

# Offering Memorandum

**102-116 AVIAN DRIVE, VALLEJO, CA**

8,208 SF | Multifamily Property For Sale

102-116 Avian Drive,  
Vallejo, CA 94591

[www.bcre.co](http://www.bcre.co)



# Table of Contents

Property Summary	3
Aerial Map	4
Regional Map	5
Location Map	6
Additional Photos	7
Additional Photos	8
Additional Photos	9
Rent Roll	10
Income & Expenses	11
Investment Summary	12
Demographics Map & Report	13
Advisor Bio 1	14
Contact Information	15

All information is obtained from sources believed to be reliable. However, it has not been verified for its accuracy and no guarantees, warranties or representations are made about it. It is submitted subject to the possibility of investor could realize a future upside after lease expirations, errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## Property Summary

### PROPERTY DESCRIPTION

Brian Baniqued of BCRE is proud to present the 8 unit townhome style apartments located at 102-116 Avian Drive in Vallejo. Remodeled with updated kitchen with quartz counters, stainless steel appliances, spacious living room with private balcony and views, two levels, in-unit private laundry, one parking space, professionally managed and close to public transportation. The East Vallejo neighborhood represents city living at its best. Close to San Pablo Bay and only an hour from both Sacramento and San Francisco, the area provides a great place for renters looking for an apartment just north the San Francisco Bay. The diversity of the community and its surroundings give the neighborhood a unique cultural essence.

Apartments, condos, and contemporary residential areas give the East Vallejo community a sense of calm among all of the other neighboring areas. Small diners, a few shops, and beautiful settings provide a great area for residency near California's coast.

### LOCATION DESCRIPTION

The 8 unit townhome style apartments are located at 102-116 Avian Drive in Vallejo. Remodeled with updated kitchen with quartz counters, stainless steel appliances, spacious living room with private balcony and views, two levels, in-unit private laundry, one parking space, professionally managed and close to public transportation.

The East Vallejo neighborhood represents city living at its best. Close to

San Pablo Bay and only an hour from both Sacramento and San Francisco,

the area provides a great place for renters looking for an apartment just

north the San Francisco Bay. The diversity of the community and its surroundings give the neighborhood a unique cultural essence.

Apartments, condos, and contemporary residential areas give the East Vallejo community a sense of calm among all of the other neighboring

areas. Small diners, a few shops, and beautiful settings provide a great area for residency near California's coast.

ASSET  
FINANCIAL  
LOCATION



### OFFERING SUMMARY

<b>Sale Price:</b>	<b>\$2,100,000</b>
<b>Number of Units:</b>	<b>8</b>
<b>Lot Size:</b>	<b>18,630 SF</b>
<b>Building Size:</b>	<b>8,208 SF</b>
<b>NOI:</b>	<b>\$125,985.31</b>
<b>Cap Rate:</b>	<b>5.05%</b>
<b>APN:</b>	<b>0069-462-050</b>

