

OFFERING MEMORANDUM

BERRI
REAL ESTATE
DRE 01906450

5480 SHASTA AVE, SAN PABLO, CA 94806
OFFERED AT \$1,585,000

PHOTOS

BERRI
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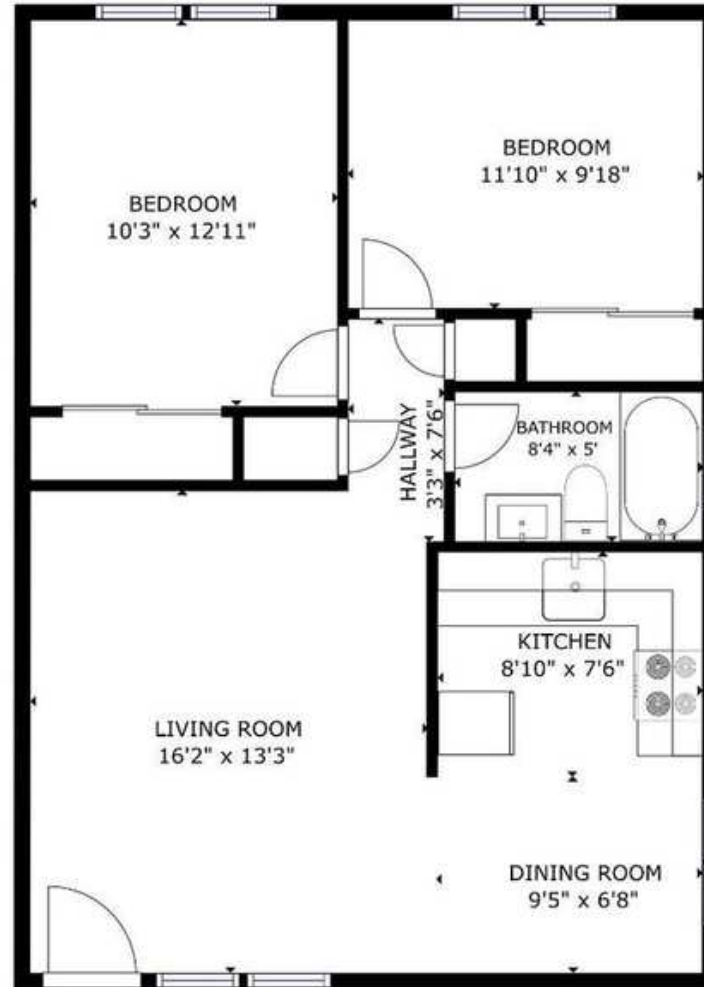
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UNIT LAYOUT

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GROSS INTERNAL AREA
FLOOR 1: 719 sq ft
TOTAL: 719 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

(Some units' layout might be slightly different. Buyer to verify all figures and conduct own due diligence. These data are estimated only. Neither seller nor listing agent guarantee the accuracy.)

FEATURES

BERRI
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Six-unit multifamily
well-maintained apartment building



Excellent opportunity
for value-add and long-term appreciation



All units are spacious
2-bedroom, 1-bathroom layout



Located in an established
rental market with consistent
tenant demand



Projected gross rental income of
\$166,800 annually



Convenient access to I-80,
Richmond Parkway, San Pablo Avenue, and
public transit



One vacant unit provide immediate
upside and owner flexibility



Close to Contra Costa College,
shopping, restaurants, parks and major
employers



Strong projected ~7% Cap Rate



Ideal for investors seeking
stable cash flow with future rental growth

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RENT ROLL

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Unit #	Bed/Bath	Rent
1	2bed 1bath	\$2,200/mo.
2	2bed 1bath	Vacant (projected \$2,350/mo.)
3	2bed 1bath	\$2,300/mo.
4	2bed 1bath	\$2,350/mo.
5	2bed 1bath	\$2,350/mo.
6	2bed 1bath	\$2,350/mo.

TOTAL PROJECTED RESIDENTIAL INCOME: \$13,900/MONTH (\$166,800 ANNUALLY)

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FINANCIAL SUMMARY

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Current /Residential Gross Income:	\$138,600/year
Offering Price	\$1,585,000
Pro Forma Gross Income	\$166,800/year
Estimated Vacancy & Credit Loss (5%)	\$8,340
Net Rental Income (Pro Forma)	\$158,460/year

Expenses (Estimated)	
Property Taxes (1.7%)	\$26,945
Insurance	\$11,000
Utilities	\$8,886
Management Fee (5% of GPI)	\$8,340
Maintenance	\$1,000
Total Expenses:	\$56,171







Net Operating Income (Pro Forma): \$110,629	
Cap Rate (with Unit 2 filled at \$2,350):	~ 7%

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NEIBORHOOD HIGHLIGHTS

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-  **Contra Costa College**
0.4 Miles
-  **Wildcat Canyon Regional Park**
2.3 Miles
-  **San Pablo Towne Center**
1.2 Miles
-  **Walmart Supercenter**
1.6 Miles
-  **Target**
1.7 Miles
-  **Raley's**
1.3 Miles
-  **FoodMaxx**
1.1 Miles
-  **Kaiser Permanente Richmond Medical Center**
2.1 Miles
-  **Richmond BART Station**
3.0 Miles
-  **I+80 Freeway Access**
1.5 Miles

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NEIBORHOOD HIGHLIGHTS

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Prime Location – Easy access to I-80, I-580, and major Bay Area destinations.



Shopping & Dining – Close to grocery stores, restaurants, and everyday essentials.



Parks & Recreation – Near local parks, trails, and the San Francisco Bay shoreline.



Schools & Services – Convenient access to schools, healthcare, and community amenities.



Investment Appeal – Strong rental demand and long-term growth potential.

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CONTACTS

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