



RESIDENTIAL FOUR-PLEX FOR SALE IN HISTORIC VALLEJO WATERFRONT DISTRICT



±3,280-SF BUILDING
\$825,000

124-130 Louisiana Street

Vallejo CA 94590

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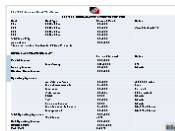
DRE LIC: 02016713

Overview:

Four (4) units, all with two bedrooms and one bath, comprise this exceptionally pleasant multi-family property, otherwise featuring spacious functional layouts and a highly habitable design. Each apartment is complete with private front porches facing a beautiful front garden with no shared corridors. Back doors access private carports and a common area laundry room.

Constructed in 1982, the property is a short walk from the [ferry to San Francisco](#), as well as being conveniently [close to waterside restaurants](#) with quick access to [Mare Island](#).

This would be ideal for an owner-investor inclined to occupy the vacant unit while renting the other three.





124-130 LOUISIANA STREET PROJECTED RENT ROLL

Unit	Unit Type	Current Rent	Notes
124	2BD / 2BA	\$1,800	
126	2BD / 1BA	\$1,875	Vacant (estimate*)
128	2BD / 1BA	\$1,850	
130	2BD / 1BA	\$1,700	
Total Monthly		\$7,225	
Annualized		\$86,700	

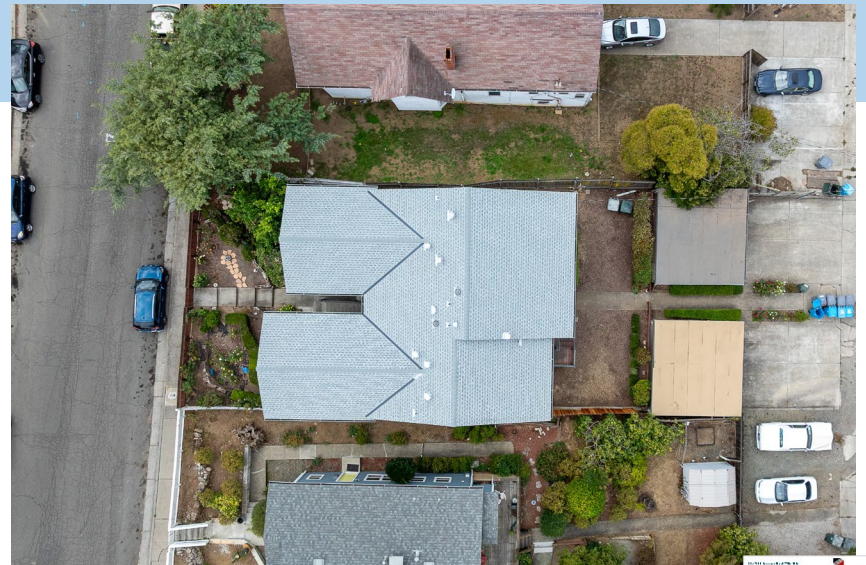
*Median rent per Rentometer 12-month report.

INCOME APPROACH SUMMARY

		Current Forecast	Notes
Rental Income		\$86,700	
	Less Vacancy	\$(2,601)	3%
Laundry Income		\$1,160	Estimate
Effective Gross Income		\$85,259	
Operating Expenses			
	Ad Valorem Taxes	\$9,351	at \$825K value
	Special Assessments	\$4,157	Fixed
	Insurance	\$7,556	Current
	Water/sewer	\$1,784	2024 Actual
	PG&E	\$600	Estimate
	Trash	\$2,286	Estimate
	Business License	\$175	Estimate
	Maintenance & Repairs	\$4,263	Est. 5% of Gross
	Management	\$5,116	Est. 6% of Gross
Total Operating Expenses		\$35,287	
	% of Gross	41%	
Net Operating Income		\$49,972	
LISTING PRICE		\$825,000	
CAP RATE		6.06%	
GRM		9.68	







