

625-627 Tuolumne St., Vallejo

\$995,000.00

<u>Unit</u>	<u>Bldg #</u>	<u>Use</u>	<u>Description</u>	<u>Size</u>	<u>Monthly Rent</u>	<u>Current Annual</u>	<u>Contact</u>
1	625	Commercial - Street	Popup Shop: King's Events	400sf	800	9600	Lee Anthony King
2	625A	Residential	2+1 apt. (upper)	1400sf	1925	23100	Francisco
3	625B	Residential	2+2 apt. (Lower)	1100sf	1650	19800	Vacant
4	625C	Commercial - Street w/parking lot	Autobody: Tuolumne Auto Repair	2500sf	2325	27900	John McLaughlin
5	627	Residential	2+1 apt. (upper)	1500sf	1800	21600	Annette Adams / Matthew London
6	627A	Commercial - Street w/parking lot	Used car sales: Scooter King	2000sf	1300	15600	Lee Anthony King
					9800	117600	
			Less vacancy 5%			5880	
			Gross Op Inc GOI			111720	
			Property Tax 1.5%			21000	
			Maintenance & Repair			4953	
			Water			4870	
			Insurance			8800	
			Total Exp			39623	
			NOI		6008.08	72097	
			Cap Rate			7.25%	