



Offering Memorandum 1567 Regent Street, Redwood City, CA

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1567 Regent Street, Redwood City, CA

Property Details		Operations Summary		Current	Market
Address	1567 Regent Street Redwood City	Scheduled Gross Rent		\$149,700	\$164,100
Price	\$1,800,000	Vacancy (4%)		(\$5,988)	(\$6,564)
Down Payment	\$540,000	Effective Gross Rent		\$143,712	\$157,536
Units	7	Other Income		\$1,750	\$1,750
Price/Unit	\$257,143	Total Income		\$145,462	\$159,286
Rentable Square Feet	11,000	Operating Expenses		\$24,900	\$17,700
Price/Sq Ft	\$163.64	Non-Operating Expenses		\$22,107	\$22,107
Year Built	1964	Total Expenses		\$48,407	\$41,207
Land Area (Acres)	10,614	Net Operating Income		\$97,055	\$118,079
Current Cap Rate	5.39%	Debt Service		(\$70,453)	(\$70,453)
Market Cap Rate	6.56%	Net Cash Flow	4.93%	\$26,602	8.82% \$47,626
Current GRM	11.89	Principal Reduction		\$22,970	\$22,970
Market GRM	10.85	Total Return	9.18%	\$49,572	13.07% \$70,596

Proposed Financing		Type	#	%	Sq Ft	Current Rent	\$/Sq Ft	Market Rent	\$/Sq Ft
Amount	\$1,260,000	3+2.5	1	14%	3,105	\$2,375	\$0.76	\$2,500	\$0.81
Interest Rate	3.80%	3+2	1	14%	1,759	\$2,000	\$1.14	\$2,295	\$1.30
Amortization	30	2+2 + FR	1	14%	1,660	\$1,700	\$1.02	\$2,100	\$1.27
Annual Payment	\$5,871	2+2	1	14%	1,021	\$1,600	\$1.57	\$1,695	\$1.66
Details	Fixed for 5 years	2+2	1	14%	1,156	\$1,600	\$1.38	\$1,695	\$1.47
		2+2	1	14%	1,156	\$1,600	\$1.38	\$1,695	\$1.47
		2+2	1	14%	1,120	\$1,600	\$1.43	\$1,695	\$1.51
		Total/Avg	7	100%	10,977	\$12,475	\$1.14	\$13,675	\$1.25

1567 Regent Street, Redwood City, CA

Operations Statement

Operations	Current	Market
Scheduled Gross Rent	\$149,700	\$164,100
Vacancy (4%)	(\$5,988)	(\$6,564)
Effective Gross Rent	\$143,712	\$157,536
Other income (Laundry)	\$1,750	\$1,750
Total Income	\$145,462	\$159,286
Repairs & Maintenance (\$500/Unit)	\$3,500	\$3,500
Landscaping	\$1,200	\$1,200
W/S/G	\$9,000	\$9,000
On Site Mgt	\$7,200	\$0
Electric	\$2,000	\$2,000
License + Elevator	\$2,000	\$2,000
Subtotal Operating Expenses	\$24,900	\$17,700
Real Estate Taxes at Sale (1.0753%)	\$19,355	\$19,355
Special Assessments	\$102	\$102
Insurance (New Quote)	\$2,650	\$2,650
Subtotal Non-Operating Expenses	\$22,107	\$22,107
Reserves	\$1,400	\$1,400
Total Expenses	\$48,407	\$41,207
% Scheduled Gross Rent	32.34%	25.11%
Expenses/Unit	\$6,915	\$5,887
Expenses/Sq Ft	\$4.40	\$3.75
Net Operating Income	\$97,055	\$118,079
Debt Service	(\$70,453)	(\$70,453)
Net Cash Flow	4.93%	8.82%
Principal Reduction	\$22,970	\$22,970
Total Return	9.18%	13.07%

1567 Regent Street, Redwood City, CA

Rent Roll Summary

Type	#	%	Sq Ft	Current Rent	\$/SF	Market Rent	\$/SF
3+2.5	1	14%	3,105	\$2,375	\$0.76	\$2,500	\$0.81
**3+2+CD	1	14%	1,759	\$2,000	\$1.14	\$2,295	\$1.30
2+2	1	14%	1,021	\$1,600	\$1.57	\$1,695	\$1.66
2+2	1	14%	1,156	\$1,600	\$1.38	\$1,695	\$1.47
2+2	1	14%	1,156	\$1,600	\$1.38	\$1,695	\$1.47
2+2	1	14%	1,120	\$1,600	\$1.43	\$1,695	\$1.51
*2+2 + FR+CD	1	14%	1,660	\$1,700	\$1.02	\$2,100	\$1.27
Total/Avg	7	100%	10,977	\$12,475	\$1.14	\$13,675	\$1.25

