



MIRIAM CARRERO
REALTOR®
CAL DRE #02235693
707.972.2853
MIRIAM@LUXEPLACES.COM

LUXE PLACES
INTERNATIONAL REALTY

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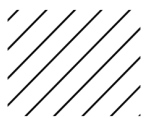


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MULTI-FAMILY INVESTMENT OPPORTUNITY | FORT BRAGG

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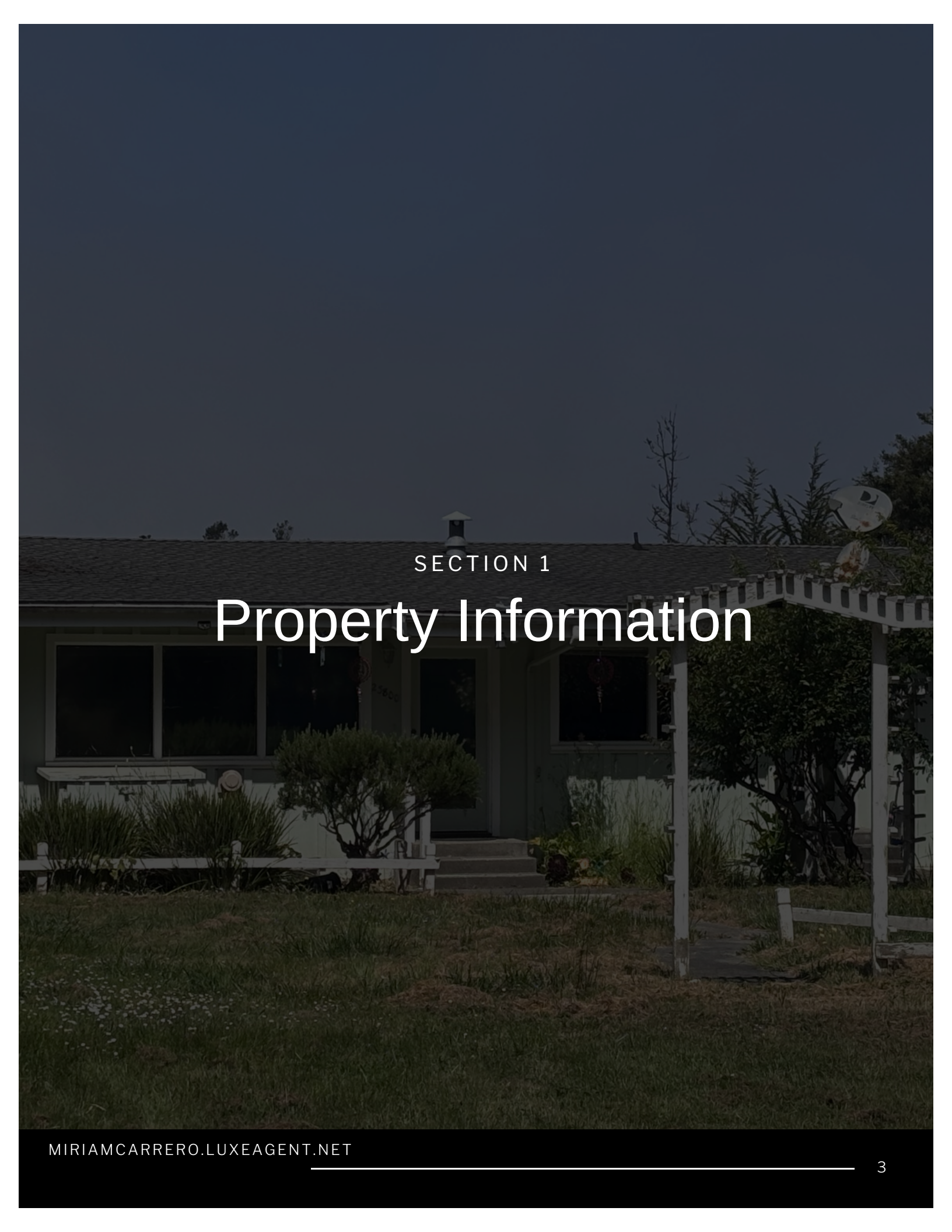
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Luxe Places in compliance with all applicable fair housing and equal opportunity laws.



