



PROPOSAL

690 Brizzolara Apartments

690 BRIZZOLARA ST

San Luis Obispo, CA 93401

PRESENTED BY:

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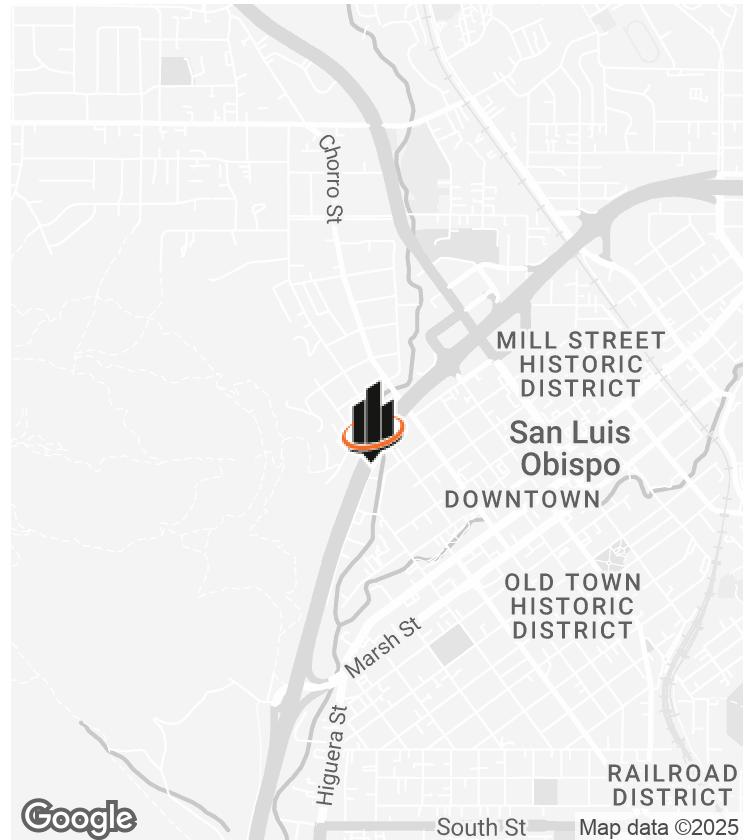


SECTION 1

Property Information



PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$6,500,000
BUILDING SIZE:	15,000 SF
LOT SIZE:	30,350 SF
PRICE / SF:	\$433.33
CAP RATE:	3.4%
PROFORMA CAP RATE:	4.4%
NOI:	\$218,904
PROFORMA NOI:	\$283,344
ZONING:	R3
MARKET:	San Luis Obispo
APN:	002-304-028

PROPERTY HIGHLIGHTS

- Downtown 20-unit apartment complex
- Turnkey investment opportunity
- Significant potential rent increases
- Full occupancy

