

2221-2239 Railroad Ave, Pittsburg, CA 94565



8% 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**

Unit	Tenant	SF	Monthly BaseRent	Annual Based Rent	Monthly NNN	Annual NNN	Move in	Lease End	Rate	Annual Total
2221	Maxician Restaurant	800	2204.26	\$26,451.12	782.15	\$9,385.80	4/1/2016	3/31/2027	4.50%	
2223-100	Money Transfer	600	1500	\$18,000.00	180	\$2,160.00	11/5/2023	10/31/2025	4.50%	
2223-200	Animation Toy	700	1711.75	\$20,541	342.35	\$4,108	6/1/2021	M to M	4.50%	
2225-100	Hair Salon	700	1597.64	\$19,172	342.35	\$4,108	5/1/2021	4/30/2026	4.50%	
2225-101	Herbalife	500	1154.59	\$13,855.08	384.86	\$4,618.32	6/22/2012	M toM	4.00%	
2225-102	Chinest Restaurant	1500	3558.2768	\$42,699.32	821.1424	\$9,853.71	9/9/2016	8/31/2026	4.00%	
2229	Bakery	1000	2275.3621	\$27,304.35	568.8353	\$6,826.02	9/15/2016	8/31/2026	4.50%	
2231	After School	1224	2165.4	\$25,984.80	964.57	\$11,574.84	6/11/2011	12/31/2025	4.50%	
2233	Management office	900	0	\$0.00	0	\$0.00				
2235	Facial service	900	1800	\$21,600.00	250	\$3,000.00	11/1/2023	10/31/2026	4.50%	
2237	Massage Therapy	900	2445.22	\$29,342.64	529.5	\$6,354.00	3/1/2014	12/31/2033	4.00%	
2239	Tattoo Service	900	1965.645	\$23,587.74	363.8063	\$4,365.68	5/5/2022	4/30/2027	4.50%	
<b>Actual Gross Income</b>		<b>10624</b>	<b>22378.1439</b>	<b>\$268,537.73</b>	<b>5529.564</b>	<b>\$66,354.77</b>				<b>\$334,892.49</b>
<b>Actual Annual Cost</b>	(year of 2023)									<b>\$54,079.25</b>
<b>Actual Net Income</b>										<b>\$280,813.24</b>
<b>Actual Value</b>	(8% cap)									<b>\$3,518,000.00</b>

# Site Plan

## Building C and D