* Family room could easily be converted into additional bedroom

** CD = Large covered deck.

1567 Regent Street, Redwood City, CA

Property Overview

Details

Address	1567 Regent Street Redwood City
County	San Mateo
APN	059-083-040
County Use	Multi Family

Attributes

Units	7
Gross Square Feet (tax record)	11,000
Average Unit Size (Sq Ft)	1,571
Land Area (Sq Ft)	10,614
Year Built	1964
Parking	9

Construction

Foundation	Concrete Perimeter
Exterior Walls	Stucco
Roof	Flat Touch Down
Patio/Balcony	All units
Laundry Facilities	On-site
Pool/Spa	None



Seven luxury apartment units on a quiet street on the West side of El Camino in a family friendly neighborhood. The property is three story building with an extremely large three bed two and a half bath owners unit on the ground floor, four large two bed two bath units with similar floor plans on the second floor, and two generous penthouse units both with huge private covered patio's on the third floor. All units have central forced air furnaces, dishwashers, and have been kept in very good condition. The ground floor unit has a large living room, family room with fireplace, private washer / dryer and formal dining room with access to a private deck at the rear of the property. The second floor two bedroom units have large outdoor decks, eat in kitchens, comfortable living room and generous bedrooms. The third floor units have eat in kitchens, large living rooms and generous bedrooms. These units have fireplaces and access to a large covered patio perfect for entertaining .

Regent Street is a cul-de-sac that ends just before Woodside Road thus reducing the amount of through traffic. The property has easy access to Woodside Road, El Camino Real, and is centrally located between Hwy 280 and 101.

