

# 40775 Max Dr

40775 Max Dr Fremont, CA 94538



FOR SALE

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BellStreet

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# property information

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## Property Description

Introducing a prime investment opportunity in the sought-after Fremont area. This meticulously-maintained multifamily property offers 9 units within a 3,660 SF building, presenting a compelling option for savvy investors. Constructed in 1968 and zoned R-3-18, the property showcases a solid foundation for long-term growth and profitability. With its convenient location in Fremont, this property epitomizes the potential for lucrative returns in a thriving market. Don't miss your chance to secure a valuable asset in this desirable location.

## Property Highlights

- Large 2BD/1BA Units
- Large lot with ADU Potential
- Near Downtown Fremont and Amenities
- Opportunity to Implement RUBS for More Income Potential

## Offering Summary

List Price:	\$2,200,000
Number of Units:	4
Lot Size:	9,992 SF
Building Size:	3,660 SF
NOI:	\$70,296.62
Cap Rate:	3.2%

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	1,252	3,073	9,764
Total Population	3,751	9,499	30,042
Average HH Income	\$186,299	\$189,206	\$203,135

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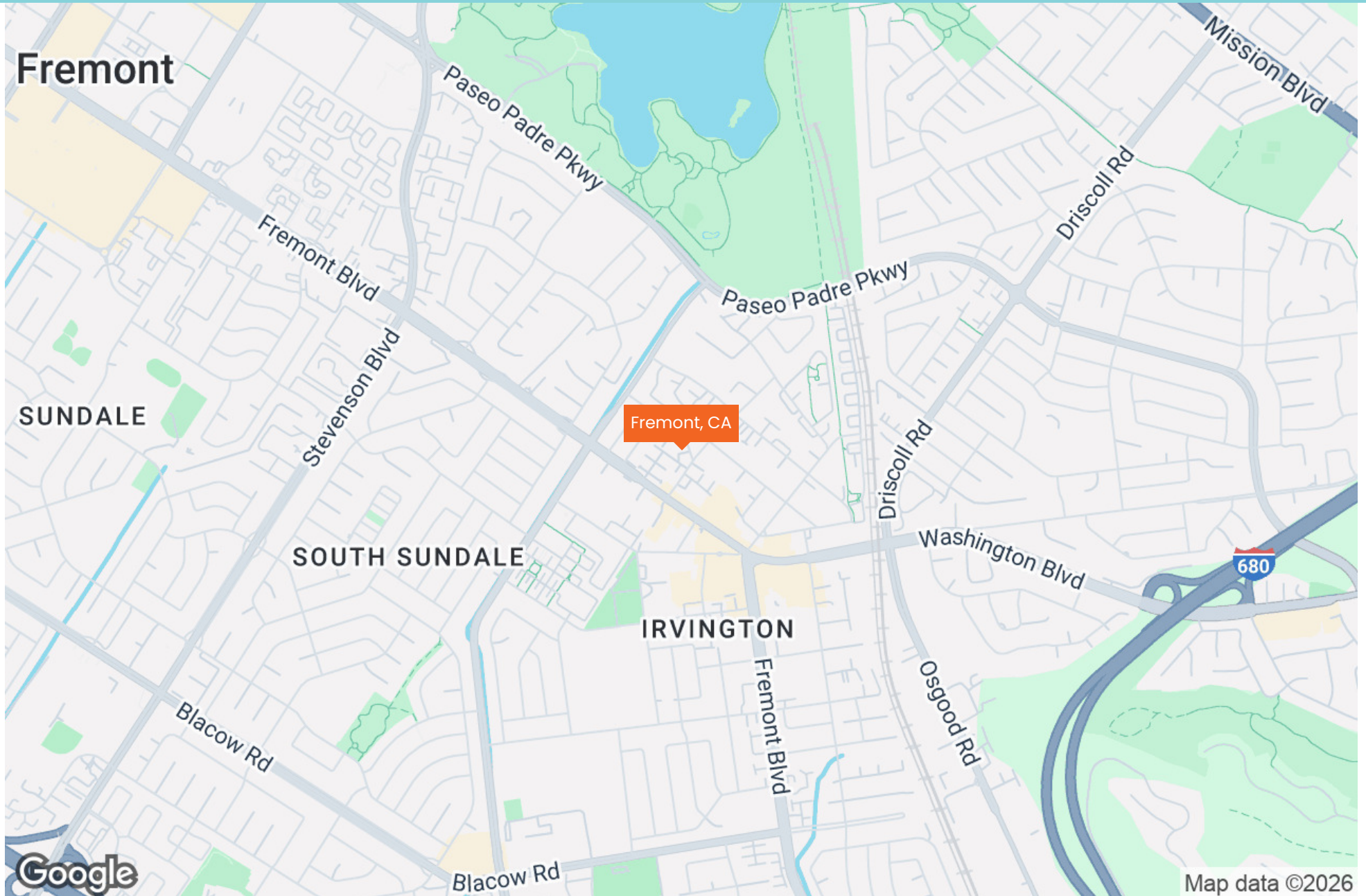


