



OFFERING MEMORANDUM

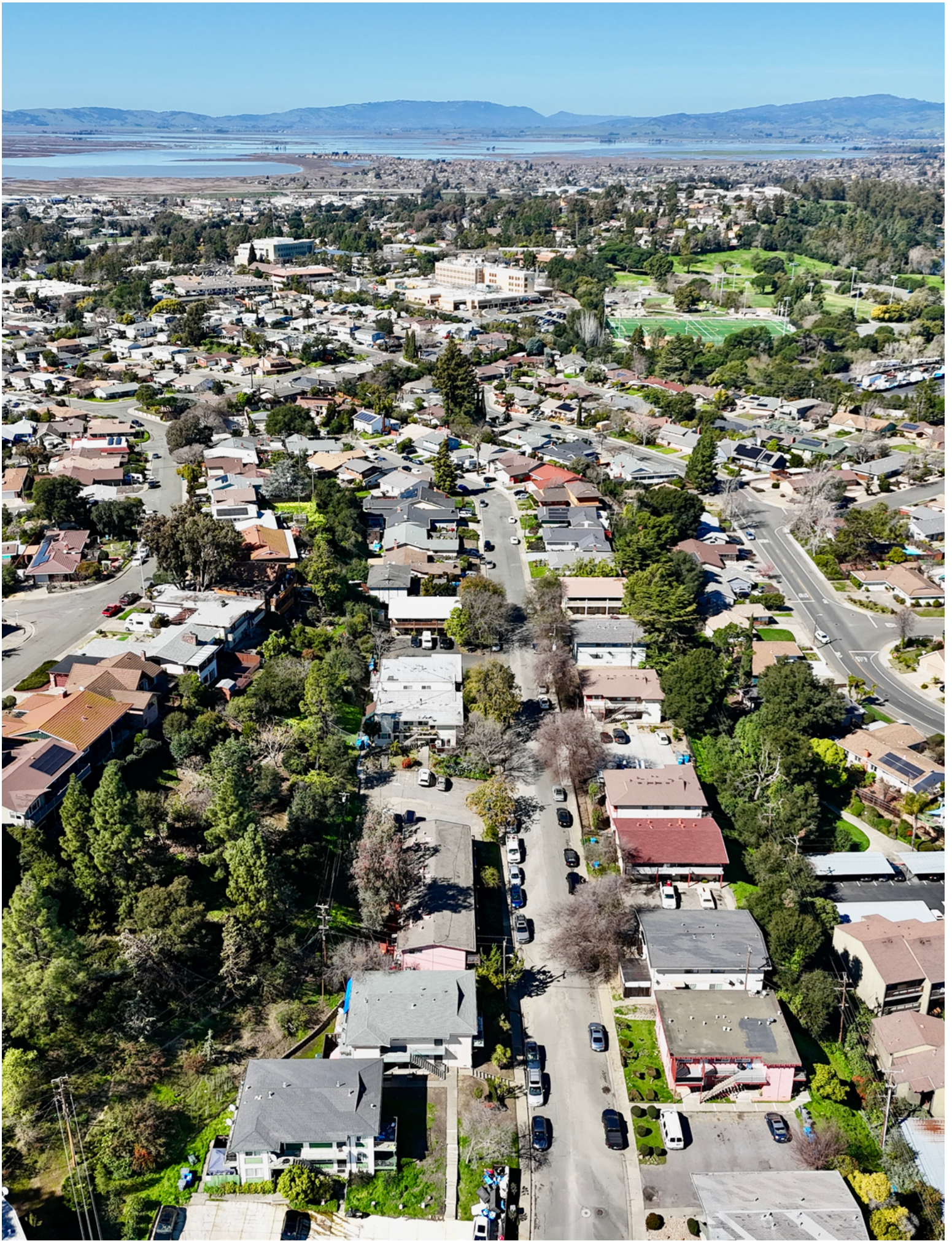
1509 Valle Vista Ave

Vallejo, CA 94589

6-unit Apartment Building

\$1,295,000

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GROUP









Property Summary

Prime Value-Add Multi-Family Opportunity – 1509 Valle Vista Ave, Vallejo

Located in a desirable Vallejo neighborhood, 1509 Valle Vista Ave is a well-maintained six-unit multi-family property offering significant upside potential. With current rents approximately 20% below market, this asset presents a compelling value-add opportunity for investors looking to increase cash flow and long-term appreciation.

