

110 Hilborn St, Vallejo, CA,

Prime Location | 9 Units | Well- Maintained Property





110 Hilborn St, Vallejo

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110 Hilborn St,
Vallejo

EXECUTIVE SUMMARY

Property Summary

INVESTMENT HIGHLIGHTS



RENOVATION UPSIDE



SUPERB MARKET FUNDAMENTALS



OUTSTANDING DEMOGRAPHICS



GREAT SCHOOLS



EARLY 60's VINTAGE



SUPERIOR UNIT MIX



INVESTMENT SUMMARY

Price: \$1,995,000

Address: 110 Hilborn St, Vallejo

Zip & State: 94590 & CA

County: Solano

Year Built: 1955

Units: 8 Units & 1 SFR

Avg Unit Size: 650

Net Rentable SF: 6,037

Site Acreage: .34

Parking In Place: 8 Covered spaces
7 parking spaces



110 Hilborn St,
Vallejo

PROPERTY OVERVIEW

PROPERTY OVERVIEW

UTILITIES

Utility	Provider	Residents Pays	Owner Pays	Resident Reimburse
Electric/Gas	PG&E		<input checked="" type="checkbox"/>	
Water & Sewer	City of Vallejo		<input checked="" type="checkbox"/>	
Trash	City of Vallejo		<input checked="" type="checkbox"/>	

MECHANICAL/ELECTRICAL/PLUMBING

HVAC	Separate A/C Uni & Wall heater
Water Heater	Water Heater/ Boilers
Laundry	Onsite Laundry



SITE & DESCRIPTION

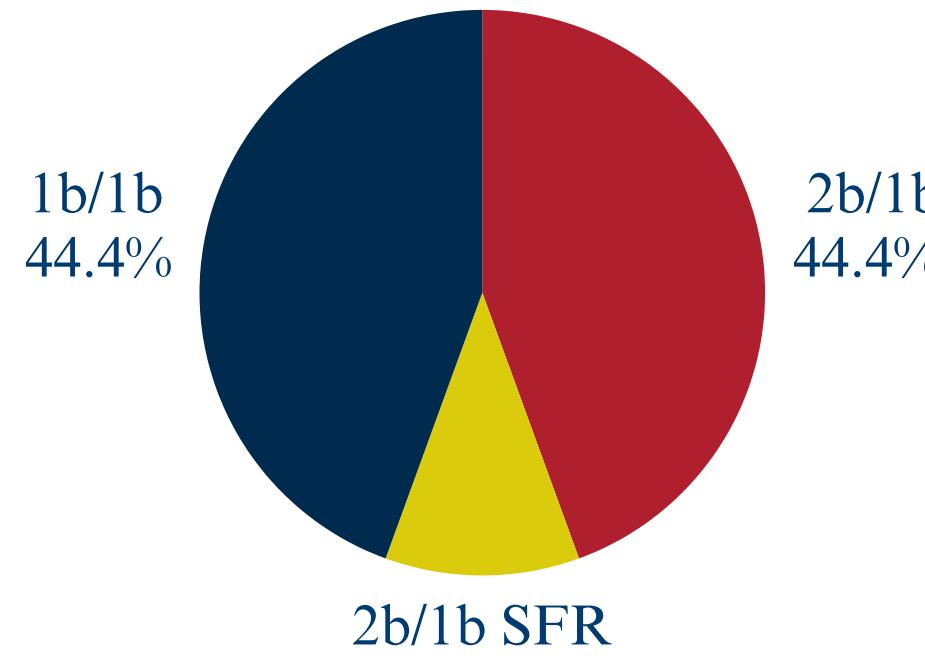
Address:	110 Hiborn St, Vallejo
County:	3180
APN #	030-031-0020-000
Year Built:	1955
Total Units:	9 Units
Net Rentable SF:	6,037 SF
Site Acreage:	.35 Acres
Parking Spaces:	15 Carport spaces
Foundation:	Concrete Slab
Framing Construction:	Wood
Exterior siding:	Stucco
Roof:	Flat roof



Unit Information

Layout	Units	Avg SF	Avg Rent
2x1	4	700	\$2,096.5
1x1	4	600	\$1,712.0
2x1 SFR	1	900	\$2,600.0