1567 Regent Street, Redwood City, CA

Interior Photos



Average Kitchen

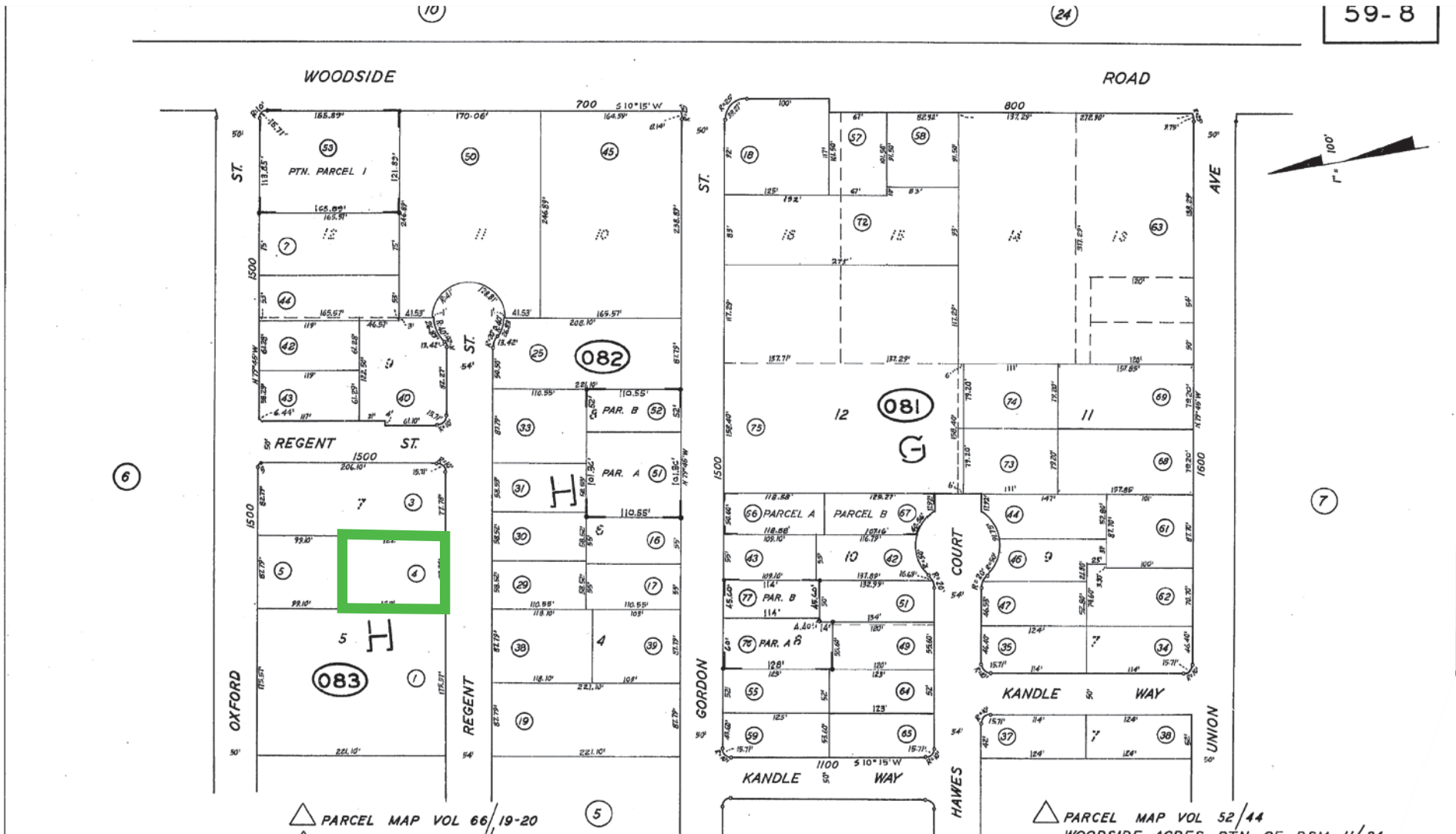


Average Master Suite

Covered Patio of Penthouse Unit

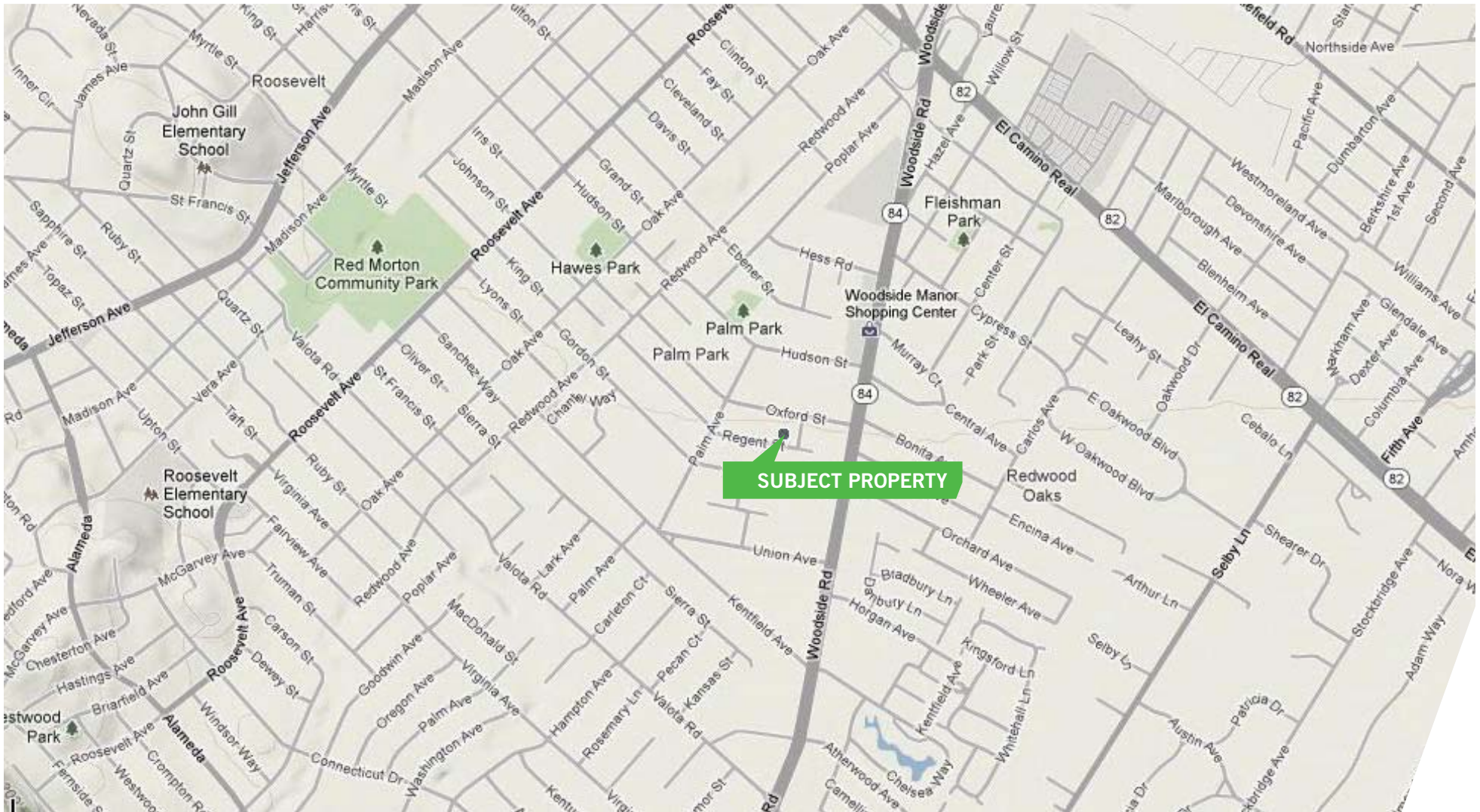
