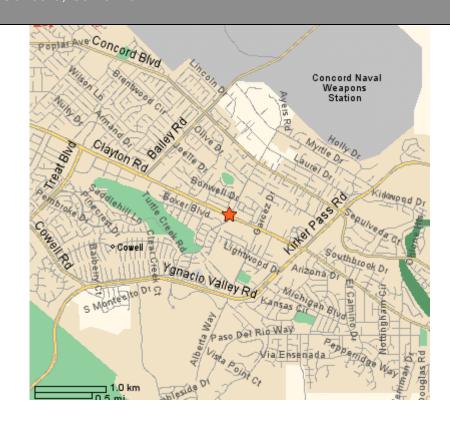
## **5095 Clayton Road**

Concord, California



#### -Aerial Map-5095 Clayton Road Concord | California

For further information, contact:

#### **SHAWN WILLIS**

Senior Investment Associate 925.988.0502 shawn@IPSrealestate.com



# **Clayton - Ayres Apartments**

A Totally Renovated 6-Unit Apartment Complex 5095 Clayton Road, Concord, CA 94521

F O R

SALE



Price: **\$995,000** 

#### **Highlights:**

For further information, contact:

#### **SHAWN WILLIS**

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#### SAUL ARMIAN

Investment Associate 925.988.0503 saul@IPSrealestate.com

1343 Locust Street, Suite 204 Walnut Creek, CA 94596 Fax. 925.988.0401

www.IPSrealestate.com

- Rare opportunity to own a totally renovated
   6-unit property in Concord.
- New Dual Pane Windows
- Berber Carpeting
- New Maple Cabinetry
- New Granite Countertops
- New Roof, Landscaping, Fencing, Parking Lot
- Modern Entryway Awnings
- Washer/Dryer Hookups (Townhouse Units)
- Desirable Location



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Investment Summa	ry				
Listing Price:	\$995,000			Current	<u>Market</u>
Down Payment:	\$445,000	45%	Cap Rate	4.6%	5.04%
First Loan:	\$550,000	55%	G.R.M.	13.94	13.12
Price/Sq. Ft.:	\$242.68		Cash on Cash:	2.8%	3.8%
Price/Unit:	\$165,833		Total Return:	4.8%	5.8%

Financing			
Existing Loan:	Fremont Bank	Proposed New Loan:	Institutional
Amount:	\$375,000	Amount:	\$550,000
Rate:	N/A	Rate:	4.5% variable
Term:	N/A	Term:	30/30
Assumable:	N/A	Points:	1%

# County Location: Contra Costa Buildings: 1 Assessor's Parcel Number: 116-201-029 Rent Control: None Approximate Lot Size (Acres): 0.17 Thomas Brothers: 593D4 Approximate Lot Size (S.F.): 7,200 App.Year Built: 1960

### Property Description

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Type 2BR/1BA Flat 2BR/1BA TH Jr. 1BR/1BA  Total  Annual Rent Vacancy	<u>Units</u> 1 3 2	Approx Sq. Ft. 750 850 400	Current  Rent / Unit \$1,050 \$1,050 \$875	Market  Rent / Unit \$1,095 \$1,145
2BR/1BA Flat 2BR/1BA TH Jr. 1BR/1BA  Total  Annual Rent	1 3 2	<b>Sq. Ft.</b> 750 850 400	\$1,050 \$1,050	\$1,095
2BR/1BA Flat 2BR/1BA TH Jr. 1BR/1BA  Total  Annual Rent	1 3 2	750 850 400	\$1,050 \$1,050	\$1,095
2BR/1BA TH Jr. 1BR/1BA Total	3 2	850 400	\$1,050	
Jr. 1BR/1BA  Total  Annual Rent	2	400		φ1,1 <del>4</del> 5
Annual Rent	6		7	\$895
		4,100	\$ 5,950.00	\$6,320
Vacancy			\$ 71,400.00	\$ 75,840.00
	4.00%		\$ (2,856.00)	\$ (3,033.60)
Gross Rent			\$ 68,544.00	\$ 72,806.40
Other Income			\$ 	\$ <u>-</u>
Total Income			\$68,544.00	\$72,806.40
ESTIMATED EXPENS	<u>SES</u>			
Property Taxes 1.	0650%	\$1,108	\$ 11,705.00	\$ 11,705.00
Insurance \$0	.65		\$ 2,665.00	\$ 2,665.00
Gas & Electric			\$ 100.00	\$ 100.00
Water			\$ 4,048.00	\$ 4,048.00
Garbage (tenants pay			\$ -	\$ -
Repairs & Maintenance	е		\$ 2,400.00	\$ 2,400.00
Landscaping/Grounds			\$ 1,200.00	\$ 1,200.00
Advertising/Miscellane	ous		\$ 500.00	\$ 500.00
Total Expenses			\$ 22,618.00	\$ 22,618.00
NET OPERATING INC	COME		\$ 45,926.00	\$ 50,188.40
Debt Service			\$ (33,441.00)	\$ (33,441.00)
Cash Flow			\$ 12,485.00	\$ 16,747.40
Principle	Pay Dowi	า	\$ 8,873.00	\$ 8,873.00
Total Return			\$ 21,358.00	\$ 25,620.40