

2 ARUNDEL ROAD, BURLINGAME

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VICTOR AENLLE, CCIM

Broker Associate
(650) 222-8189
DRE#01122395



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FOR SALE
6 UNIT
BUILDING

2 Arundel Road, Burlingame

Building Type: Multi Family Residential

Building Size: Approx. 7,182 SQF

Lot Size: Approx. 6,205 SQF

Parking: 6 Garage Spaces

APN: 029-292-160

Unit Description: Unit 1 – 4: 1Bed/1Bath
Unit 5 – 6: 2BED/1Bath

Offered at: \$3,695,000

Please do not disturb occupants. Drive-by only. Make offers subject to inspection

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UNIT #	UNIT SIZE	CURRENT RENT	PRO-FORMA
1	1/1	\$2,300	\$2,650
2	1/1	\$2,350	\$2,650
3	1/1	\$2,350	\$2,650
4	1/1	\$2,375	\$2,650
5	2/1	\$2,700	\$3,200
6	2/1	\$2,850	\$3,250

INCOME	CURRENT RENT	PRO-FORMA
Effective Rent Income	\$180,660	\$204,600
Less Operating Expenses	\$ 64,398	\$68,352
Net Operating Income	\$116,262	\$136,648

OPERATING EXPENSES

Property Taxes	\$44,796	\$48,750
Insurance	\$ 6,867	\$ 6,867
Water	\$ 4,125	\$ 4,125
Garbage	\$ 2,568	\$ 2,568
Maintenance	\$ 6,042	\$ 6,042
Total Operating Expenses	\$64,398	\$68,352

INVESTMENT SUMMARY

Price	\$3,695,000	Current	Pro-Forma
Cap Rate		3.17%	3.72%

The Broker and his agents are not in possession of the pertinent documentation supporting these figures. Buyers to obtain written documentation to ascertain the validity of financial information.



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Preferred Partnerships

2 Arundel Road, Burlingame



Property Features

- Onsite Laundry Facility
- Garage Parking
- Recent upgrades in select units
- Low-maintenance Landscaping
- Separately Metered Gas & Electricity

Location Highlights

- Close to retail, Restaurants, and public Transportation
- 5-minute walk to Downtown Burlingame
- Strong rental area
- Near major employers, Schools, and Freeways

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