

# ROYALTY REAL ESTATE

## OFFER MEMORANDUM

### 3704 Bonnie Lane

Stockton, California 95204

#### 6-Unit Multifamily Investment Opportunity

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### Asking Price

**\$1,320,000**

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#### Investment Highlights

- ✓ Six-unit multifamily property
  - ✓ Strong in-place rental income
  - ✓ Additional laundry income
  - ✓ Stable cash-flow investment
  - ✓ Located near University of the Pacific
  - ✓ Attractive 7.24% cap rate
  - ✓ Professionally managed opportunity
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## Property Information

Property	Details
Address	3704 Bonnie Lane, Stockton, CA 95204
Property Type	Multifamily
Number of Units	6
Asking Price	\$1,320,000

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## Current Rent Roll

Unit	Monthly Rent
Unit 1	\$1,600
Unit 2	\$1,750
Unit 3	\$1,800
Unit 4	\$1,800
Unit 5	\$1,800
Unit 6	\$1,800

**Monthly Rental Income:** \$10,550

**Laundry Income:** \$300/month

**Total Monthly Income**

**\$10,850**

**Total Annual Income**

**\$130,200**

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## Estimated Annual Expenses

<b>Expense</b>	<b>Annual Amount</b>
Property Taxes (1.2%)	\$15,840
Insurance	\$8,000
Utilities / Water / Trash	\$10,800

### **Total Annual Expenses**

**\$34,640**

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### **Net Operating Income (NOI)**

Gross Annual Income: \$130,200

Less Operating Expenses: (\$34,640)

**NOI: \$95,560**

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### **Cap Rate**

**7.24%**

NOI (\$95,560) ÷ Purchase Price (\$1,320,000)

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### **Presented By**

**Mariam Hosseini**

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## Disclaimer

All information is deemed reliable but not guaranteed. Buyers are advised to independently verify all financial figures, property information, zoning, and lease information during their due diligence period.