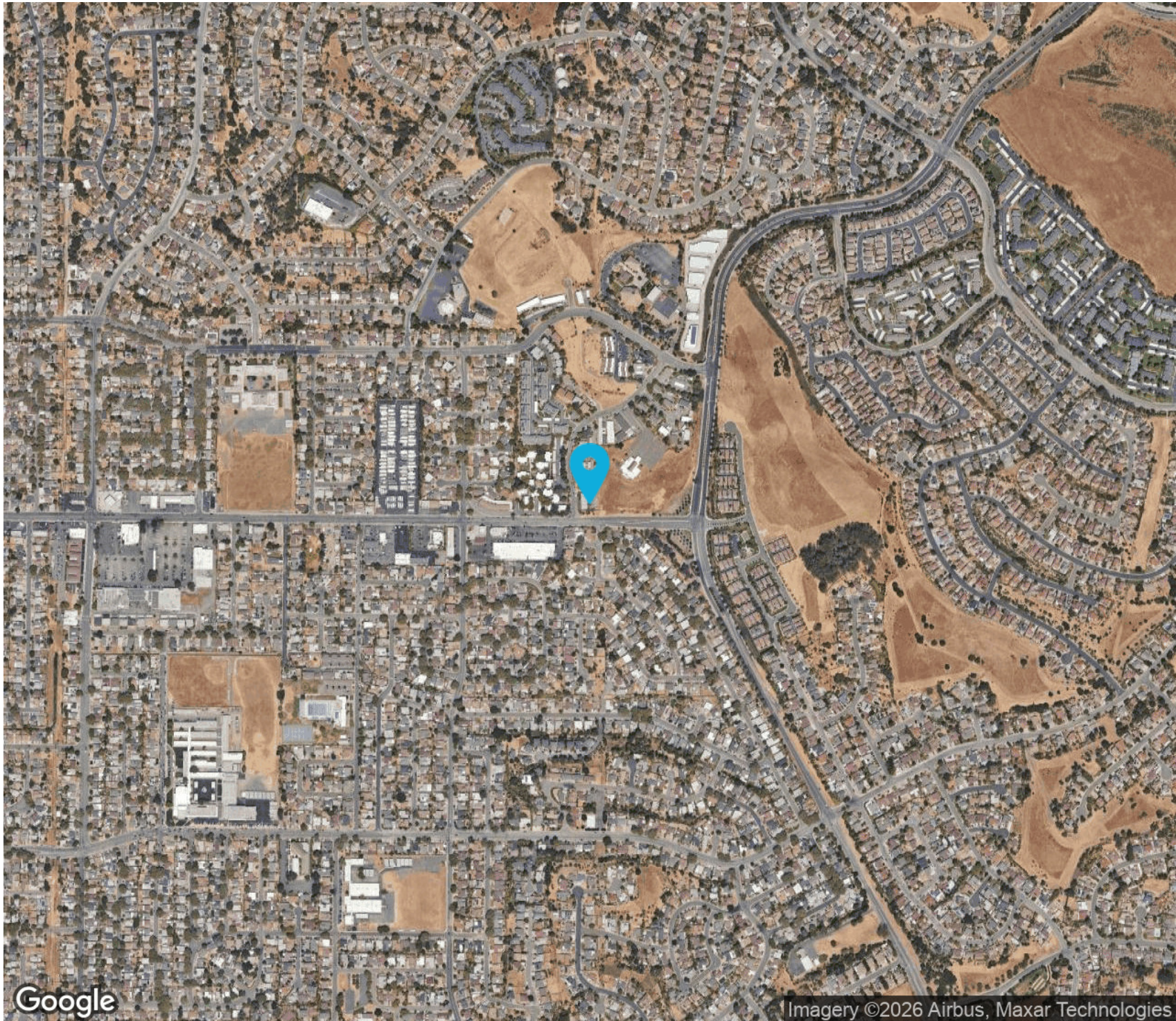
### INVESTMENT OVERVIEW

<b>Price</b>	<b>\$2,100,000</b>
<b>Price per SF</b>	<b>\$256</b>
<b>Price per Unit</b>	<b>\$262500</b>