PROPERTY DESCRIPTION

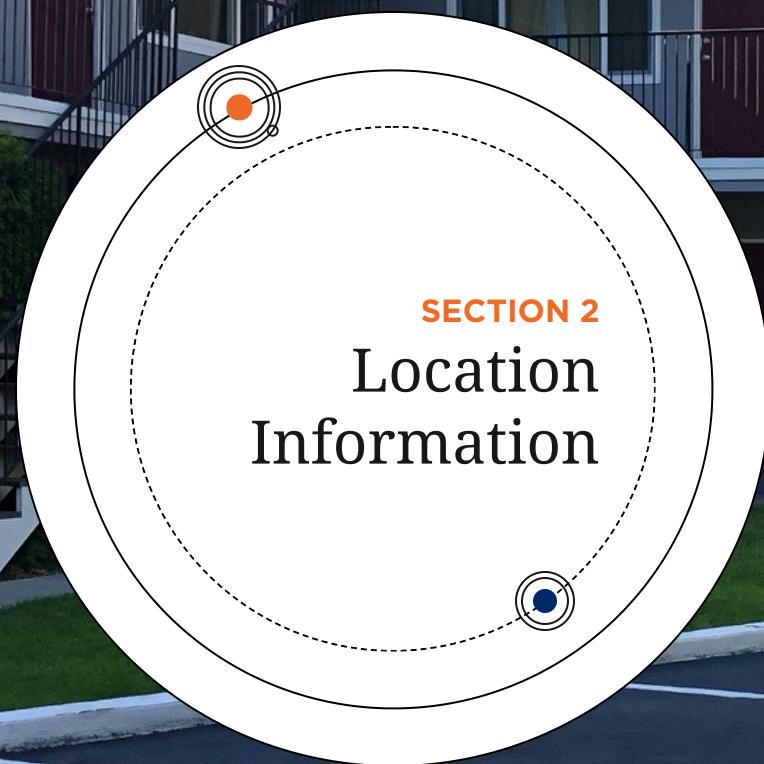


PROPERTY DESCRIPTION

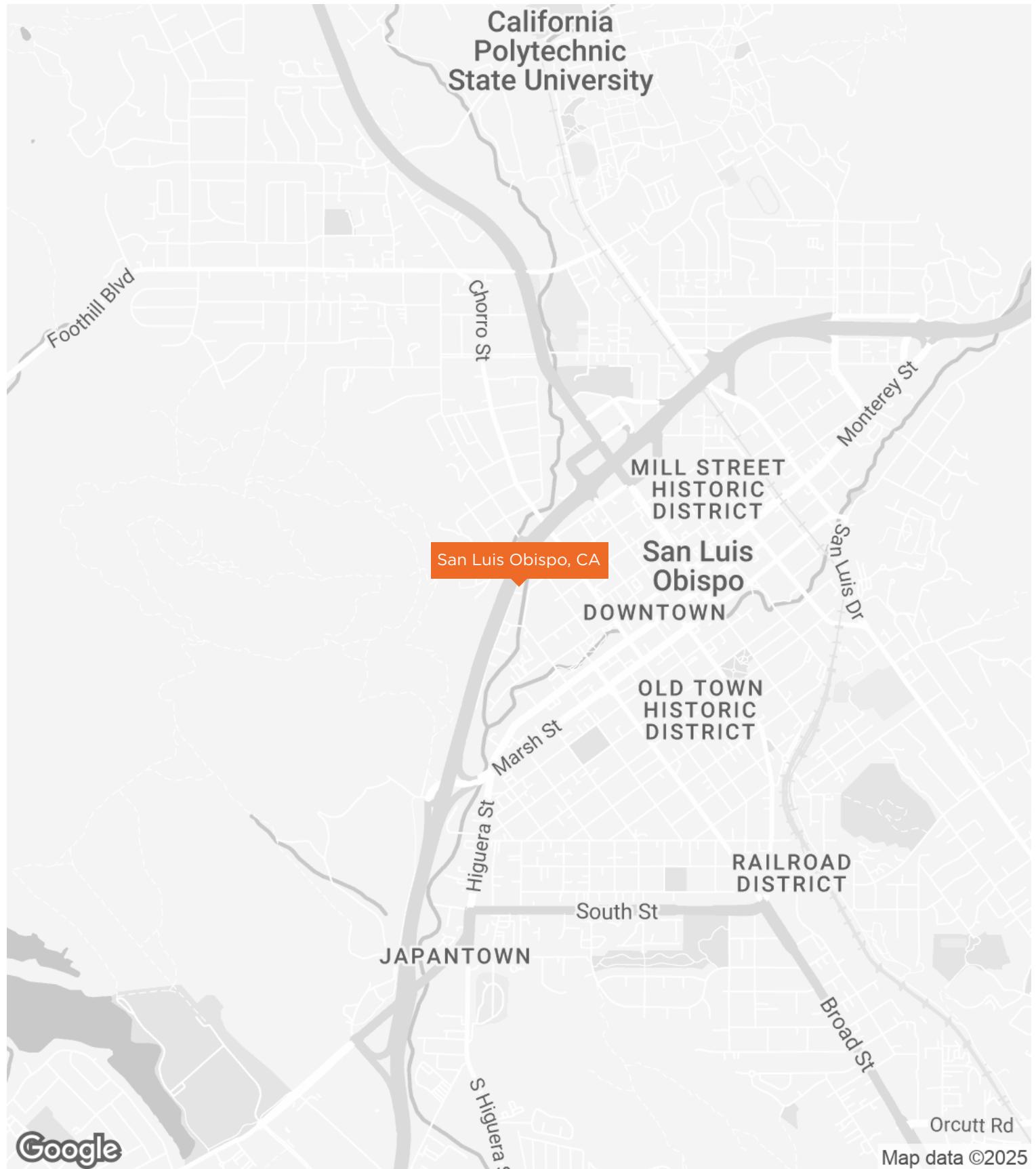
This downtown 20-unit apartment complex is a turnkey investment opportunity, meticulously maintained and consistently fully occupied. Its prime downtown location offers easy access to Cal Poly San Luis Obispo via a convenient bike ride and is well-served by bus routes to Cuesta Community College. This property is in high demand, allowing for significant potential rent increases. Comparable properties with higher rents also enjoy full occupancy. With ample parking and exceptional building quality, it represents an excellent investment opportunity.