# location information

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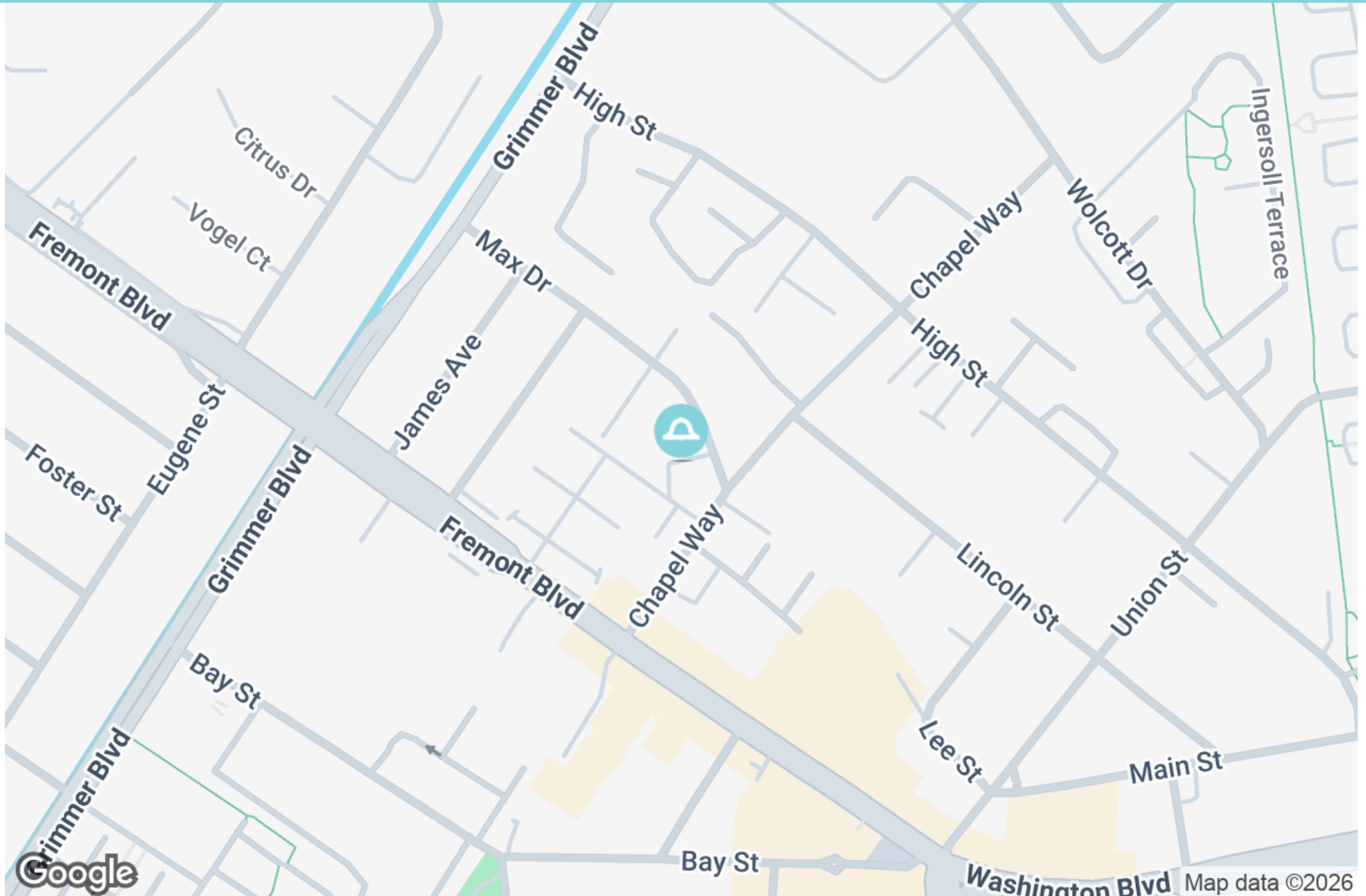
