

MULTIFAMILY FOR SALE

E STREET APARTMENTS

\$1,750,000

1250 E STREET, HAYWARD, CA 94541

8-UNITS

MTC



FOR SALE

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

MTC

Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PRESENTED BY:

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PROPERTY SUMMARY

1250 E STREET | HAYWARD, CA 94541

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Property Summary

Price:	\$1,750,000
Units:	8
Price / Unit:	\$218,750
NOI:	\$79,483
CAP Rate:	4.54%
GRM:	12.10
Occupancy:	100%
Building SF:	3,120 SF
Price / SF:	\$561/SF
Lot Size:	6,970 SF
Parking:	10 Carports
Renovated:	Upgraded/Remodeled
Year Built:	1964
Zoning:	RH: High Density Res

Property Overview

8-unit two-story apartment complex located in the Hayward Hills convenient to Downtown Hayward. The circa 1964 apartment building consists of 8 one-bedroom units with an average unit size of 391+/- square feet. There are various levels of upgrading and remodeling noted. The typical unit features carpet and vinyl flooring, wall gas furnace, freestanding range/oven in kitchen, vinyl flooring and ceramic wainscoting in the bathroom. Carport parking is available for each unit with a total of 10 spaces noted. Popular location.

*Note: Actual property insurance includes earthquake coverage, thus the higher than normal figure.

Location Overview

The property is located near the base of the Hayward Hills, convenient to Downtown Hayward and BART. Hayward High School and California State University East Bay are close by.

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UNIT RENT ROLL

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Unit	Description	Approx. SF	Current Rent	Pro Forma Rent	Comments
1	1+1	391	\$1,650	\$1,733	
2	1+1	391	\$1,650	\$1,733	
3	1+1	391	\$1,165	\$1,223	
4	1+1	391	\$1,165	\$1,223	
5	1+1	391	\$1,928	\$1,928	
6	1+1	391	\$1,650	\$1,733	
7	1+1	391	\$1,795	\$1,795	
8	1+1	391	\$1,052	\$1,105	

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PRO FORMA SUMMARY

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Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
1+1	8	\$18,083	\$144,660	\$18,708	\$149,664
Totals	8		\$144,660		\$149,664

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$144,660	\$149,664
- Less: Vacancy	\$0	\$0
Effective Gross Income	\$144,660	\$149,664
- Less: Expenses	(\$65,177)	(\$56,235)
Net Operating Income	\$79,483	\$93,429

Investment Summary

Price	\$1,750,000
Year Built	1964
Units	8
Price/Unit	\$218,750
RSF	3,120
Price/RSF	\$560.90
Lot Size	6,970 sf
Floors	2
APN	427-21-50
Cap Rate	4.54%
Market Cap Rate	5.34%
GRM	12.1
Market GRM	11.69

Annualized Expenses

Description	Actual	Market
Property Taxes 1.1724%	\$6,869	\$19,345
Special Assessments	\$1,125	\$1,125
Building Insurance	\$25,928	\$12,500
Water	\$7,724	\$7,724
Trash	\$3,531	\$3,531
Maintenance & Repairs	\$8,141	\$8,351
PG&E	\$1,667	\$1,667
Miscellaneous	\$10,192	\$1,992
Total Expenses	\$65,177	\$56,235
Expenses Per RSF	\$20.89	\$18.02
Expenses Per Unit	\$8,147	\$7,029