UNIT MIX



1b/1b
44.4%

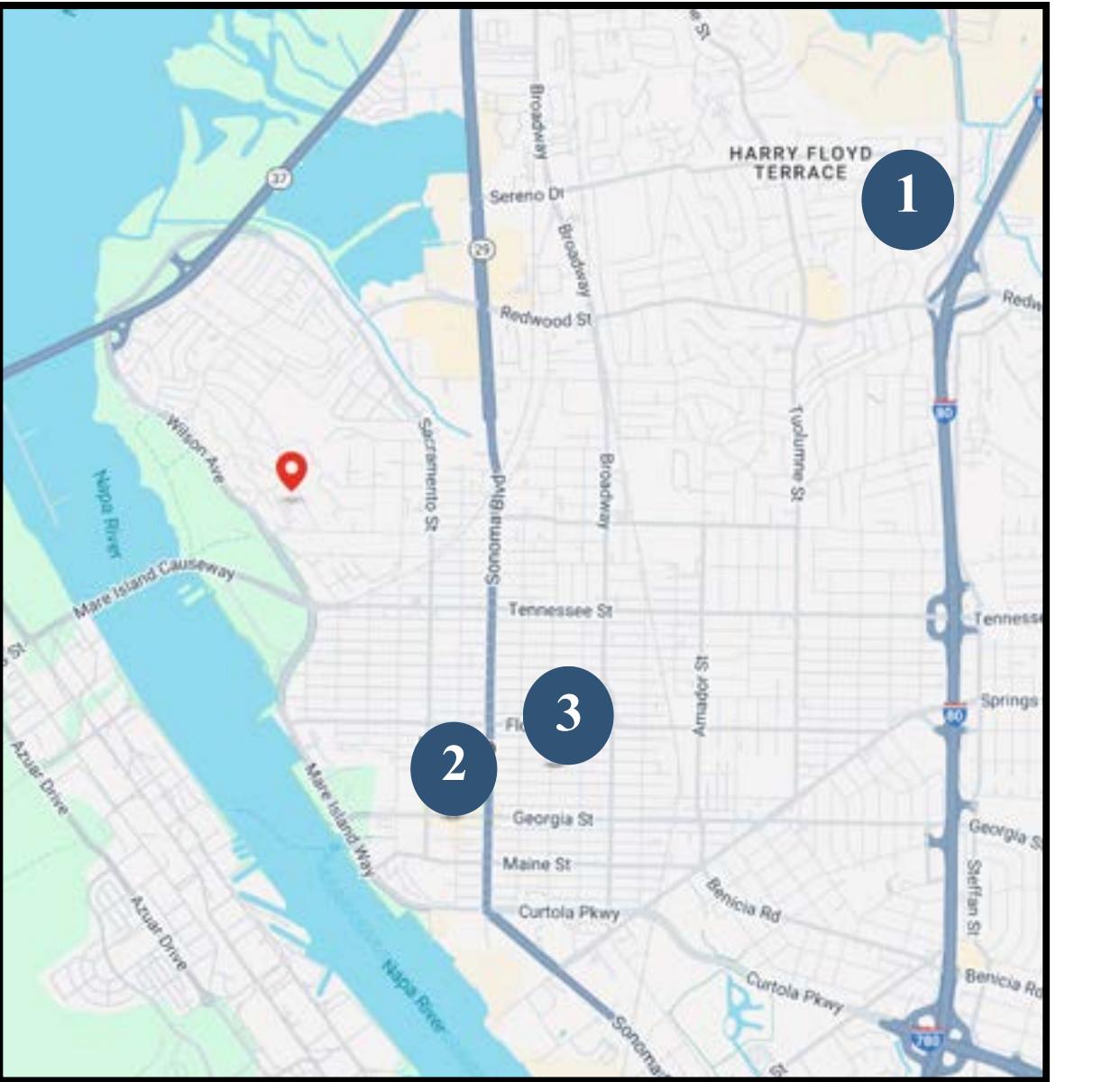
2b/1b
44.4%

2b/1b SFR
11.2%



**110 Hilborn St,
Vallejo
COMPARABLE
ANALYSIS**

Sales Comparables



	Comp 1	Comp 2	Comp 3
Sale Price:	\$1,125,000	\$2,300,000	\$2,480,000
Address:	1509 Valle Vista Ave	337-341 Georgia St	800 Capitol St
City:	Vallejo	Vallejo	Vallejo
Sale Date:	Oct 3, 2025	Dec 19, 2024	Dec 22, 2023
Year Built:	1968	1900	1918/2019
Units:	6	10	12
Unit Mix:	6 2b/1b	2 Studio 2 1b/1b 6 2b/1b	5 1b/1b 6 2b/1b 1 3b/1b
Price Per Unit:	\$187,500	\$230,000	\$206,667
Cap Rate:	6.84%	7%	7.92%



