## 2221-2239 RAILROAD AVE, PITTSBURG, CA 94565



9% investment return cap rate.

A value added investment opportunity with 4%-4.5% annual rent and cam increasing every year.

Very stable tenant base, most of units are occupied by service type tenants.

Tenants are responsible for all interior maintenance and repair.

High occupancy rate. Currently 12 units with 11 units are rented. the only vacant unit is used for storage. New owner may choose to rent it out for extra income.

On major very busy street, next to Starbucks, close to freeway, schools, BART.

APN/Tax ID 088-183-037-6

Year Built 1989

Lot Square Feet 28,750 sf

Building Square Feet: 10,000 sf

## **RENT ROLL 10-1-2024**

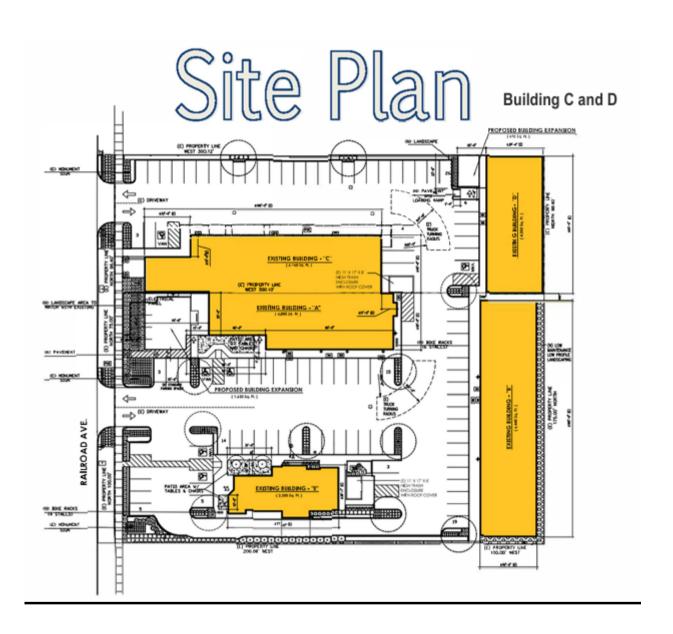
## RENT ROLL 10-1-2024

|                     |                     |       | Monthly  | Annual       | Monthly | Annual      |           |            | Increa |              |
|---------------------|---------------------|-------|----------|--------------|---------|-------------|-----------|------------|--------|--------------|
| Unit                | Tenant              | SF    | BaseRent | Based Rent   | NNN     | NNN         | Move in   | Lease End  | se     | Annual Total |
| 2221                | Maxician Restaurant | 800   | 2204.26  | \$26,451.12  | 782.15  | \$9,385.80  | 4/1/2016  | 3/31/2027  | 4.5%   |              |
| 2223-100            | Money Transfer      | 600   | 1567.50  | \$18,810.00  | 344.85  | \$4,138.20  | 11/5/2023 | 10/31/2025 | 4.5%   |              |
| 2223-200            | Animation Toy       | 700   | 1711.75  | \$20,541     | 342.35  | \$4,108     | 6/1/2021  | M to M     | 4.5%   |              |
| 2225-100            | Hair Salon          | 700   | 1597.64  | \$19,172     | 342.35  | \$4,108     | 5/1/2021  | 4/30/2026  | 4.5%   |              |
| 2225-101            | Herbalife           | 500   | 1250.00  | \$15,000.00  | 294.99  | \$3,539.88  | 6/22/2012 | 10/31/2029 | 4.5%   |              |
| 2225-102            | Chinest Restaurant  | 1500  | 3558.28  | \$42,699.32  | 821.14  | \$9,853.71  | 9/9/2016  | 8/31/2026  | 4.0%   |              |
| 2229                | Bakery              | 1000  | 2275.36  | \$27,304.35  | 568.84  | \$6,826.02  | 9/15/2016 | 8/31/2026  | 4.5%   |              |
| 2231                | After School        | 1224  | 2165.40  | \$25,984.80  | 964.57  | \$11,574.84 | 6/11/2011 | 12/31/2025 | 4.5%   |              |
| 2233                | Management office   | 900   | 0.00     | \$0.00       | 0.00    | \$0.00      |           |            |        |              |
| 2235                | Facial service      | 900   | 1881.00  | \$22,572.00  | 418.00  | \$5,016.00  | 11/1/2023 | 10/31/2026 | 4.5%   |              |
| 2237                | Massage Therapy     | 900   | 2433.52  | \$29,202.24  | 526.96  | \$6,323.52  | 3/1/2014  | 12/31/2033 | 4.0%   |              |
| 2239                | Tattoo Service      | 900   | 1965.65  | \$23,587.74  | 363.81  | \$4,365.68  | 5/5/2022  | 4/30/2027  | 4.5%   |              |
| Actual Gross Income |                     | 10624 | 22610.35 | \$271,324.25 | 5770.00 | \$69,240.05 |           |            |        | \$340,564.29 |
| Actual Annual Cost  | (year of 2023)      |       |          |              |         |             |           |            |        | \$54,079.25  |

Actual Net Income

Actual Value (9% cap) \$286,485.04

\$3,288,000.00



## PARCEL MAP