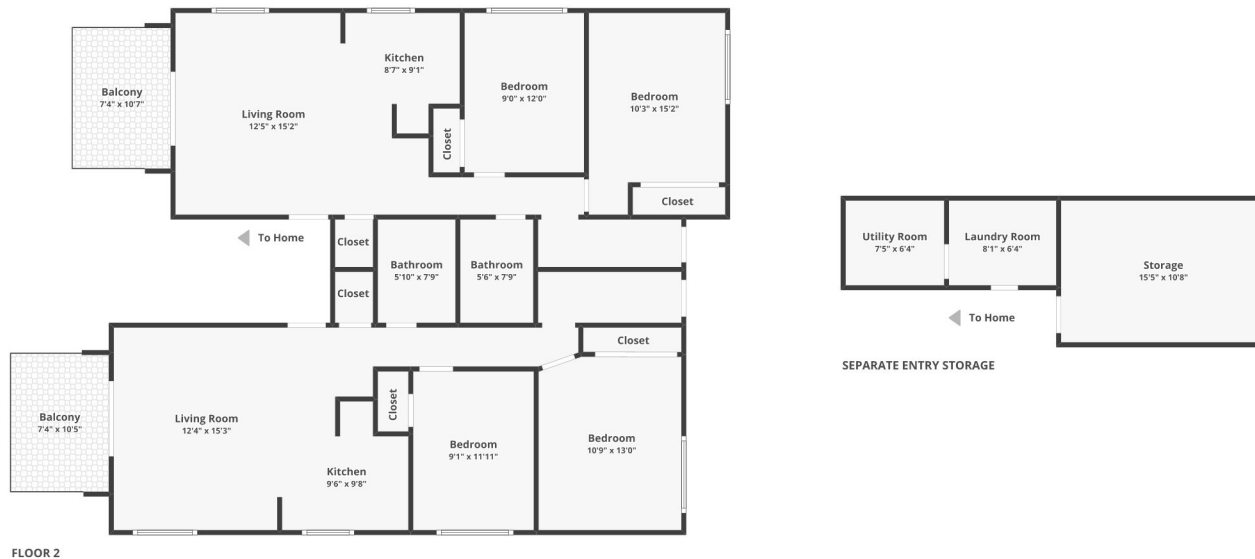
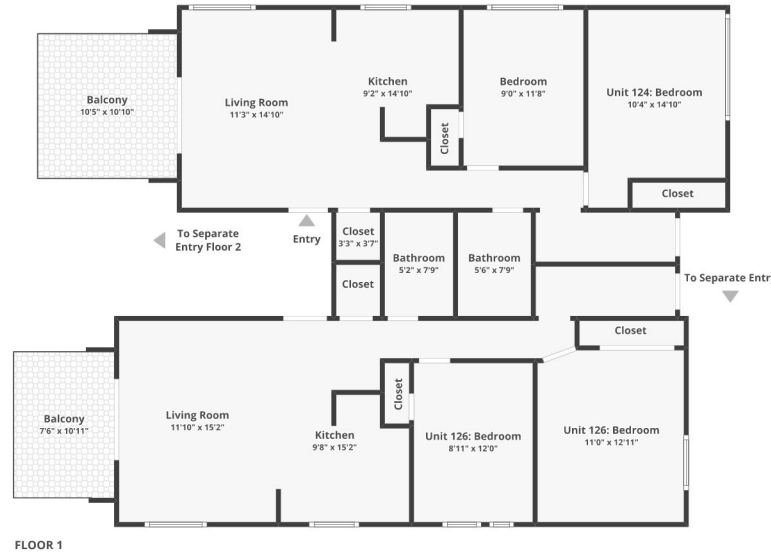