SECTION 1

Property Information

Property Description

Presenting a one-of-a-kind investment opportunity! The property features a main permitted residence alongside additional detached structures. Three buildings consisting of a total of 5 units that are all rented. This 1.49 acre property has plenty of room to roam and explore, to grow or garden. The heart of the property is a 1949 sq ft dwelling, a 3bd/2ba Mid Century Modern, Ranch style single level home. Keep it as your residence or enjoy the current rental income. Two Additional structures grace the property, each house a studio and a 1bd/1ba unit. With no known current vacation rental restrictions in this area, the sky is the limit as to property usage. Located on the West side of Highway 1, a short walk to MacKerricher State Park. Rarely do you find a larger parcel like this, so close to the Beach and trails with unlimited income potential and flexible opportunities. The privacy of the location, proximity to the town of Fort Bragg, walkability to trails and beach all lend to an amazing investment opportunity or even multi-generational living. With a little elbow grease, updates and love this property lends itself to increase value quickly.



OFFERING SUMMARY

Sale Price:	\$899,000
Number of Units:	4+
Lot Size:	1.49 Acres
Building Size:	1,949 SF +/-
NOI	\$49,729
: Cap Rate:	5.5%
APN:	069-161-12-00

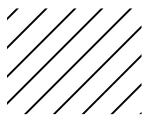
DETAILS

Utilities	Well & Septic System
Laundry	Hookups available



SECTION 2

Financial Analysis

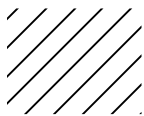


Pro Forma

MULTI-FAMILY INVESTMENT OPPORTUNITY | FORT BRAGG

INCOME SUMMARY	ACTUAL	PRO FORMA
GROSS INCOME	\$56,660	\$66,075
EXPENSES		
SUMMARY		
Property Tax	\$7394	\$8,700
Insurance	\$2500	\$3,000
Cleaning & Landscaping	\$2880	\$1,200
Maintenance Reserves	\$2862	\$5,280
Property Managment	\$5287	\$5287
Utilitiles	\$7642	\$7642
OPERATING EXPENSES	\$22,837	\$25,125
NET OPERATING INCOM	\$56,661	\$66,075
CAP RATE	5.5%	6.0%

