

DEL MONTE AVENUE PORTFOLIO

MONTEREY, CA



EXECUTIVE SUMMARY

OFFERED AT \$3,700,000

PROPERTIES

1251 1st Street, Monterey CA 93940
1230 Del Monte Avenue, Monterey CA 93940
1232 Del Monte Avenue, Monterey CA 93940
1260 Del Monte Avenue, Monterey CA 93940

INCOME AND EXPENSES

	Monthly	Annual
INCOME	\$29,767	\$357,204
EXPENSES	\$5,733.23	\$68,798.76
Total Expenses	\$5,733.23	\$68,798.76
Income	\$29,767	\$357,204

12 RES UNITS
2 Fourplex Properties
2 Main Houses
2 Studios

1 COMMERCIAL SPACE

476 sq. ft

1 PARKING LOT

2,680 sq. ft



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1251 1ST STREET, MONTEREY



EXECUTIVE SUMMARY

1251 1ST ST

FOURPLEX - 2 UNITS



FOURPLEX - 2 UNITS



1 COMMERCIAL SPACE

476 sq. ft

PROPERTY OVERVIEW

Welcome to an exceptional investment opportunity featuring a prime commercial space, a four-unit apartment building with garage parking, and an additional, spacious parking lot. The commercial space, strategically located on a bustling street, boasts large windows that flood the interior with natural light, creating an inviting atmosphere for potential businesses. The four-unit apartment building offers modern living with well-appointed units making it an attractive option for renters. There are 3 single car garage spaces for storage or parking as well. This property will also include 1260 Del Monte Ave; a generous parking lot, convenient for both residents and customers. This multifaceted asset not only promises a steady income stream but also positions you in a vibrant community with endless potential for growth. Close to the Naval Postgraduate School, Fisherman's Wharf, Del Monte beach, and downtown Monterey!

RENT ROLL

1251 1st St., Monterey CA 93940

	Unit Type	Unit #	Bed/Bath	Sq. Ft.	Monthly Rental Income
1251 First St	Residential	1249	2/1 Apt	795	\$3,240.00
1251 First St	Commercial	1250	-	476	\$2,100.00
1251 First St	Residential	1251	1/1 Apt	472	\$1,486.00
1251 First St	Residential	1253	1/1 Apt	500	\$2,600.00
1251 First St	Residential	1255	2/1 Apt	800	\$3,000.00
1251 First St Garage	Residential	1	Garage/Storage	-	\$216.00
1251 First St Garage	Residential	2	Garage/Storage	-	
1251 First St Garage	Residential	3	Garage/Storage	-	
				Total Monthly Rental Income	\$12,642.00



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EXECUTIVE SUMMARY

1251 1ST ST

FOURPLEX - 2 UNITS



FOURPLEX - 2 UNITS



1 COMMERCIAL SPACE

476 sq. ft

EXPENSES

1251 1st St., Monterey CA 93940

Expenses	Monthly	Annual
Property Taxes	\$1,153.63	\$13,843.56
Garbage	\$176.15	\$2,113.80
Insurance	\$229.90	\$2,758.80
Water	\$316.97	\$3,803.64
PG&E	\$0.00	\$0.00
Sewer	\$235.95	\$2,831.40
Sub Total Expenses	\$2,112.60	\$25,351.20
Income	\$12,642.00	\$151,704.00

1260 Del Monte Ave., Monterey CA 93940 (*Parking Lot*)

Expenses	Monthly	Annual
Property Taxes	\$187.71	\$2,252.52



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1230 DEL MONTE AVE., MONTEREY



EXECUTIVE SUMMARY

1230 DEL MONTE

FOURPLEX



1 RESIDENTIAL HOME

674 sq. ft

PROPERTY OVERVIEW

Discover a remarkable real estate opportunity featuring a charming main house and a four-unit apartment building, ideal for both homeowners and investors. The main house boasts two spacious bedrooms and a well-appointed bathroom, offering a cozy retreat with inviting living spaces and plenty of natural light. A modern kitchen with updated appliances flows seamlessly into the living area, perfect for gatherings. The apartment building features four 1 bed, 1 bath units several of which have been recently upgraded with modern finishes. Nestled in a vibrant neighborhood, this property not only provides a comfortable home but also the potential for significant rental income, making it a versatile investment in today's market. Close to Close to the Naval Postgraduate School, Fisherman's Wharf, Del Monte Beach, and downtown Monterey! Don't miss the chance to own this dual-purpose gem!

