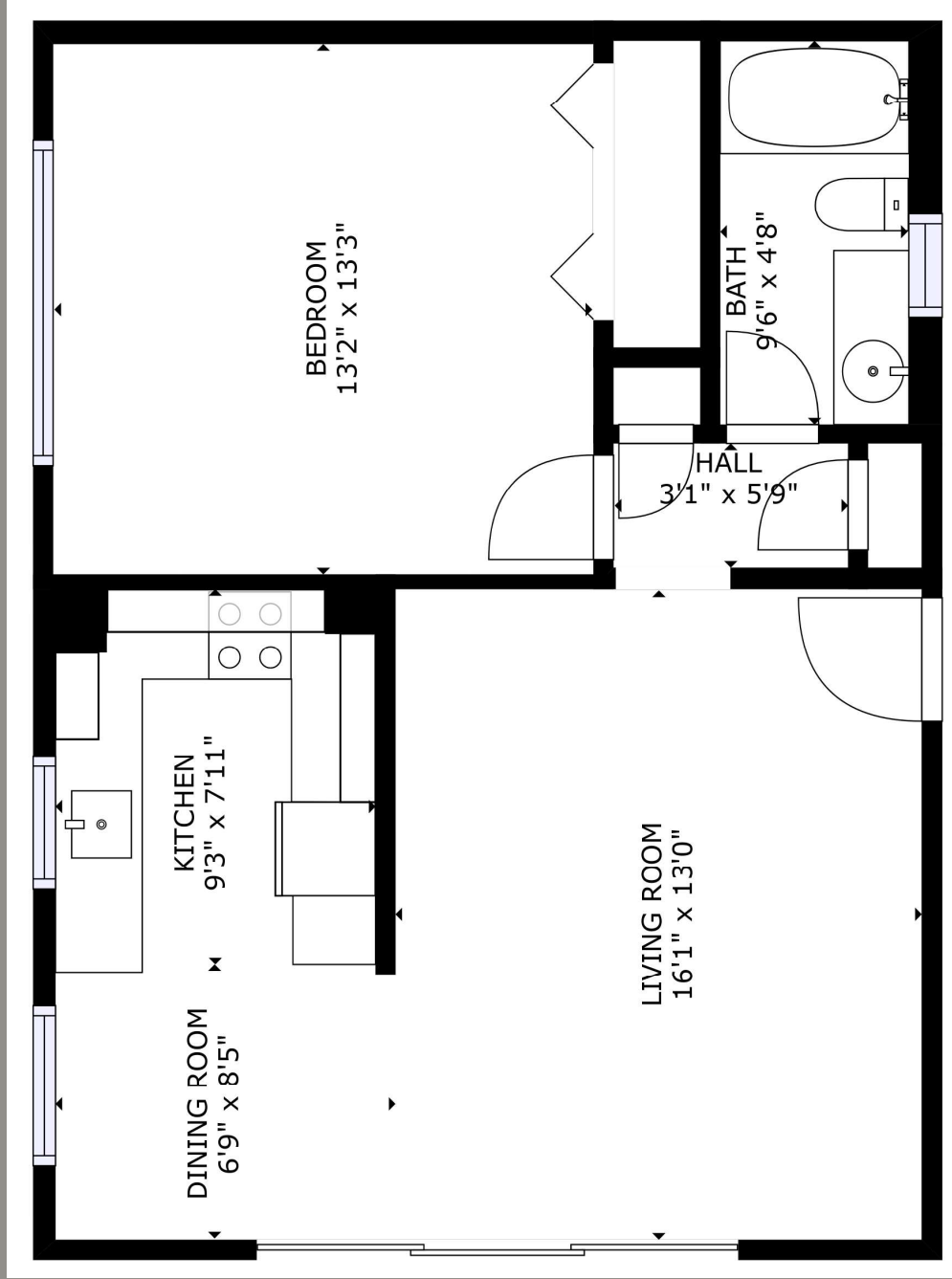
862 Laine



FLOORPLANS



GROSS INTERNAL AREA
FLOOR 1: 1340 sq. ft. EXCLUDED AREAS:
BALCONY: 135 sq. ft. PORCH: 64 sq. ft
TOTAL: 1340 sq. ft



GROSS INTERNAL AREA
FLOOR 1: 631 sq. ft.
TOTAL: 631 sq. ft.

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

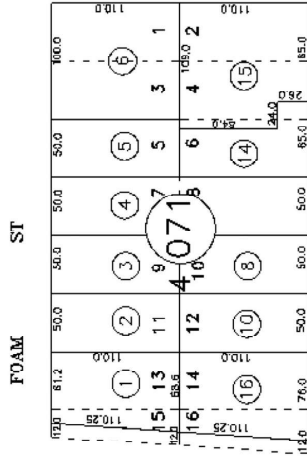
PLAT MAP

THIS MAP IS INTENDED TO BE USED FOR
PROPERTY TAX ASSESSMENT PURPOSES ONLY

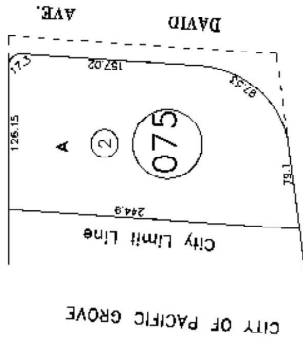


SCALE: 1 IN. = 100 FT.

