

**Offering Memorandum**

***474 Matadero Ave***

Palo Alto, CA 94306



**Marcus & Millichap**  
THE BATLIN GROUP

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Activity ID



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Palo Alto, CA 94306

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# 474 Matadero Ave

## TABLE OF CONTENTS

<b>SECTION 1</b>	
EXECUTIVE SUMMARY	05
Property Overview	
Investment Highlights	
<b>SECTION 2</b>	
LOCATION MAP	07
Location Overview	
<b>SECTION 3</b>	
PROPERTY PHOTOS	09
Interior Photos	
Exterior Photos	
<b>SECTION 4</b>	
FINANCIAL ANALYSIS	11
Rent Roll Detail	
Operating Statement	
Pricing Detail	





## PROPERTY OVERVIEW

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We are pleased to present 474 Matadero Ave, a meticulously maintained 4-unit multifamily property in the vibrant heart of Palo Alto. This prime investment opportunity combines modern living with excellent potential for growth and value appreciation.

Each of the four units features a spacious one-bedroom layout. With a building size of 3,185 square feet and a lot size of 5,397 square feet, there is ample room for tenants to enjoy. Two units have been recently and extensively renovated, offering a contemporary feel and the option to convert them into two-bedroom units for increased rental income. Additionally, parking space for all units provides convenient access and adds to the property's overall appeal.

The property includes a range of capital improvements, such as new dual-pane windows for greater energy efficiency, updated electrical systems for modern convenience, and tankless water heaters in select units. Some units also feature in-unit laundry facilities, further adding to the comfort and convenience for residents.

Situated in a premier location, just steps from Downtown Palo Alto and Stanford University, this property offers exceptional proximity to top-rated schools, vibrant shopping and dining areas, and major tech campuses. Surrounded by many top tech employers, the property benefits from a dynamic and high-demand neighborhood. The well-manicured landscaping and tranquil surroundings further contribute to the property's charm.

Don't miss the chance to own this outstanding asset in one of Palo Alto's most desirable locations. Whether you're looking to expand your investment portfolio or secure a residence with significant income potential, 474 Matadero Ave presents an opportunity not to be overlooked.

## INVESTMENT HIGHLIGHTS

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- **Premier Location in the Thriving City of Palo Alto**
- **Features (4) Large One-Bedroom with In-Unit Laundry**
- **Two Out of Four Units Have Undergone Extensive Interior Renovation**
- **One Unit Will Be Delivered Vacant**
- **Capital Improvements: Electrical Upgrade, Dual-Paned Windows**
- **Walking Distance to Stanford University and Downtown Palo Alto**
- **Surrounded by Many of the Nation's Top Tech Employers**