* Expenses are estimated

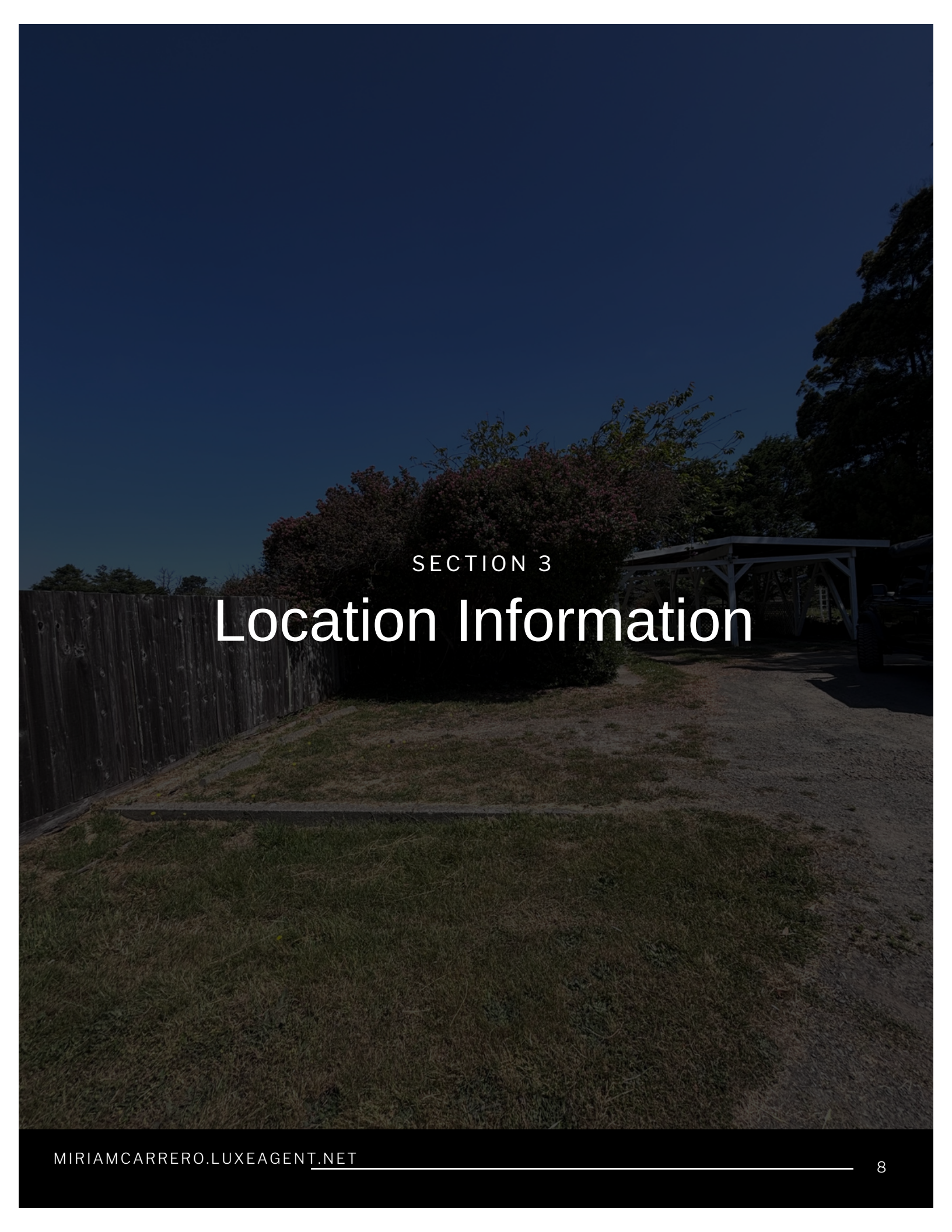


Rent Roll

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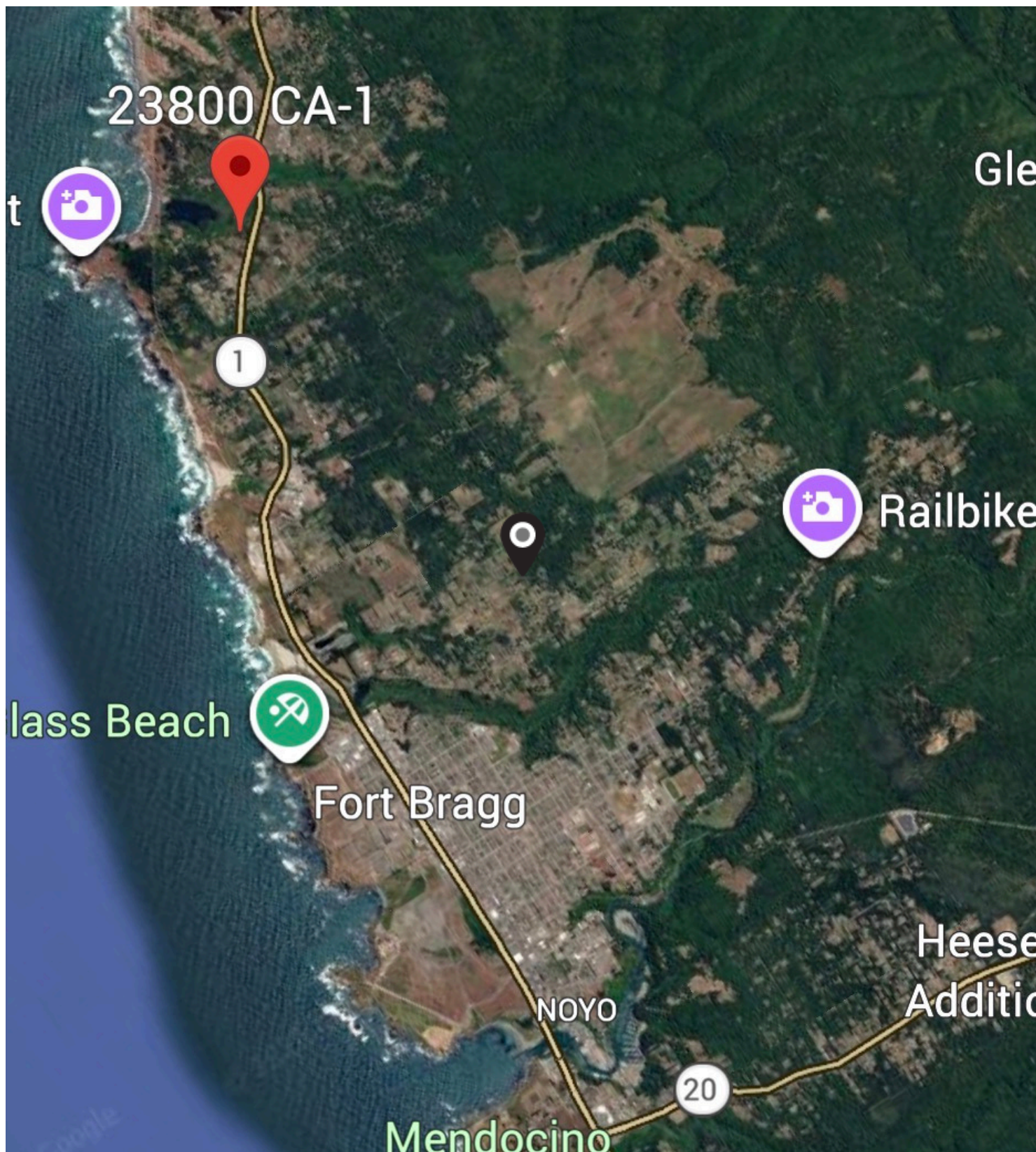
SUITE	BED	BATH	RENT	MARKET RENT	SECURIY DEPOSIT	LEASE START LEASE END
MAIN	3	2	\$2200	\$2500	\$2200	Month-to-Month
A	1	1	\$1300	\$1500	\$1300	Month-to-Month
B	0	1	\$850	\$1,050	\$1625	Month-to-Month
C	1	1	\$1325	\$1,500	\$1575	Month-to-Month
D	0	1	\$950	\$1050	\$1425	Month-to-Month
TOTALS			\$6625	\$7600	\$8125	