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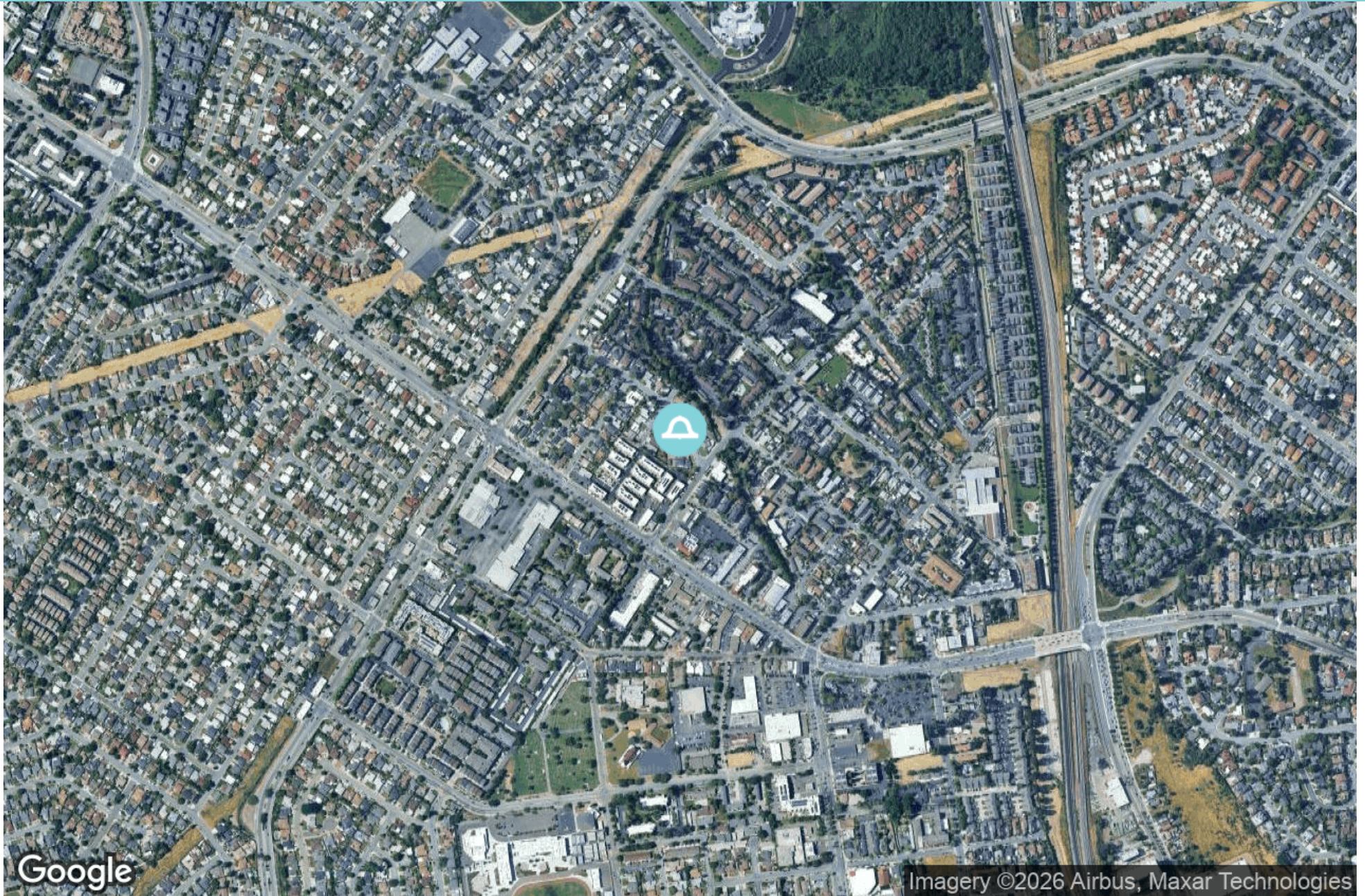
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# financial analysis