# INVESTMENT SUMMARY

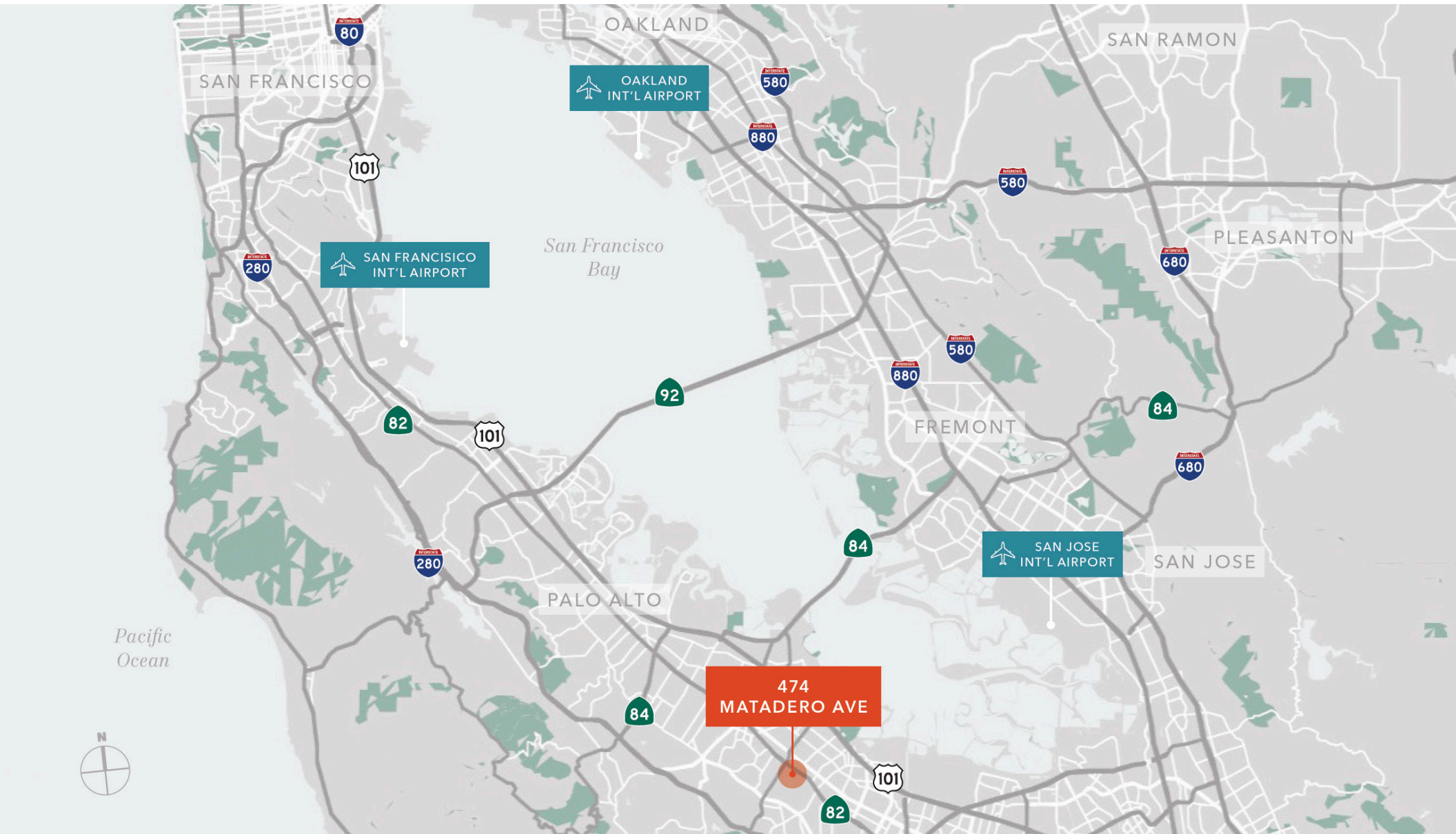
## OFFERING PRICE

**\$ 2,998,000**

<b>Address</b>	474 Matadero Ave Palo Alto, CA 94306
<b>Parcel No.</b>	132-40-011
<b>Totall Number of Units</b>	4
<b>Parking Spaces</b>	4
<b>Price Per Unit</b>	\$749,500
<b>Building Size</b>	3,186 Sq.Ft
<b>Price Per Foot</b>	\$940.99
<b>Lot Size</b>	5,227 Sq.Ft
<b>Year Built</b>	1950



# LOCATION OVERVIEW



# PROPERTY OVERVIEW





# REPRESENTATION UNIT 476



# PROPERTY PHOTOS



# RENT ROLL DETAIL

UNIT	UNIT TYPE		CURRENT RENT	MARKET RENT
474	1 Bedroom 1 Bath	Fully Renovated	\$2,574	\$3,000
476	1 Bedroom 1 Bath (Vacant)	Fully Renovated	\$3,000	\$3,000
478	1 Bedroom 1 Bath		\$2,600	\$3,000
480	1 Bedroom 1 Bath		\$2,500	\$3,000
Total		3,186 Sq Ft	\$10,674	\$12,000

NOTE:

- 1) Each unit includes an in-unit washer and dryer.
- 2) Unit 474 and 476 can be reconfigured to add a second bedroom.
- 3) Recent upgrades include electrical, new dual-pane windows, tankless water heaters, and back staircase repair.
- 4) The property features a three-car carport with storage cabinets and additional surface parking space.



