

# 990 - 992 GALE DRIVE

## CAMPBELL



2 UNITS | 2,300 SF | 7,200 SF LOT | \$1,700,000  
EACH UNIT 3 BD | 2 BA | APPROX 1,266 SF LIVING SPACE



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COMPASS  
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# PROPERTY DESCRIPTION



## CAMPBELL DUPLEX, PHENOMENAL INVESTMENT!

This property offers 2 units each providing 3 bedrooms, 2 bathrooms, indoor laundry and 1 car garages located in a cul-de-sac. The exterior has been freshly painted, with a unique Spanish style tile mural that has been kept intact. You will find one updated unit ready to move right in! Enjoy the newly installed laminate flooring throughout, lighting freshly painted interior and a completely updated kitchen. The kitchen features brand cabinets, countertops, deep sink and stainless steel oven, hood over range and refrigerator that continues to the laundry area with new cabinets installed for this is such a great opportunity to own one and rent one! The second unit is currently rented out. Don't miss this exceptional opportunity!

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# PROPERTY DETAILS

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2

Total number  
of units

## Property overview

**1968\***

Year built

**307-41-029**

Parcel number

**2**

Car parking

**2,533\***

Living Sq Ft

**7,200\***

Sq Ft Lot

\* Per Tax Records



## Unit mix

**1** 3 Bed | 2 Bath

**2** 3 Bed | 2 Bath

- Remodeled Main Unit
- Large lot
- Great Location

# INVESTMENT DETAILS

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## Financial overview

**\$1,700,000**

Price

**21.40**

Est GRM

**3.1876 %**

Cap rate

**\$54,190**

Net Operating Income



**\$671.41**

Price per Sq Ft



# FINANCIAL OVERVIEW

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## Annual Income

Scheduled Annual Gross Income	\$79,440
Less Vacancy (Estimate at 0%)	\$0,000
Adjusted Annual Gross Income	\$79,440

## Annual Operating Expenses

Property Taxes (Estimated at 0.00% of \$ \$00,000,000)	\$21,250
Insurance	\$2,000
Landscape	\$0
Maintenance	\$2,000
Management	\$0
Other	\$0
Trash	\$0
Utilities	\$0
Estimated Annual Operating Expenses	\$25,250
Estimated Net Operating Income	\$54,190

Note: The above information was provided by the management company and these are estimated figures.

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Unit	Type	Rent	Market Rent**	Move-in Date
1	Apartment	\$2,850		
2	ProForma	\$3,800		
<b>Monthly Rental Income :</b>		<b>\$6,620</b>		
<b>Annual Rental Income :</b>		<b>\$79,440</b>		



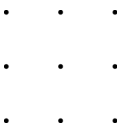
## DUPLEX - 2 UNITS

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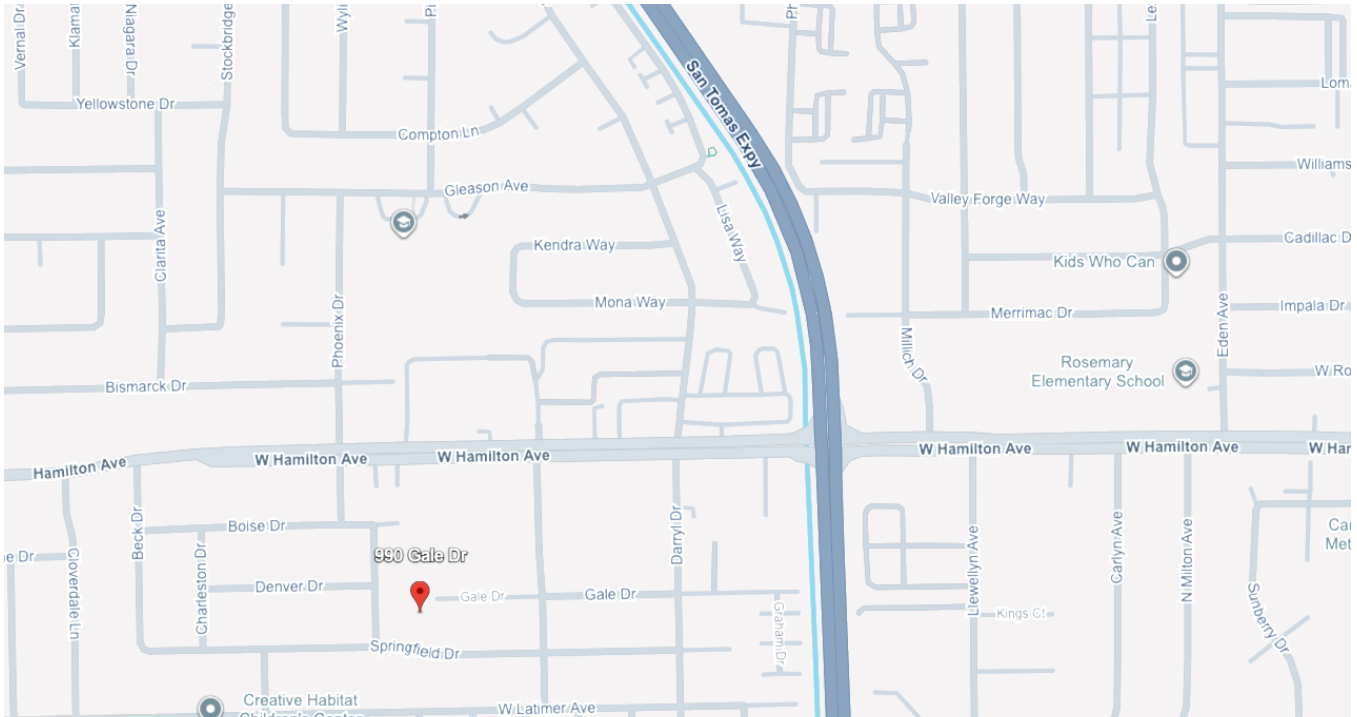


# PHOTOS





# AREA OVERVIEW





#### CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared exclusively by Urban Compass, Inc. d/b/a Compass ("Compass") on behalf of the owner of the property (the "Owner"), regarding the purchase of property described herein at 319 2nd Avenue, San Francisco (the "Property"). It is intended solely for your limited use and benefit in determining whether you desire to express further interest in the purchase of the Property. The materials in this Offering Memorandum contain selected information pertaining to the Property and do not purport to be a representation of the state of affairs of the Property or the Owner, to be all-inclusive or to contain all or part of the information which you may require to evaluate a purchase of the Property.

Although the information contained herein is believed to be correct, Compass, the Owner and their employees disclaim any and all liability for representations and warranties, expressed and implied or inaccuracies contained in or omitted from this Offering Memorandum or any other written or oral communication transmitted or made available to you. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and Compass. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All measurements are approximations. You shall exercise independent due diligence in verifying all such information. The Owner and Compass expressly reserve the right, in their sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum.

You agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest of confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Compass. You also agree that you will use this Offering Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Compass.

If after reviewing this Offering Memorandum, you have no further interest in the Property, kindly return this Offering Memorandum to Compass.

No inspections of the Property are permitted unless accompanied by the Owner or a representative from Compass.



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