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### Investment Overview

	Current Financials	Proforma Financials
Price	\$2,200,000	\$2,200,000
Price per SF	\$601	\$601
Price per Unit	\$550,000	\$550,000
GRM	20.6	17.3
CAP Rate	3.20%	4.09%
Total Return (yr 1)	\$70,297	\$90,085

### Operating Data

	Current Financials	Proforma Financials
Gross Scheduled Income	\$106,800	\$127,200
Other Income	\$1,800	\$1,800
Vacancy Cost	\$3,204	\$3,816
Gross Income	\$105,396	\$125,184
Operating Expenses	\$35,099	\$35,099
Net Operating Income	\$70,297	\$90,085

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Income Summary	Current Financials	Proforma Financials
Rental Income	\$106,800	-
Laundry	\$1,800	\$1,800
Market Rental Income	-	\$127,200
Vacancy Cost	(\$3,204)	(\$3,816)
<b>Gross Income</b>	<b>\$105,396</b>	<b>\$125,184</b>
Expenses Summary	Current Financials	Proforma Financials
Property Taxes (1.1327 %)	\$24,919	\$24,919
Special Assessment	\$2,580	\$2,580
Insurance (Estimate)	\$4,000	\$4,000
Utilities	\$3,600	\$3,600
<b>Operating Expenses</b>	<b>\$35,099</b>	<b>\$35,099</b>
<b>Net Operating Income</b>	<b>\$70,297</b>	<b>\$90,085</b>

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Suite	Bedrooms	Bathrooms	Size SF	Rent	Rent / SF	Market Rent	Market Rent / SF
1	2	1	900 SF	\$2,200	\$2.44	\$2,650	\$2.94
2	2	1	900 SF	\$2,325	\$2.58	\$2,650	\$2.94
3	2	1	900 SF	\$2,175	\$2.42	\$2,650	\$2.94
4	2	1	900 SF	\$2,200	\$2.44	\$2,650	\$2.94
<b>Totals</b>			<b>3,600 SF</b>	<b>\$8,900</b>	<b>\$9.88</b>	<b>\$10,600</b>	<b>\$11.76</b>
<b>Averages</b>			<b>900 SF</b>	<b>\$2,225</b>	<b>\$2.47</b>	<b>\$2,650</b>	<b>\$2.94</b>