LOCATION

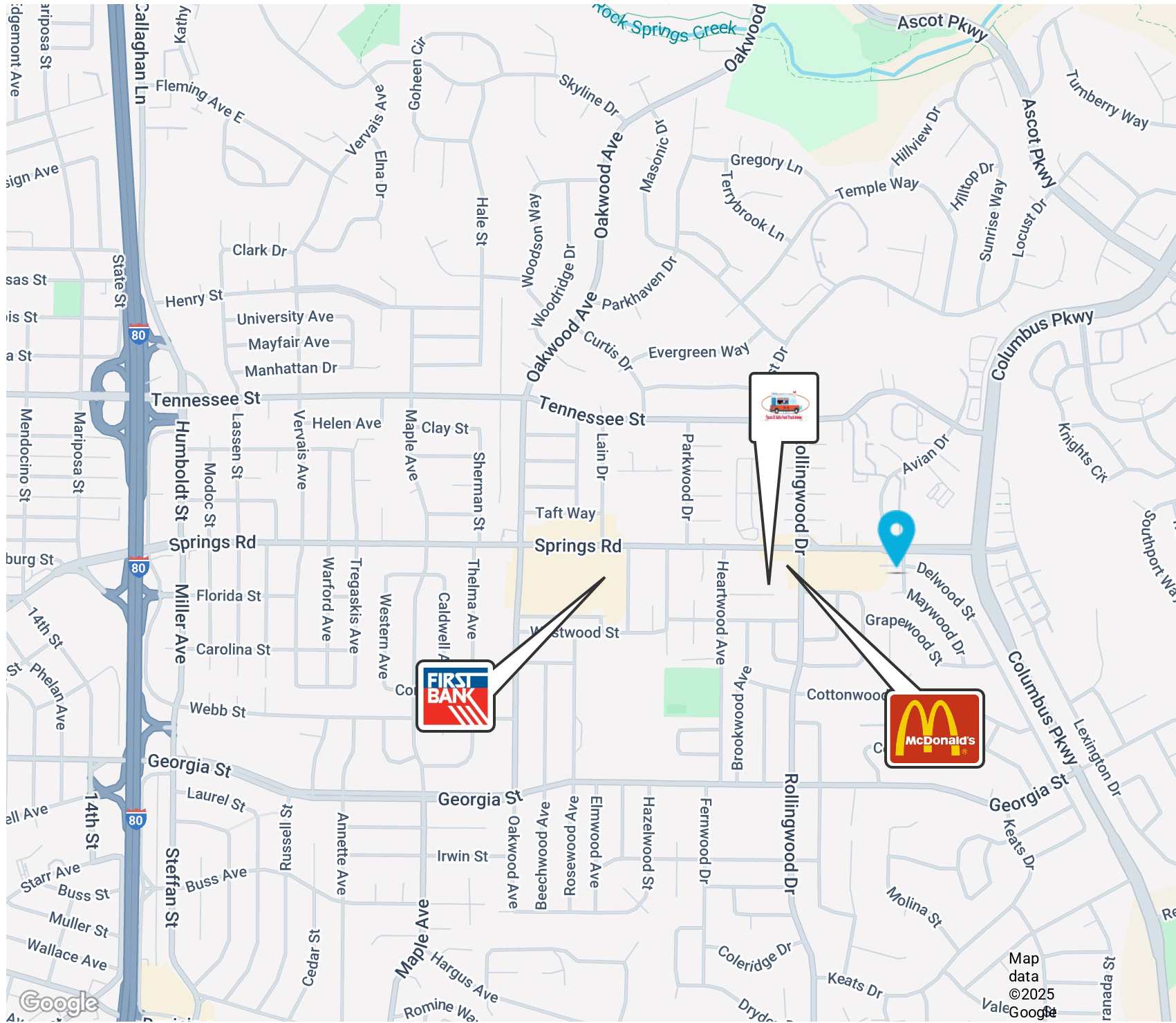
Aerial Map

ASSET  
FINANCIAL  
LOCATION



LOCATION

Retailer  
Map

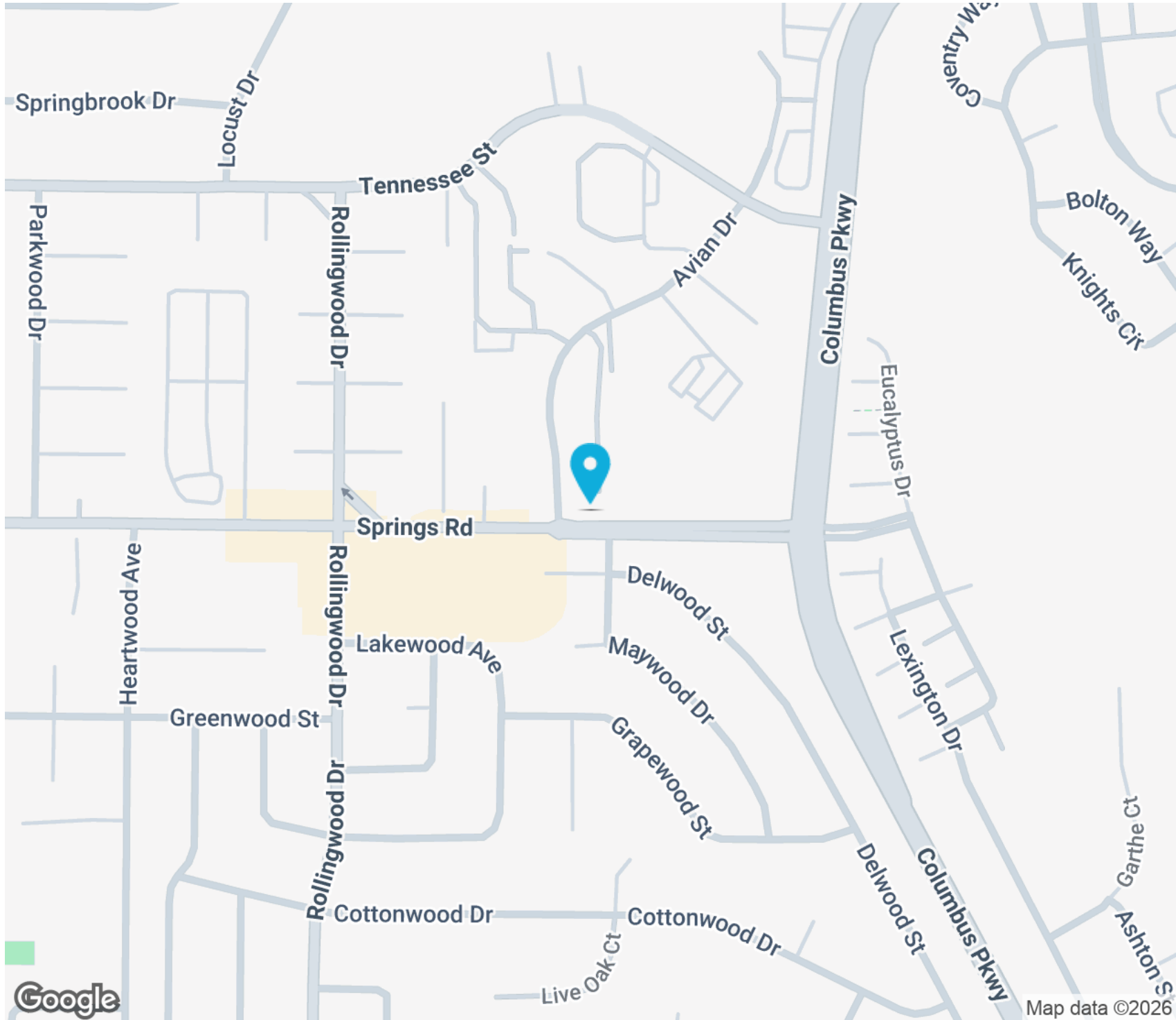


RETAILER  
MAP

LOCATION

Location Map

ASSET  
FINANCIAL  
LOCATION



ASSET  
Asset  
Photos



Street View From Springs



Walkway



Kitchen



Balcony

ASSET  
PHOTOS

ASSET

Additional Photos



ASSET  
PHOTOS

ASSET

Additional Photos



ASSET  
PHOTOS

FINANCIAL  
Rent Roll

Unit #	Type	Sq. Ft.	Current Rent	Current Rent PSF	Proforma Rent	Security Deposit
102	2 BR / 1.5 BA	1026	\$1,995.00	\$1.94	\$2,100.00	\$1,100.00
104	2 BR / 1.5 BA	1026	\$1,995.00	\$1.94	\$2,100.00	\$1,100.00
106	2 BR / 1.5 BA	1026	\$1,998.00	\$1.95	\$2,100.00	\$1,100.00
108	2 BR / 1.5 BA	1026	\$1,795.00	\$1.75	\$2,100.00	\$1,100.00
110	2 BR / 1.5 BA	1026	\$2,025.00	\$1.97	\$2,100.00	\$1,100.00
112	2 BR / 1.5 BA	1026	\$1,995.00	\$1.94	\$2,100.00	\$1,100.00
114	2 BR / 1.5 BA	1026	\$1,998.00	\$1.95	\$2,100.00	\$1,100.00
116	2 BR / 1.5 BA	1026	\$1,795.00	\$1.75	\$2,100.00	\$1,100.00
0	0	0	0	0	0	\$2,500.00
<b>Total Rent</b>			<b>\$15,596.00</b>		<b>\$16,800.00</b>	<b>\$11,300.00</b>

