

Leased Investment For Sale

325 Joaquin Avenue | San Leandro, CA



EXCLUSIVE AGENT:

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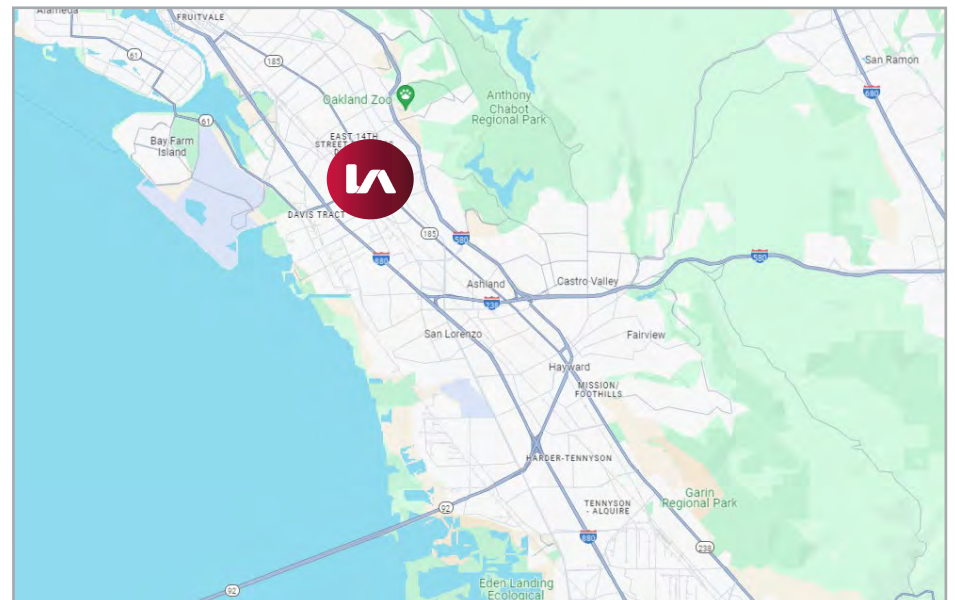
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FEATURES:

APN #:	75-14-15-1
Building Area:	13,622± SF
Units:	16 of Various Sizes
Ownership:	Fee Simple
Year Built:	1986
Parking Ratio:	24 Stalls Plus On-Street Parking
HVAC:	100%
Sprinklers:	Yes
Restrooms:	Common (2 on Each Floor)
Elevator:	Inspection on File
Roofing:	TPO
Doors:	Solid Core Wood
Foundation:	Concrete Slab
Flooring:	Mix of Tile, Carpet & Hardwood
Flood Zone:	Buyer to Confirm
Earthquake:	Buyer to Confirm
Zoning:	DA-1 Allows for 3.5 Far & 100% Site Coverage. Max Height of 75' may be Exceeded w/ a CUP



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Summary, Income, Operating Expenses & Property Taxes

Summary	
Price	\$3,580,000
Number of Suites	16
Price Per Sq Ft	\$263
Gross Leasable Area (GLA)	13622
Lot size	.36 Acres
Year Built	1986
Occupancy	100.00%
Cap Rate:	5.00%

Operating Expenses	
Insurance Expense	\$ 8,151
Elevator	\$ 7,094
Fire Sprinkler	\$ 461
Gardening	\$ 4,140
HVAC Service	\$ 4,568
Janitor	\$ 11,051
Maintenance	\$ 178
Repairs	\$ 9,584
PG&E	\$ 28,801
Trash	\$ 3,248
Water	\$ 4,646
Total Expenses:	\$ 81,922

Income		Year 1
Scheduled Base Rental Income	\$	307,872
Other Income	\$	1,889
Potential Gross Revenue	\$	309,761
General Vacancy		0%
Effective Gross Revenue	\$	309,761
Less: Operating Expenses	26.61%	\$ 81,922
Net Operating Income	\$	227,839
Less: Property taxes	\$	48,662
Cash Flow:	\$	179,177

Property Tax	
Tax Value	\$ 3,600,000
Mill Rate	1.2495%
Fixed	\$ 3,680
Total Property Tax p.a.	\$ 48,662

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Amenities Map

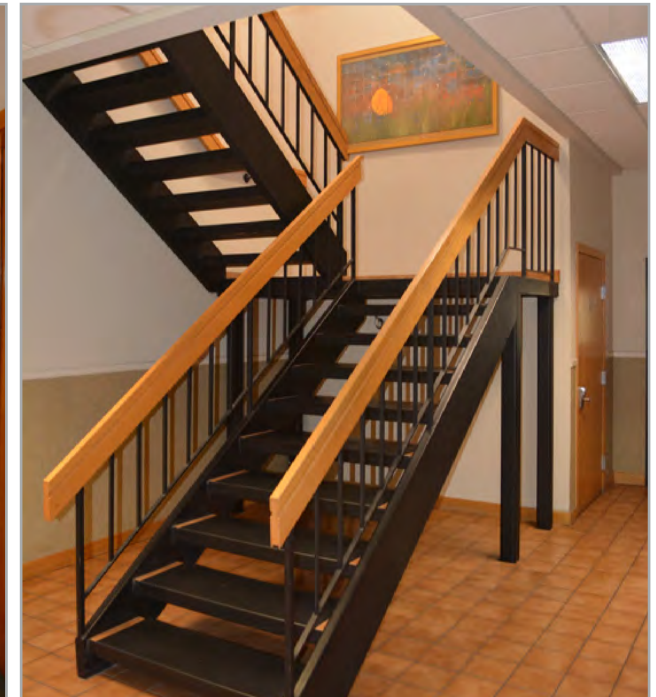


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