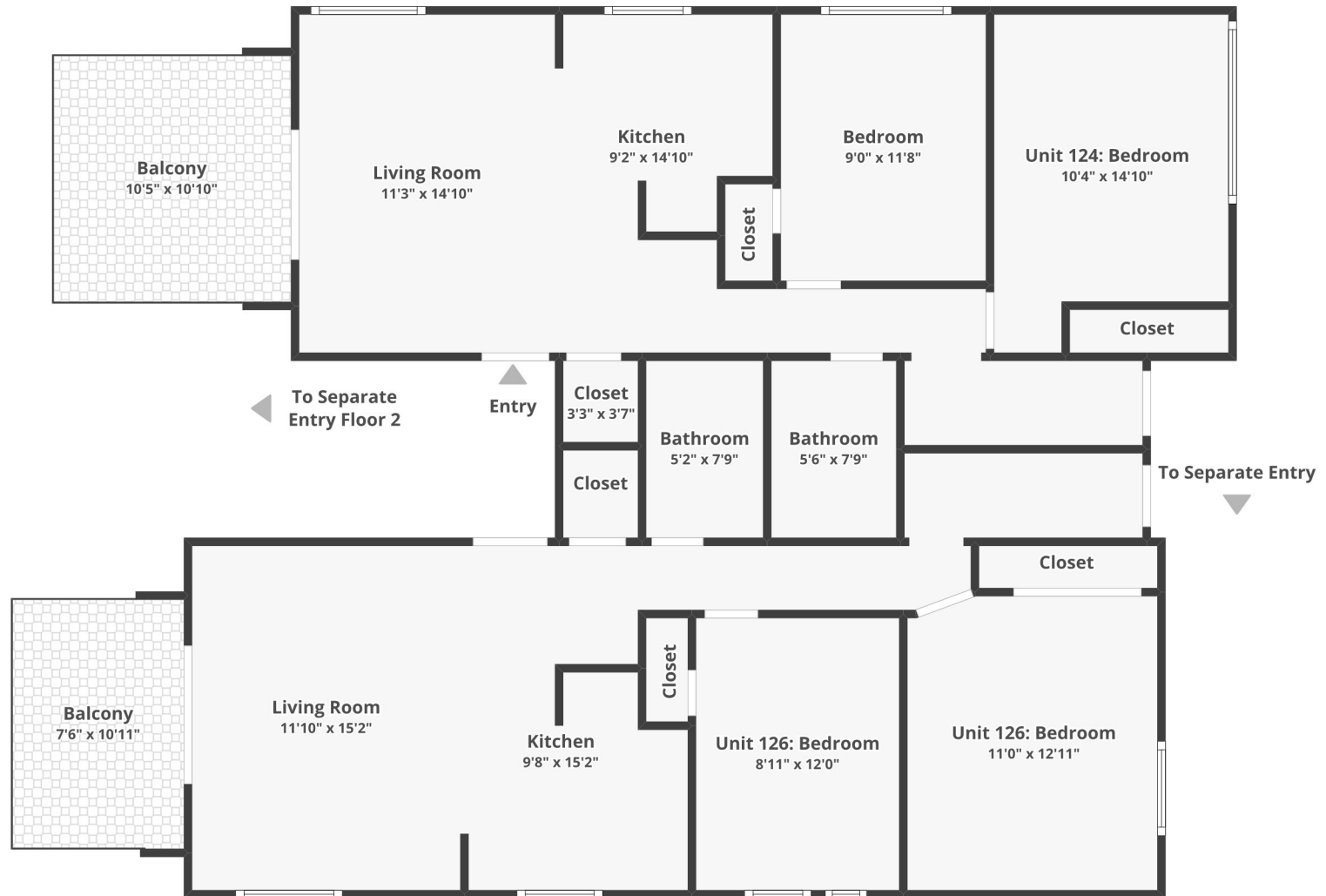
124-130 Louisiana Street – Floor Plan Combined



124-130 Louisiana St, Vallejo, CA 94590

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.