Built in 1968, the property consists of six spacious townhouse-style 2BD/1.5BA units, each 905 SF in size, providing a comfortable and desirable living space for tenants. Situated on a 13,068 SF lot, the property boasts a 1:1 off-street parking ratio and private back patios for each unit.

Investment highlights include a 7.00% market cap rate and 9.3 market GRM, along with the benefit of no city rent control, allowing for strategic rent increases over time.

Conveniently located near restaurants, shopping, I-80, and Six Flags Discovery Kingdom, this property offers both strong tenant demand and future appreciation potential. Don't miss this exceptional investment opportunity in one of Vallejo's growing rental markets.



Financial Analysis

Recommended price	\$1,295,000	First loan	\$841,750
Down payment (35%)	\$453,250	Interest rate (5yr fixed)	5.85%
Number of units	6.00	Amortization	30
Price/unit	\$215,833	Monthly payment	\$4,966
Square feet	5,432	Annual debt	\$59,590
Cost/sq. foot	\$238	Debt coverage ratio	1.45
CAP - Current	6.66%		
CAP Rate - Pro Forma	8.10%		
GRM- Current	9.8		
GRM - Pro Forma	8.6		
Year built	1968		
Lot size	13,068		
Parking	6		

Pricing Matrix

Range	Price	GRM	CAP	\$/unit	\$/SF
Low	\$1,245,000	9.43	6.93%	\$207,500	\$229
Mid	\$1,295,000	9.81	6.66%	\$215,833	\$238
High	\$1,395,000	10.57	6.18%	\$232,500	\$257

Financial Summary **Continued**

Annualized operating data		Current	Pro Forma	
Scheduled rental income		\$132,000	\$151,200	
Other income		\$0	\$0	
Scheduled gross income		\$132,000	\$151,200	
Less vacancy rate	3%	\$3,960	\$4,536	3%
Gross operating income		\$128,040	\$146,664	
Less expenses		\$41,782	\$41,782	
Net operating income		\$86,258	\$104,882	
Debt service		\$59,590	\$59,590	
Net cash flow after debt service	5.88%	\$26,668	\$45,292	9.99%
Loan principal reduction		\$10,630	\$10,630	
Total investment return	8.23%	\$37,297	\$55,921	12.34%