RENT ROLL

1230 Del Monte Ave., Monterey CA 93940

	Unit Type	Unit #	Bed/Bath	Sq. Ft.	Monthly Rental Income
1230 Del Monte	Residential	A	1/1 Apt	310	\$2,050.00
1230 Del Monte	Residential	B	1/1 Apt	370	\$2,094.00
1230 Del Monte	Residential	C	1/1 Apt	280	\$2,050.00
1230 Del Monte	Residential	D	1/1 Apt	370	\$2,050.00
1220 Del Monte	Residential	-	2/1 House	674	\$2,866.00
				Total Monthly Rental Income	\$11,110



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EXECUTIVE SUMMARY

1230 DEL MONTE

FOURPLEX



1 RESIDENTIAL HOME

674 sq. ft

EXPENSES

1230 Del Monte Ave., Monterey CA 93940

Expenses	Monthly	Annual
Property Taxes	\$1,088.10	\$13,843.56
Garbage	\$230.23	\$2,113.80
Insurance	\$229.90	\$2,758.80
Water	\$282.22	\$3,803.64
PG&E	\$0.00	\$0.00
Sewer	\$235.95	\$2,831.40
Sub Total Expenses	\$2,066.40	\$24,796.80
Income	\$11,110	\$133,320



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1232 DEL MONTE AVE, MONTEREY



EXECUTIVE SUMMARY

1232 DEL MONTE AVE.

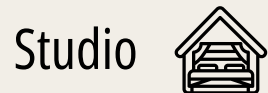
TRIPLEX - 1 HOUSE



TRIPLEX - 1 UNIT



TRIPLEX - 1 UNIT



PROPERTY OVERVIEW

This exceptional triplex presents a rare opportunity for both homeowners and investors. The property consists of three spacious units, each offering a comfortable living space and strong rental potential. This opportunity includes a fully updated two bedroom house, and two additional ADUs in the rear. This well-maintained triplex is ideally located in a vibrant neighborhood close to downtown Monterey, Fisherman's Wharf, and Del Monte Beach. With easy access to major highways, the property offers convenient connectivity to the rest of the Monterey Peninsula. Perfect for investors seeking steady cash flow or those looking to create a multi-unit residence, this property is a must-see.

RENT ROLL

1232 Del Monte Ave., Monterey CA 93940

	Unit Type	Unit #	Bed/Bath	Sq. Ft.	Monthly Rental Income
1232 Del Monte	Residential	-	2/1 House	850	\$3,150.00
1232 Del Monte	Residential	A	Studio	250	\$815.00
1232 Del Monte	Residential	B	1/1 Apt	250	\$2,050.00
				Total Monthly Rental Income	\$6,015.00



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EXECUTIVE SUMMARY

1232 DEL MONTE AVE.

TRIPLEX - 1 UNIT



TRIPLEX - 2 UNITS



EXPENSES

1232 Del Monte Ave., Monterey CA 93940

Expenses	Monthly	Annual
Property Taxes	\$644.97	\$13,843.56
Garbage	\$0.00	\$2,113.80
Insurance	\$229.90	\$2,758.80
Water	\$132.47	\$3,803.64
PG&E	\$308.23	\$0.00
Sewer	\$50.95	\$2,831.40
Sub Total Expenses	\$1,366.52	\$16,398.24
Income	\$6,015.00	\$72,180.00



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An aerial photograph of a coastal town. The top of the image shows a sandy beach and the ocean. Below the beach is a residential area with many houses and streets. A red location pin is placed on one of the houses. To the right of the residential area is a large parking lot and some commercial buildings. A body of water is visible on the left side of the image.

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