# OPERATING STATEMENT

INCOME	CURRENT		PRO FORMA		PER UNIT	PER SF	NOTES
Rental Income							
Gross Scheduled Rent	128,088		144,000		36,000	45.20	
Physical Vacancy	(1,921)	1.5%	(2,160)	1.5%	(540)	(0.68)	Estimated
TOTAL VACANCY	(\$1,921)	1.5%	(\$2,160)	1.5%	(\$540)	(\$1.00)	
Effective Gross Income	126,167		141,840		35,460	44.52	
Effective Gross Income	\$126,167		\$141,840		\$35,460	\$44.52	

ESTIMATED EXPENSES	CURRENT		PRO FORMA		PER UNIT	PER SF	NOTES
New Real Estate Taxes	35,265		35,265		8,816	11.07	1.17627%
Insurance (Quote: REInsurePro)	3,558		3,558		890	1.12	REInsurePro
Utilities - PG&E	1,161		1,161		290	0.36	Per Owner 2023
Utilities - Water & Sewer	1,536		1,536		384	0.48	Per Owner 2023
Cleaning	650		650		163	0.20	Per Owner 2023
Repairs & Maintenance	1,164		1,164		291	0.37	Per Owner 2023
Operating Reserves	2,000		2,000		500	0.63	Estimated \$500 Per Unit
Total Expenses	\$45,334		\$45,334		\$11,334	\$14.23	
Expenses as % of EGI	35.9%		32.0%				
Net Operating Income	\$80,833		\$96,506		\$24,127	\$30.29	

# PRICING DETAIL

## SUMMARY

Price	\$2,998,000
Down Payment (100%)	\$2,998,000
Number of Units	4
Price Per Unit	\$749,500
Price Per SqFt	\$940.99
Building Size	3,186 SqFt
Lot Size	5,227 SqFt
Year Built	1950

## RETURNS

	CURRENT	PRO FORMA
CAP Rate	2.70%	3.22%
GRM	23.41	20.82
Cash-on-Cash	2.70%	3.22%

# OF UNITS	UNIT TYPE	CURRENT AVG RENTS	MARKET RENTS
4	1bd/1ba	\$2,669	\$3,000

## OPERATING STATEMENT

INCOME		CURRENT		PRO FORMA
Gross Scheduled Rent		\$128,088		\$144,000
Less: Vacancy/Deductions	1.5%	\$1,921	1.5%	\$2,160
Total Effective Rental Income		\$126,167		\$141,840
Effective Gross Income		\$126,167		\$141,840
Less: Expenses	35.9%	\$45,334	32.0%	\$45,334
Net Operating Income		\$80,833		\$96,506
Cash Flow		\$80,833		\$96,506
Net Cash Flow After Debt Service	2.70%	\$80,833	3.22%	\$96,506
TOTAL RETURN	2.70%	\$80,833	3.22%	\$96,506

## ESTIMATED EXPENSES

	CURRENT	PRO FORMA
Real Estate Taxes	\$35,265	\$35,265
Insurance (Quote:REInsurePro)	\$3,558	\$3,558
Utilities - PG&E	\$1,161	\$1,161
Utilities - Water & Sewer	\$1,536	\$1,536
Utilities - Trash Removal	\$650	\$650
Repairs & Maintenance	\$1,164	\$1,164
Operating Reserves	\$2,000	\$2,000
TOTAL EXPENSES	\$45,334	\$45,334
Expenses/Unit	\$11,334	\$11,334
Expenses/SF	\$14.23	\$14.23



**Offering Memorandum**

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