LOCATION DESCRIPTION

San Luis Obispo is a charming city located on the central coast of California, USA. It is known for its picturesque surroundings, mild Mediterranean climate, and a vibrant community. San Luis Obispo is situated approximately midway between Los Angeles and San Francisco. The city is surrounded by natural beauty, including rolling hills, oak-studded landscapes, and proximity to the Pacific Ocean. It is within driving distance of some stunning coastal areas, like Avila Beach, Pismo Beach, and Morro Bay.



REGIONAL MAP



ADDITIONAL PHOTOS



ADDITIONAL PHOTOS





SECTION 3

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

690 BRIZZOLARA APARTMENTS

PRICE	\$6,500,000
PRICE PER SF	\$433
PRICE PER UNIT	\$325,000
GRM	17.1
CAP RATE	3.4%

OPERATING DATA

690 BRIZZOLARA APARTMENTS

GROSS SCHEDULED INCOME	\$380,160
PROFORMA INCOME	\$444,000
GROSS INCOME	\$380,160
OPERATING EXPENSES (WITH NEW TAXES)	\$160,656
NET OPERATING INCOME	\$218,904
PROFORMA NET OPERATING INCOME	\$283,344

INCOME & EXPENSES

INCOME SUMMARY

TOTAL INCOME	690 BRIZZOLARA APARTMENTS
	\$380,160

EXPENSE SUMMARY

CLEANING AND MAINTENANCE	\$3,995
INSURANCE	\$6,391
MANAGEMENT FEES	\$21,305
REPAIRS	\$7,668
TAXES	\$29,156
TAXES NEW	\$71,500
UTILITIES	\$20,641
NEW TAXES	-
GROSS EXPENSES	\$160,656
NET OPERATING INCOME	\$219,504