**110 Hilborn St,
Vallejo**

FINANCIAL ANALYSIS

Financial Summary

Price	\$1,995,000	
Number of Units	9	
Price Per Unit	\$221,666.67	
Price Per SqFt	\$330.46	
Rentable SqFt	6,037	
Lot Size	.35 Acres	
Approx. Year Built	1955	
RETURNS	Current	Pro Forma
Cap Rate	7.19%	8.35%
GRM	9.18	9.02

INCOME	CURRENT	PROFORMA
<i>Gross Scheduled Rent</i>	\$214,020.00	\$214,400
<i>Less Vacancy/Deductions</i>	-\$6,420.60	-\$6,372
<i>Total Effective Rental Income</i>	\$207,599	\$214,671
<i>Other Income</i>	\$3,324.00	\$3,324.00
RUBS	N/A	\$1,7900
<i>Effective Gross Income</i>	\$210,923.40	\$241,096.8
<i>Less: Expenses</i>	-\$67,463.71	-\$6,463.71
Net Operating Income	\$143,459.69	\$16,645.97
EXPENSES		
<i>Property Taxes (1.11373%)</i>	\$22,219	\$22,19
<i>Insurance</i>	\$10,700.00	\$10,700.00
<i>Utilities</i>	\$19,864	\$19,864
<i>Repairs & Maintenance</i>	\$5,400.00	\$5,400.00
<i>Landscaping</i>	\$720.00	\$720.00
<i>Management Fee (4%)</i>	\$8,560.80	\$8,560.80
Total Expenses	Expense Ratio (32%) \$67,464	Expense Ratio (32%) \$7,463.71
Expenses/Unit	\$7495.97	\$7495.97



Investment Overview

Located in the desirable Vallejo Heights neighborhood, this 9-unit multifamily asset at 110 Hilborn Street presents a strong value-add opportunity in an elevated setting with west-facing views of the Napa River and Vallejo waterfront.

Property Highlights:

- Built in 1955
- Unit Mix:
 - (4) 1-bedroom / 1-bath units
 - (4) 2-bedroom / 1-bath units
 - (1) 2-bedroom / 1-bath single-family home with garage

Amenities:

- Tuck-under parking & dedicated storage for each unit
- On-site laundry room

Recent Improvements:

- Updated kitchens, bathrooms, flooring, and paint throughout
- Front single-family home fully renovated with new kitchen, bath, flooring, fencing, and landscaping

Rent Roll

Units	Sqft	Area	Status	Contractual Rent	Market Rent
1	900	2/1 SFR	Occupied	\$2,600.00	\$2,600.00
2	700	2/1	Occupied	\$2,276.00	\$2,276.00
3	700	2/1	Occupied	\$2,066.00	\$2,066.00
4	600	1/1	Occupied	\$1,498.00	\$1,800.00
5	600	1/1	Occupied	\$1,600.00	\$1,800.00
6	600	1/1	Occupied	\$1,700.00	\$1,800.00
7	600	1/1	Occupied	\$2,050.00	\$1,800.00
8	700	2/1	Occupied	\$1,995.00	\$2,050.00
9	700	2/1	Occupied	\$2,050.00	\$2,050.00

Total Gross Monthly Income

\$17,835.00	\$18,437.00
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Total Annualized Income

\$214,020.00	\$221,244.00
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Operational Efficiency Cost Recovery



Potential for RUBS (Ratio Utility Billing System):

- Opportunity to bill tenants for utilities, improving net operating income (NOI)
- New owner can bill for Water, Sewer, and Garbage

Average Annual Repairs:

- Minimal ongoing maintenance due to recent renovations and upgrades
- Long-term tenants have maintained units well, with limited repairs needed
- No deferred maintenance; well-maintained by current owners

Onsite Laundry Room:

- Coin Op lease
- 2 washers
- 2 dryers











110 Hilborn St,
Vallejo

REGIONAL OVERVIEW



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