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PROPERTY PHOTOS

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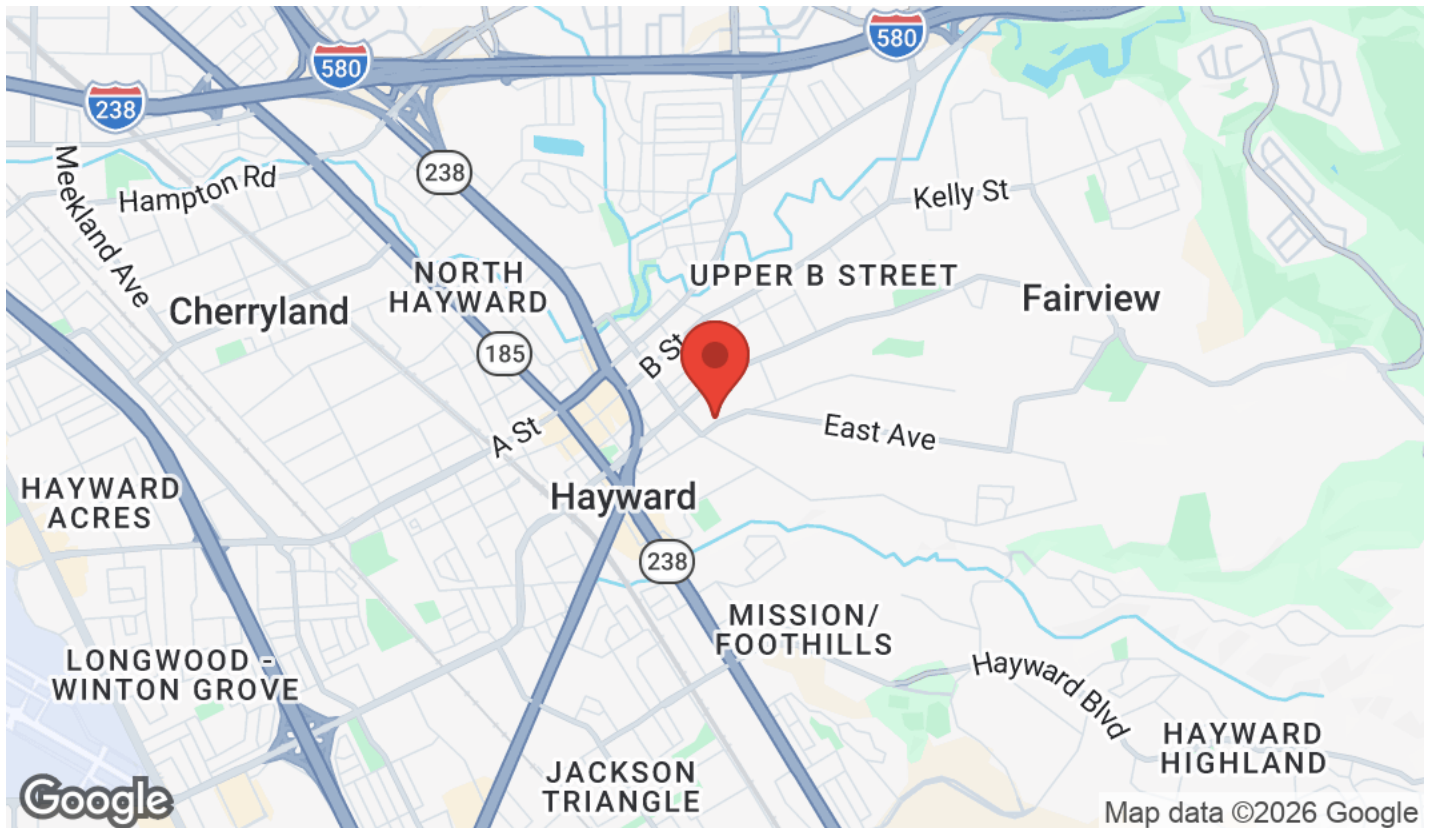
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LOCATION MAPS