# demographics

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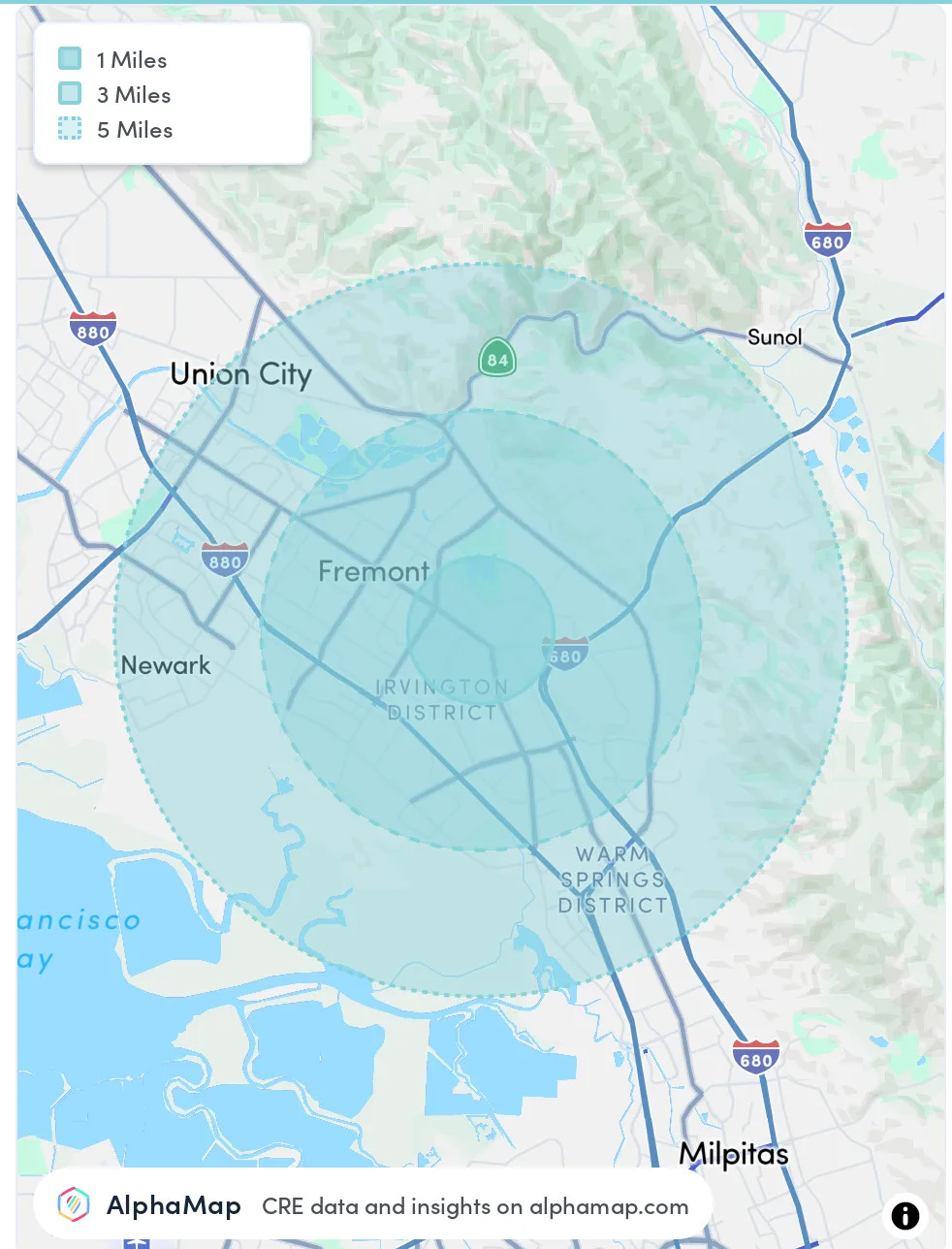
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Population	1 Mile	3 Miles	5 Miles
Total Population	30,042	144,063	245,360
Average Age	38	39	39
Average Age (Male)	38	38	39
Average Age (Female)	39	40	40

Household & Income	1 Mile	3 Miles	5 Miles
Total Households	9,764	46,920	79,514
Persons per HH	3.1	3.1	3.1
Average HH Income	\$203,135	\$216,833	\$218,092
Average House Value	\$1,281,577	\$1,318,928	\$1,307,880
Per Capita Income	\$65,527	\$69,946	\$70,352

Map and demographics data derived from AlphaMap



# advisor bios

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**Amit Urban**

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### Professional Background

Amit Urban's journey from Sunnyvale, California, to becoming the director of BellStreet San Jose is marked by a blend of global experiences, financial expertise, and an entrepreneurial mindset that makes him a standout in commercial real estate. With a degree in International Development from UCLA and minors in political science and Mandarin Chinese, Amit brings an analytical edge and a global perspective to his role.

Before entering commercial real estate, Amit spent years as a management consultant, specializing in helping international companies navigate the complexities of operating in China. This experience honed his skills in marketing analysis, data-driven decision-making, and the cultivation of effective partnerships—tools that now serve as cornerstones of his approach to commercial real estate.

With over ten years of commercial real estate experience, Amit's philosophy revolves around creating sustainable cash flow and maximizing equity for his clients, always with a forward-thinking mindset on financial growth. His emphasis on partnerships and understanding global markets ensures clients receive sound advice and a partner committed to their long-term success.

At BellStreet, Amit is known for his ability to synthesize complex information and turn it into actionable results. His financial savvy and international experience make him an indispensable asset to our team and a trusted advisor to his clients.

My specialties and experience include:

- 1031 Exchanges - Investment Analysis - Passive Replacement Options - Net Leased Investments
- Investment Sales - Development

#### **BellStreet**

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