ASSET  
FINANCIAL  
LOCATION



FINANCIAL  
Income &  
Expenses

Operating Income	Current	Per Unit	Proforma	Per SF
Gross Market Rent	\$187,152.00	\$23,394.00	\$201,600.00	24.56
Vacancy Loss	\$9,357.60	1,169.70	\$10,080.00	1.23
Other Income	\$0.00	\$0.00	\$0.00	0.00
<b>Effective Income</b>	<b>\$177,794.40</b>	<b>\$22,224.30</b>	<b>\$191,520.00</b>	<b>23.33</b>
OPERATING EXPENSES	Current	Per Unit	Proforma	Per SF
Garbage Removal	7,392.00	924.00	7,392.00	0.90
Water/Sewer	4,800.00	600.00	4,800.00	0.58
Electricity Common	2,696.00	337.00	2,696.00	0.33
Landscape	2,400.00	300.00	2,400.00	0.29
Repair Reserve (p/unit/yr)	2,000.00	250.00	2,000.00	0.24
Offsite Management	7,111.78	888.97	7,660.80	0.93
Capital Improvement Resv	2,000.00	250.00	2,000.00	0.24
Prop Tx Ad Valorem-1.2591 vs	21,717.67	2,714.71	21,717.67	2.65
Bonds & Assessments	9,701.72	1,212.72	9,701.72	1.18
Insurance (0.00190) vs	12,000.00	1,500.00	12,000.00	1.46
<b>Total operating Expenses</b>	<b>71,819.17</b>	<b>8977.40</b>	<b>72,368.19</b>	<b>8.82</b>
<b>Net Operating Income</b>	<b>\$105,975.23</b>	<b>\$13,246.90</b>	<b>\$119,151.81</b>	<b>14.52</b>