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AERIAL MAP

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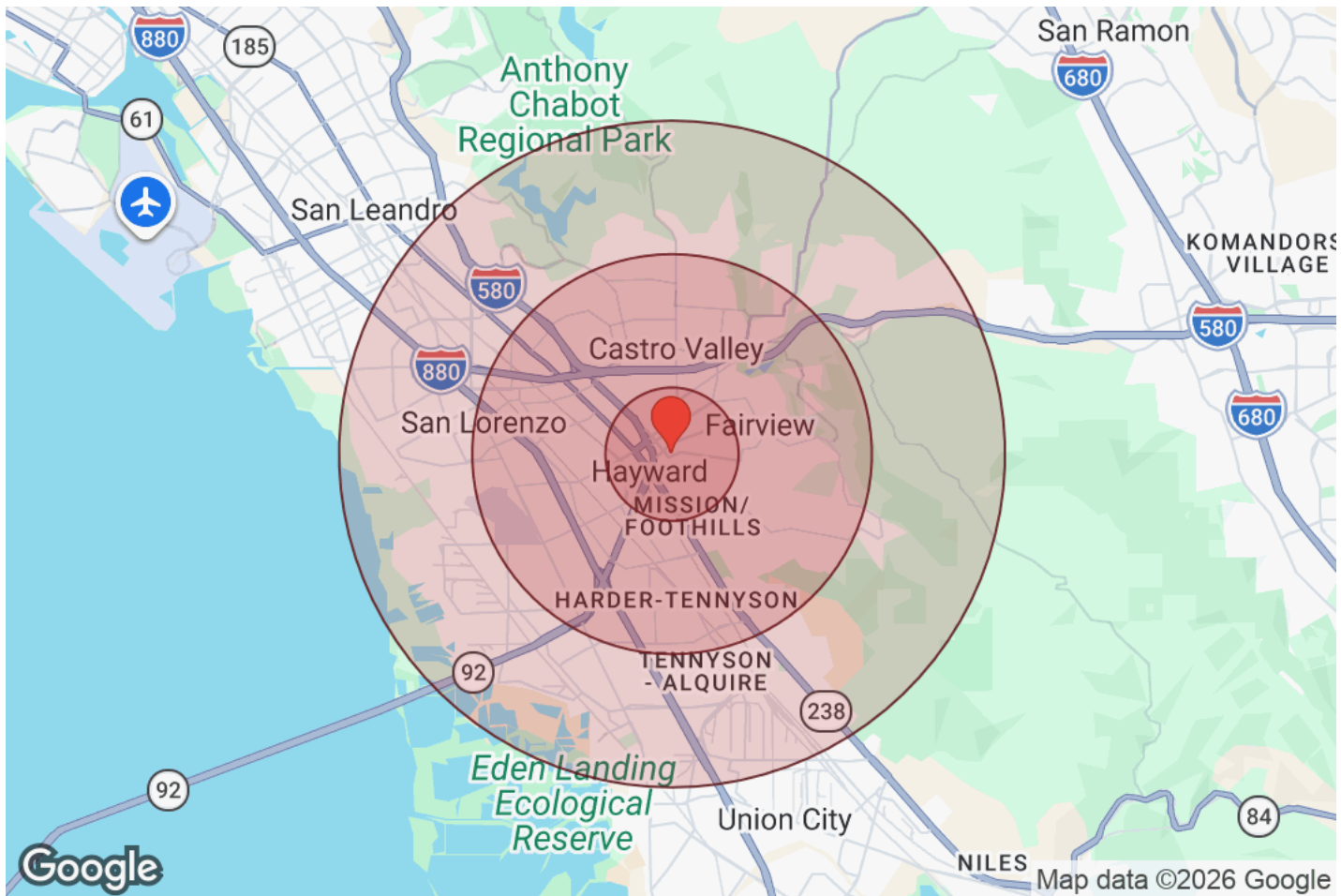
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DEMOGRAPHICS

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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	14,008	108,192	173,699
Female	13,941	107,447	174,821
Total Population	27,949	215,639	348,520

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	6,149	44,422	69,878
Black	3,812	21,370	31,994
Am In/AK Nat	42	302	488
Hawaiian	372	2,717	4,287
Hispanic	9,972	77,393	112,990
Asian	6,459	60,573	115,221
Multiracial	1,098	8,302	12,895
Other	45	539	802

Housing	1 Mile	3 Miles	5 Miles
Total Units	11,681	78,257	126,112
Occupied	10,729	72,923	117,722
Owner Occupied	4,193	36,724	66,061
Renter Occupied	6,536	36,199	51,661
Vacant	952	5,333	8,391

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	4,424	36,262	56,322
Ages 15 - 24	3,304	27,651	42,312
Ages 25 - 54	12,712	94,147	150,366
Ages 55 - 64	3,368	26,108	44,752
Ages 65+	4,142	31,471	54,769

Income	1 Mile	3 Miles	5 Miles
Median	\$112,656	\$117,543	\$120,177
Under \$15k	777	4,503	7,020
\$15k - \$25k	313	2,610	4,671
\$25k - \$35k	437	2,732	4,442
\$35k - \$50k	781	5,055	7,601
\$50k - \$75k	1,393	8,228	12,300
\$75k - \$100k	1,217	8,436	13,698
\$100k - \$150k	1,839	13,559	21,399
\$150k - \$200k	1,544	9,215	14,585
Over \$200k	2,428	18,586	32,004

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DISCLAIMER

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