Tenants pay all utilities



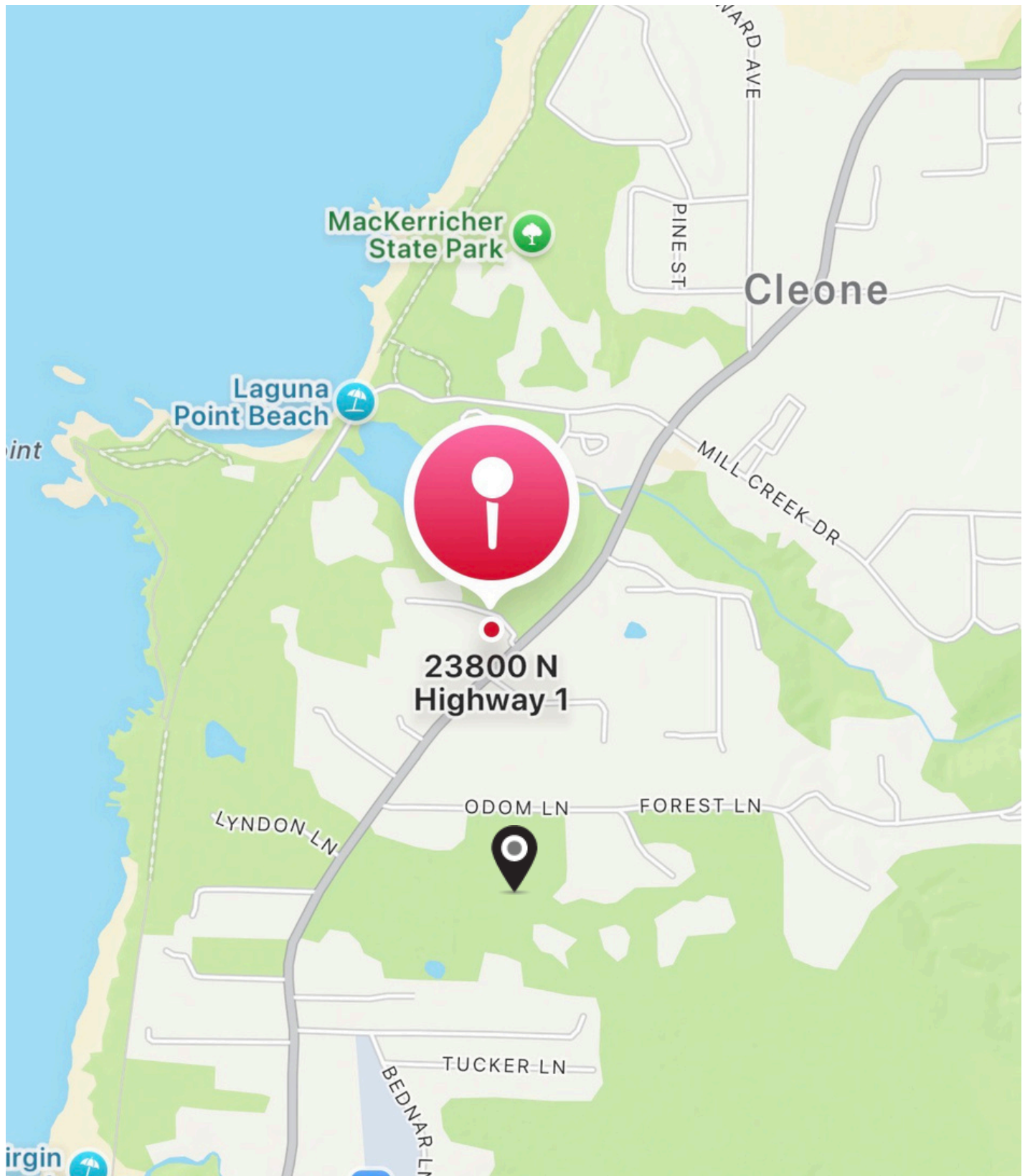
SECTION 3

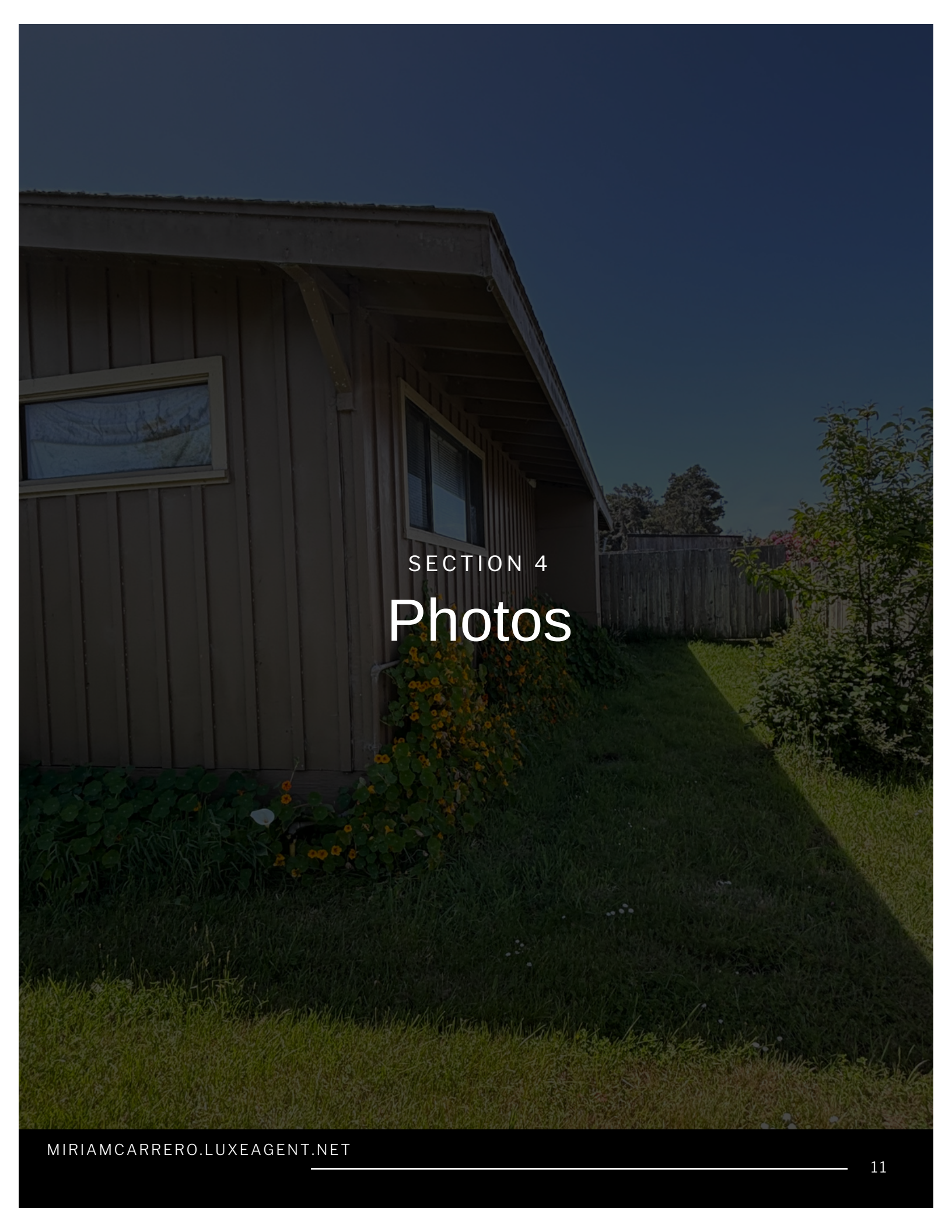
Location Information



Location Map

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SECTION 4

Photos

Photos

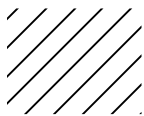
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Photos