RENT ROLL

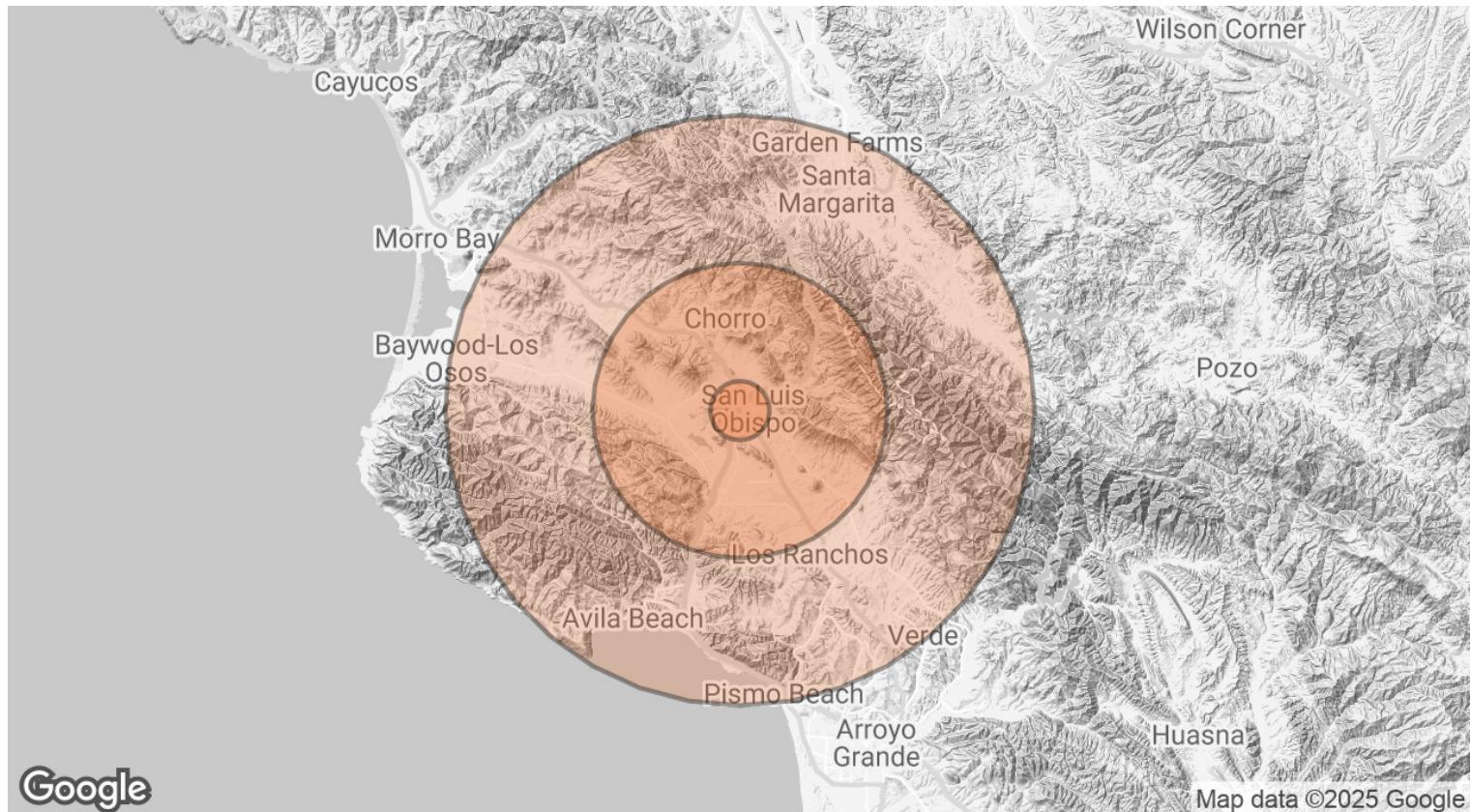
UNIT	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START	LEASE END
1	750 SF	\$1,600.00	\$2.13	\$1,850.00	\$2.47	07/01/25	07/01/26
2	750 SF	\$1,440.00	\$1.92	\$1,850.00	\$2.47	04/01/25	04/01/26
3	750 SF	\$1,650.00	\$2.20	\$1,850.00	\$2.47	06/01/25	06/01/26
4	750 SF	\$1,650.00	\$2.20	\$1,850.00	\$2.47	09/01/25	09/01/25
5	750 SF	\$1,550.00	\$2.07	\$1,850.00	\$2.47	01/01/25	01/01/26
6	750 SF	\$1,600.00	\$2.13	\$1,850.00	\$2.47	01/01/25	01/01/26
7	750 SF	\$1,650.00	\$2.20	\$1,850.00	\$2.47	02/01/25	02/01/26
8	750 SF	\$1,550.00	\$2.07	\$1,850.00	\$2.47	06/01/25	06/01/26
9	750 SF	\$1,600.00	\$2.13	\$1,850.00	\$2.47	07/01/25	07/01/26
10	750 SF	\$1,550.00	\$2.07	\$1,850.00	\$2.47	06/01/25	06/01/26
11	750 SF	\$1,550.00	\$2.07	\$1,850.00	\$2.47	08/01/25	08/01/26
12	750 SF	\$1,650.00	\$2.20	\$1,850.00	\$2.47	01/01/25	01/01/26
14	750 SF	\$1,600.00	\$2.13	\$1,850.00	\$2.47	08/01/25	08/01/26
16	750 SF	\$1,550.00	\$2.07	\$1,850.00	\$2.47	01/01/25	01/01/26
15	750 SF	\$1,600.00	\$2.13	\$1,850.00	\$2.47	01/01/25	01/01/26
17	750 SF	\$1,650.00	\$2.20	\$1,850.00	\$2.47	09/01/25	09/01/26
18	750 SF	\$1,650.00	\$2.20	\$1,850.00	\$2.47	08/01/25	08/01/26
19	750 SF	\$1,440.00	\$1.92	\$1,850.00	\$2.47	04/01/25	04/01/26
20	750 SF	\$1,600.00	\$2.13	\$1,850.00	\$2.47	04/01/25	04/01/26
21	750 SF	\$1,550.00	\$2.07	\$1,850.00	\$2.47	04/01/25	04/01/26
TOTALS	15,000 SF	\$31,680.00	\$42.24	\$37,000.00	\$49.40		
AVERAGES	750 SF	\$1,584.00	\$2.11	\$1,850.00	\$2.47		



SECTION 4

Demographics

DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	14,504	60,512	85,501
AVERAGE AGE	26.9	30.7	36.2
AVERAGE AGE (MALE)	25.9	30.6	36.1
AVERAGE AGE (FEMALE)	28.9	29.4	35.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	6,607	21,710	34,364
# OF PERSONS PER HH	2.2	2.8	2.5
AVERAGE HH INCOME	\$63,327	\$82,137	\$89,541
AVERAGE HOUSE VALUE	\$689,604	\$659,647	\$704,794

2020 American Community Survey (ACS)