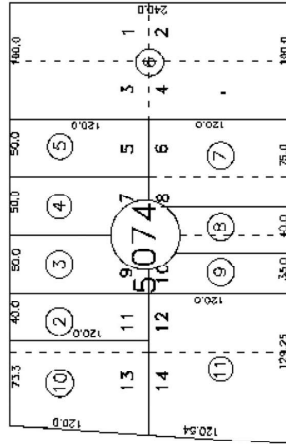
TAX CODE AREA



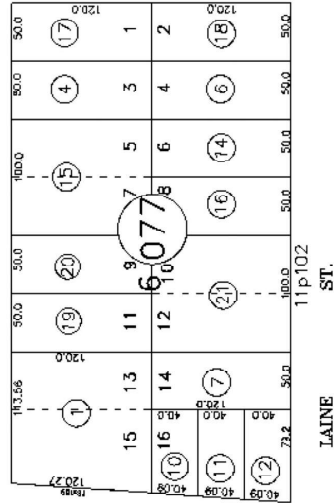
LIGHTHOUSE AVE



IRVING AVE



HAWTHORNE ST.



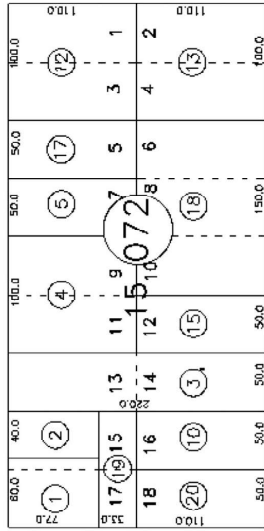
LAINÉ ST.

WORK TRACT LOT-A

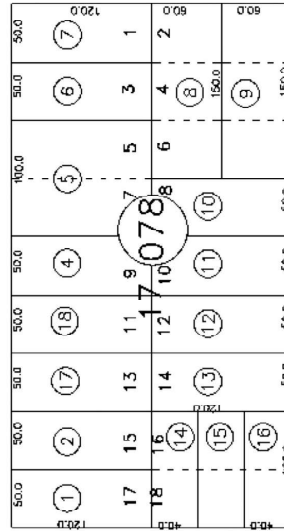
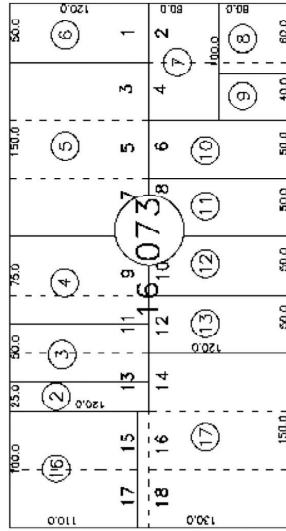
INTERMEDIA TRACT BLOCK-1

COUNTY OF MONTEREY
ASSESSOR'S MAP

BOOK 1 PAGE 07



PRESCOTT AVE.



HERRMANN'S SURVEY BLOCKS 4,5,6,15,16 & 17

AERIAL MAP



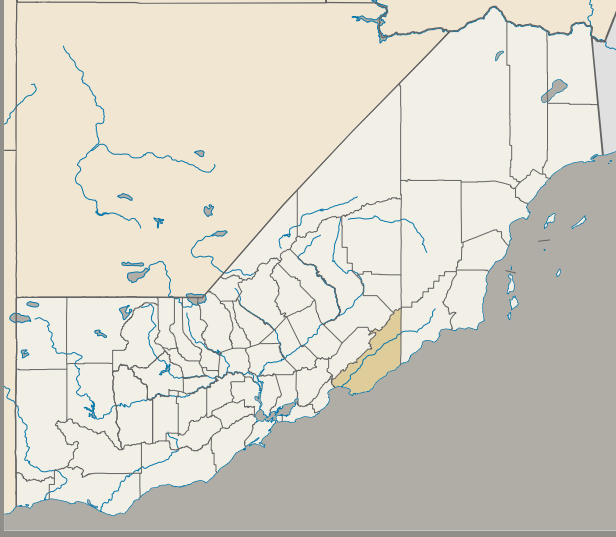
PROPERTY LOCATION

MONTEREY COUNTY OVERVIEW

Monterey County is located on the central coast of California. Back when California was under Spanish and Mexican rule, the city of Monterey was its capital. It borders the southern part of the Monterey Bay, Big Sur, Highway 1, and 17 Mile Drive.

Monterey County boasts both beautiful coastlines as well as a booming agricultural industry. Today, the economy of the county is mostly based on agriculture in the Salinas River Valley area and tourism in its coastal regions, attracting an estimated 4.6 million visitors a year.

The city of Monterey is approximately 100 miles south of San Francisco and 300 miles north of Los Angeles.



Regional Highlights



Major US Agricultural Hub



Large Tourism Sector



Military Presence



Gorgeous Coastlines and Forests

2021 Demographics

128,000

HOUSEHOLDS

\$76,943

MEDIAN HOUSEHOLD INCOME

437,000

POPULATION

Economy

- Salinas agriculture brings ±\$8 billion into the local economy.
- Tourism in the area makes up a large part of the local economy with sites such as Big Sur, the 17 Mile Drive, Pebble Beach Golf Links, numerous state and national parks and wineries.
- There are three regional airports in the county: Monterey, Salinas, and Marina Municipal.

ABOUT US

Our team of experienced brokers and sales associates is dedicated to providing a full range of services to our clients, whether they are home buyers or sellers. We understand that real estate transactions can be overwhelming, which is why we work closely with our clients to ensure that their needs are met every step of the way. At The C Group, we are proud to embody the future of the real estate industry, while remaining grounded in the traditions of home. Our team is committed to redefining luxury, and we do so by offering top-notch services that are tailored to meet the unique needs of each client. If you are looking for a reliable and professional real estate company, look no further than The C Group. Contact us today to learn more about how we can help you buy or sell your next home.



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