ASSET  
FINANCIAL  
LOCATION

## FINANCIAL

Investment  
SummaryASSET  
FINANCIAL  
LOCATION**Pricing Details**

<b>Price</b>	<b>\$2,100,000</b>
No Of Units	8
Price/ Unit	\$262,500
Building Sq Ft	8,208.00
Price/PSF	\$256
LOT	18,630.00
APN	0069-462-060

**Rates of Return**

Cap Rate Current	5.05%
Cap Rate Proforma	5.67%
GRM-Current	11.22
GRM-Proforma	10.42
Cash on Cash Current	3.08%
Cash on Cash Proforma	4.56%

**Debt Financing**

<b>Principal Amount</b>	<b>\$1,207,500</b>
Loan to Value (LTV)	57.50%
Interest Rate	6.50%
Amortization (Years)	30
Term (Due In:)	10
Debt Service Coverage Ratio(DSCR)	1.16
Annual Debt Service	<b>\$91,586.66</b>

**OPERATING INCOME**

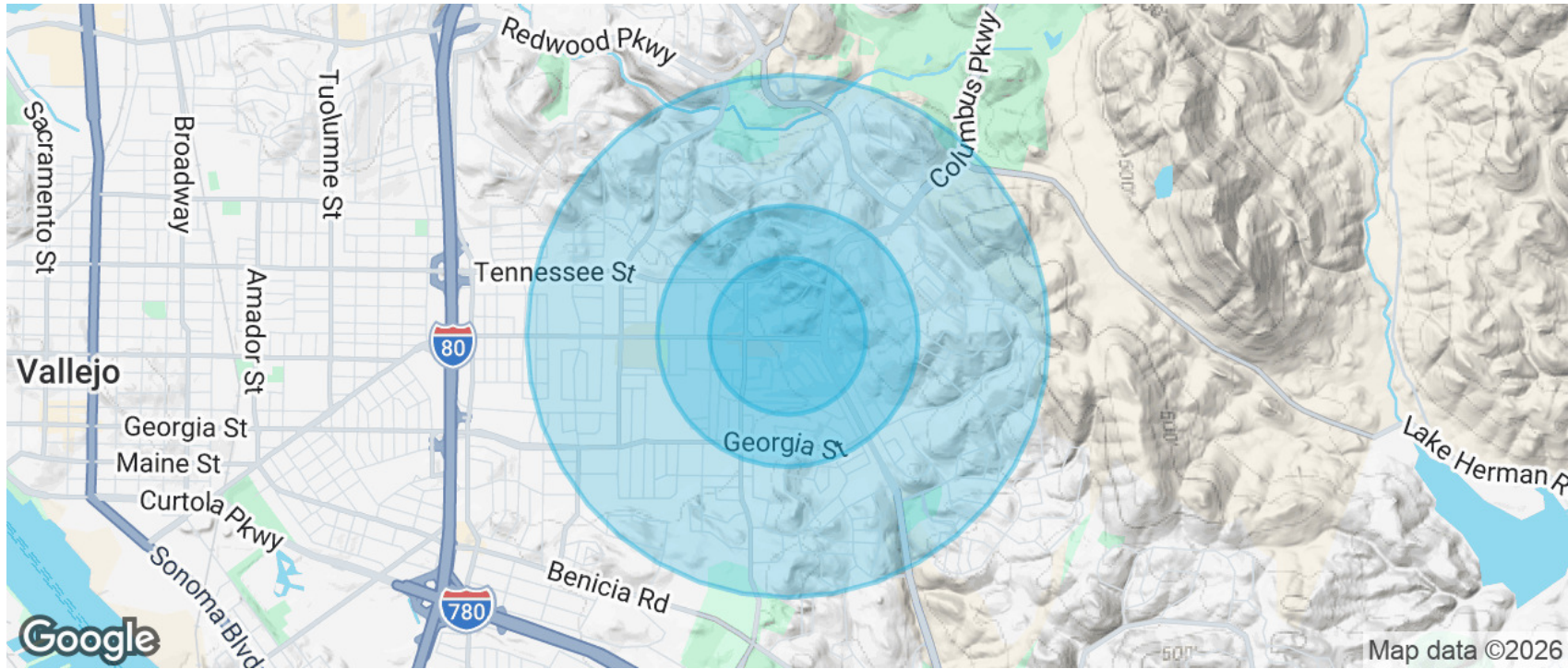
Gross Market Rent	\$187,152.00
Vacancy Loss	\$9,357.60
Other Income	
<b>Effective Income</b>	<b>\$177,794.40</b>