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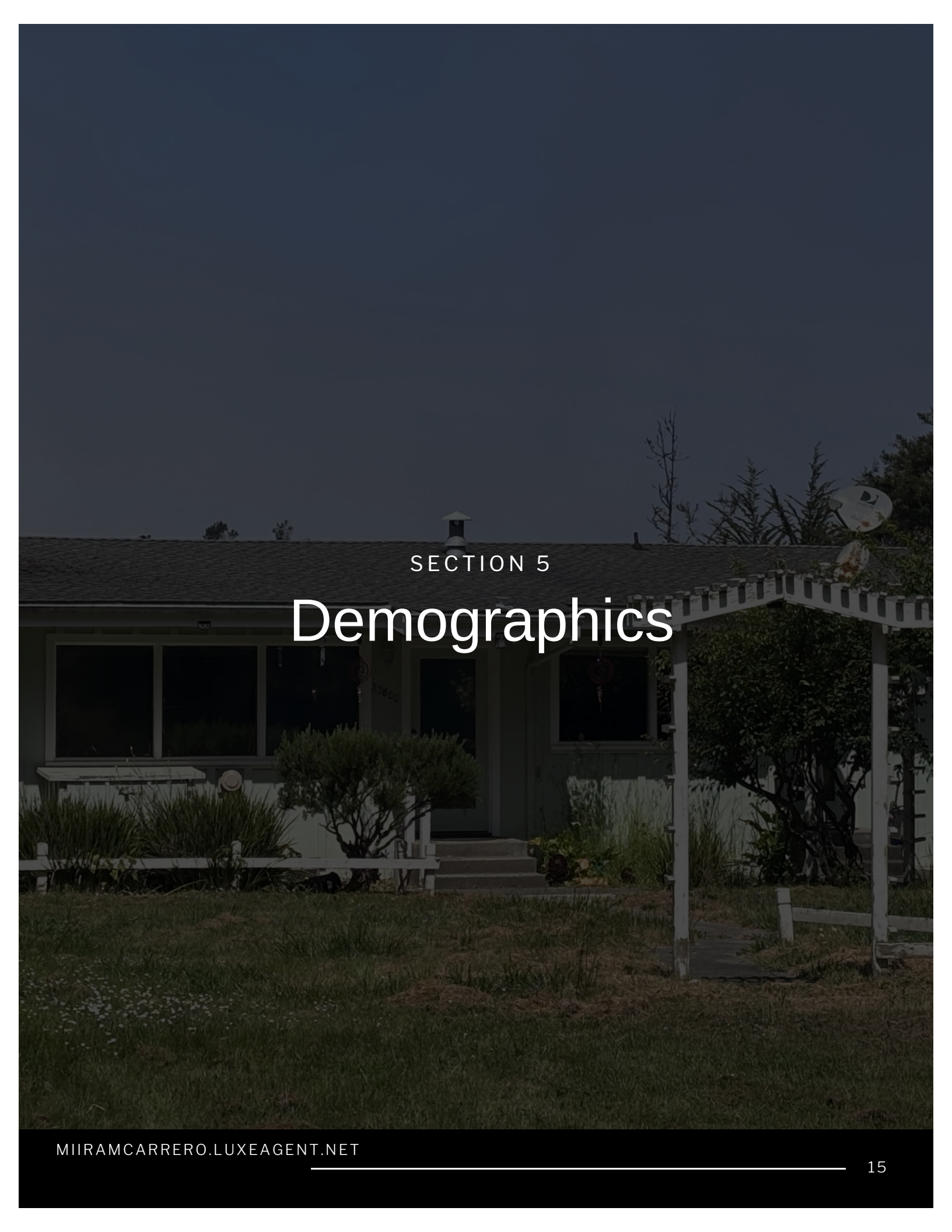




Photos

MULTI-FAMILY INVESTMENT OPPORTUNITY | FORT BRAGG





SECTION 5

Demographics

Demographics Map & Report

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Population
7,032



Median Home
Value
\$592,000



Average
Household Income
\$60,712



Average
Age
49