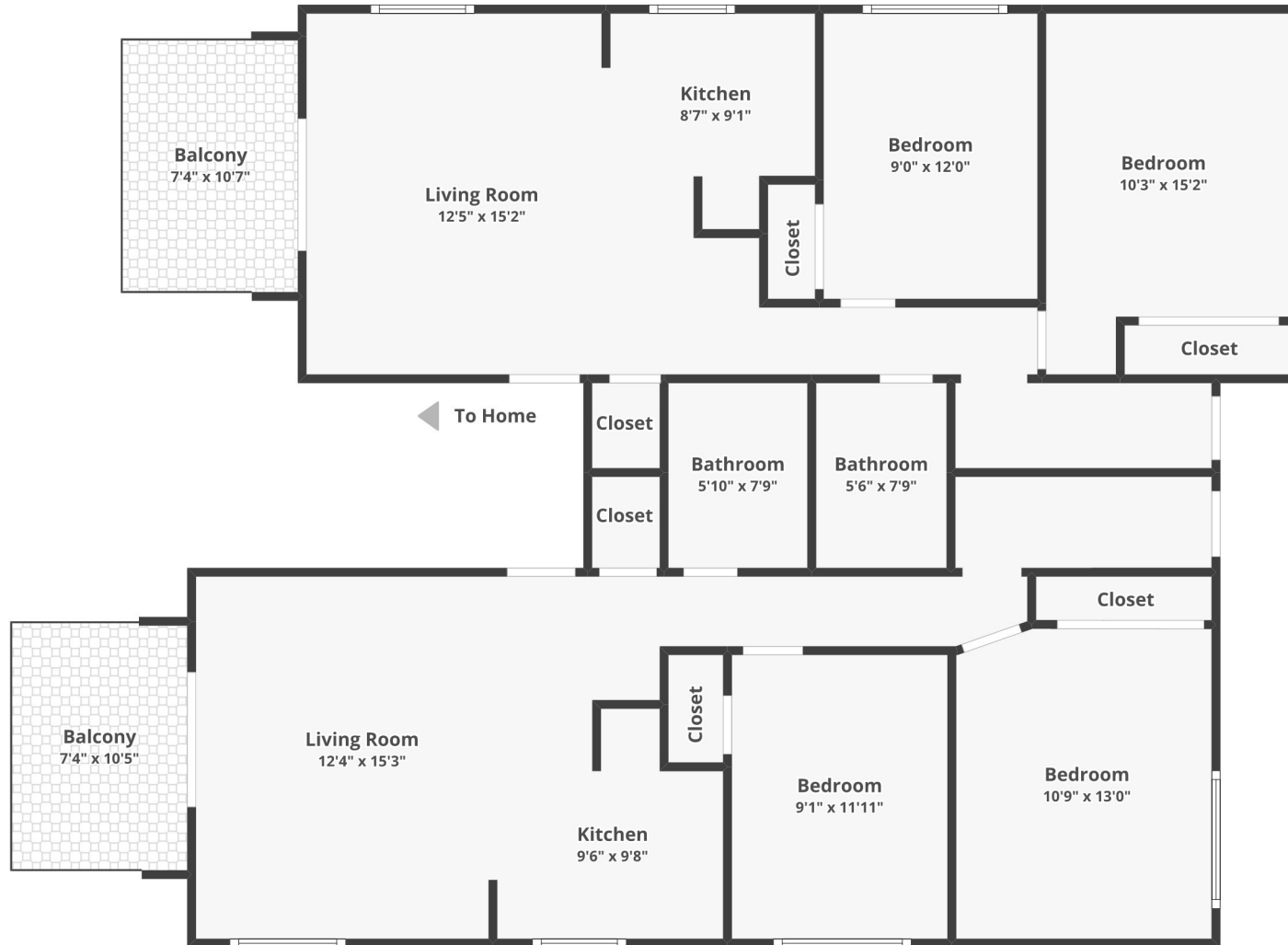


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Floor 1

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Floor 2

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