**OPERATING EXPENSES**

Garbage Removal	\$7,392.00
Water/Sewer	\$4,800.00
Electricity Common	\$2,696.00
Landscape	\$2,400.00
Repair Reserve (p/unit/yr)	\$2,000.00
Offsite Management	\$7,111.78
CapitalImprovement Resv	\$2,000.00
Prop Tx Ad Valorem-1.2591 vs	\$21,717.67
Bonds & Assessments	\$9,701.72
Insurance (0.00190) vs	\$12,000.00
<b>Total Operating Expenses</b>	<b>\$71,819.17</b>
<b>Net Operating Income</b>	<b>\$105,975.23</b>

LOCATION

Demographics  
Map & Report



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,742	6,020	19,547
Average Age	39	41	42
Average Age (Male)	38	40	41
Average Age (Female)	40	42	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	606	2,188	6,913
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$95,775	\$110,872	\$116,709
Average House Value	\$512,846	\$617,444	\$664,143

Demographics data derived from AlphaMap

MAP & REPORT

## Brian Baniqued



### BRIAN BANIQUED

Managing Broker / Owner / Investment Consultant

brian@bcre.co

Direct: **510.222.0900 x201** | Cell: **510.851.2748**

### PROFESSIONAL BACKGROUND

Brian Baniqued is a highly experienced real estate broker, investor, and consultant with over 32 years in the industry. Starting his career at 18, he is a 2nd-generation broker and founder of Baniqued Commercial Real Estate (BCRE). Specializing in multifamily apartments, commercial real estate, and investment strategies, Brian has personally owned and managed a portfolio of 1,000+ units across the U.S. He excels in syndications, financing, asset planning, and complex investments like debt restructuring and Chapter 11 Bankruptcy. Fluent in Tagalog and semi-fluent in French, Brian is also a certified sky diver, extreme athlete (competed on \*American Ninja Warrior\*), and award-winning movie producer (\*Trees of Peace\*).

Brian's entrepreneurial journey began in 1998 after earning a Biology degree and realizing his passion for real estate. He focuses on helping clients achieve cashflow opportunities, tax-sheltered income, and portfolio growth. His expertise extends to SBA loans, business start-ups, and repositioning real estate assets. Nearly all his business comes from referrals, reflecting his trusted reputation.

In 2018, Brian co-founded **\*\*BG Asset Management\*\***, a property management firm handling assets from single-family homes to 400+ unit complexes in the San Francisco Bay Area and Sacramento. His market analysis, combined with firsthand investment experience, allows him to guide clients through local and global economic trends.

#### **\*\*Key Highlights:\*\***

- 32+ years in real estate, specializing in multifamily, commercial, and investment properties.
- Founder of BCRE and co-founder of BG Asset Management.
- Expertise in syndications, financing, and asset planning.
- Multilingual (Tagalog, French) and accomplished athlete (\*American Ninja Warrior\*).
- Award-winning movie producer (\*Trees of Peace\*).
- Focuses on client referrals, offering tailored strategies for high-net-worth and first-time investors.
- Operates primarily in the San Francisco Bay Area but serves clients nationwide.

### BROKER'S DETAILS

ADVISOR BIOS

Contact  
Information



For a private showing, please contact one of the exclusive listing agents from BCRE.

### **Brian Baniqued**

**Managing Broker / Owner / Investment Consultant**

CalDRE # 01104388

**Cell:** 510.851.2748

**Email:** [brian@bcre.co](mailto:brian@bcre.co)

CONTACT US