** Based on recommended list price. **

Financial Summary **Continued**

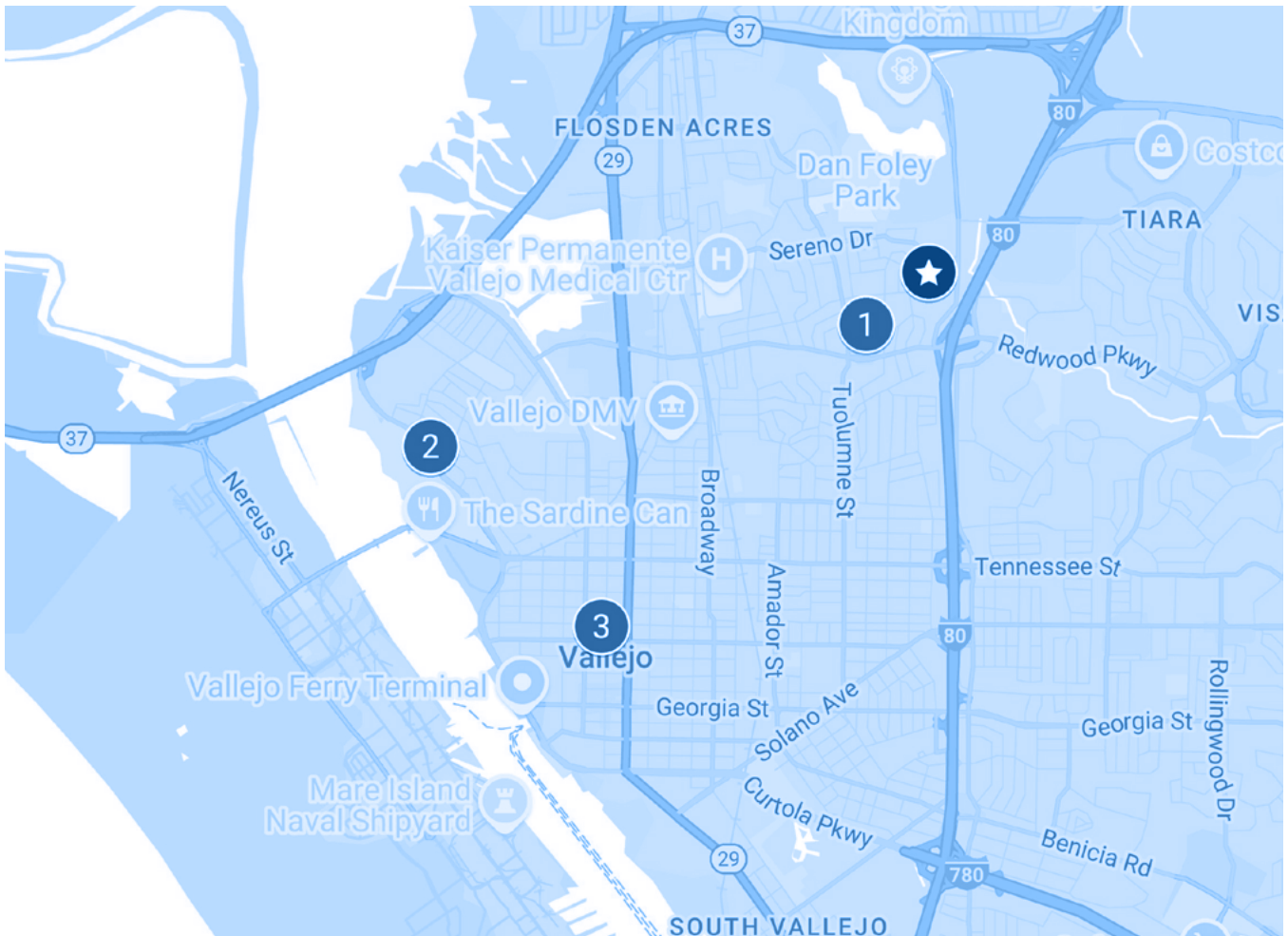
Expenses		Current	Pro Forma
New property taxes	1.1340%	\$14,685	\$14,685
Special assessments		\$6,433	\$6,433
Insurance		\$5,641	\$5,641
PG&E		\$3,180	\$3,180
Water		\$3,360	\$3,360
Trash		\$4,250	\$4,250
Fire insp.		\$453	\$453
Pest		\$780	\$780
Repairs & maintenance		\$3,000	\$3,000
Management		\$0	\$0
Total expenses		\$41,782	\$41,782
% of EGI		32.63%	28.49%

Rent Roll

Unit	Type	Rent	Market Rent	Notes
1509	2x1.5	\$1,800	\$2,100	
1511	2x1.5	\$1,800	\$2,100	
1513	2x1.5	\$1,800	\$2,100	
1515	2x1.5	\$1,900	\$2,100	Vacant
1517	2x1.5	\$1,900	\$2,100	
1519	2x1.5	\$1,800	\$2,100	
Monthly		\$11,000	\$12,600	
Annual		\$132,000	\$151,200	
Upside		14.55%		

Sales Comparable

PROPERTY ADDRESS	SALE PRICE	ON MARKET DATE	BLDG SF	UNITS	GRM	CAP	\$/UNIT	\$/SF
27 Panorama Dr	\$1,000,000	08-23-24	3,360	4	11.25	6.10%	\$250,000	\$298
552 Wilson Ave	\$700,000	07-18-24	3,494	4	-	-	\$175,000	\$200
535 Kentucky St	\$750,000	04-16-24	4,814	4	-	-	\$187,500	\$156
AVERAGE OF ALL COMPARABLES	\$816,667		3,889	4	11.25	6.10%	\$204,167	\$218
PROPERTY	\$1,295,000		5,432	6	9.81	6.66%	\$215,833	\$238



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