1567 Regent Street, Redwood City, CA

Parcel Map



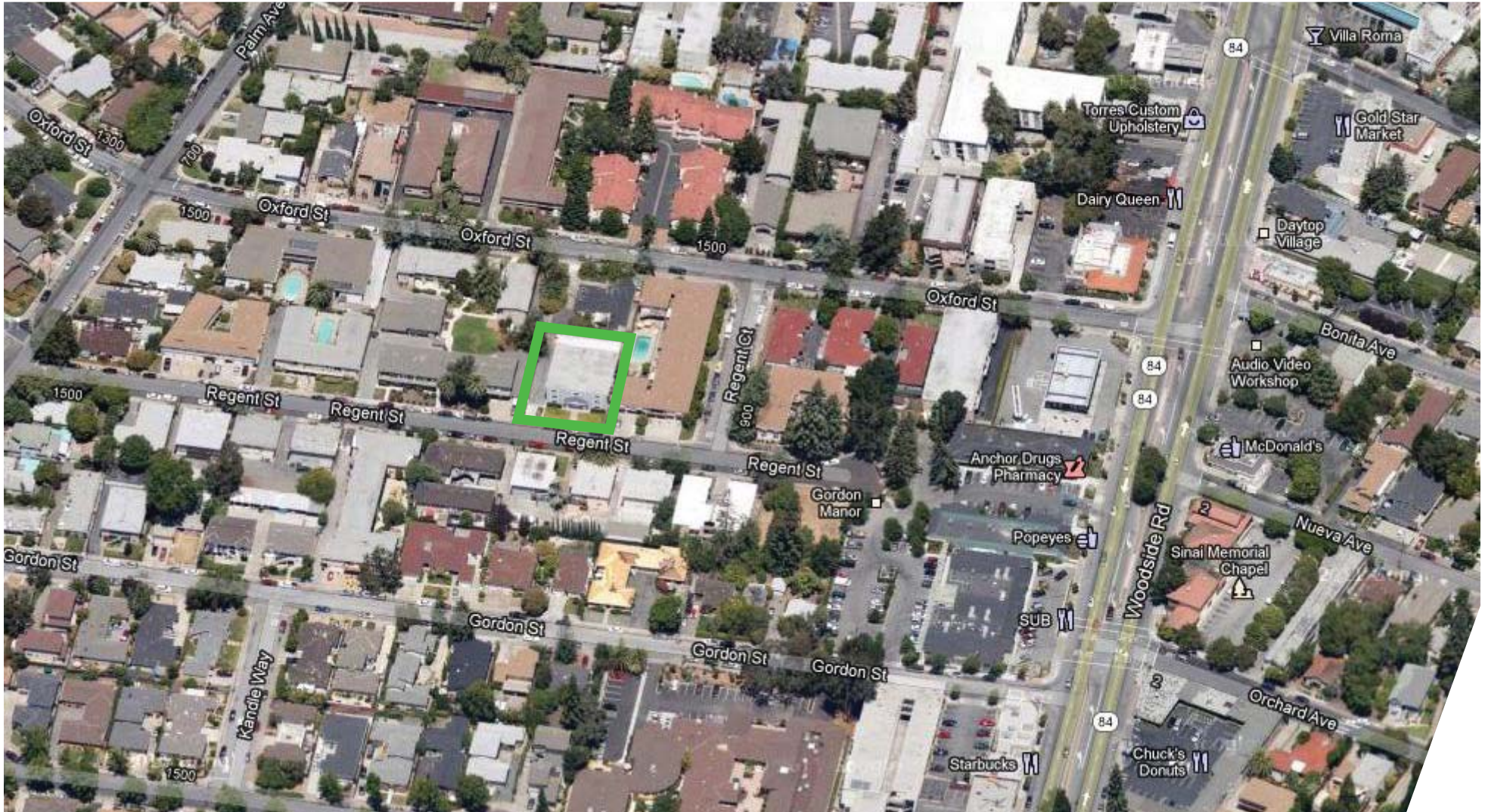
1567 Regent Street, Redwood City, CA

Local Map



1567 Regent Street, Redwood City, CA

Aerial Map

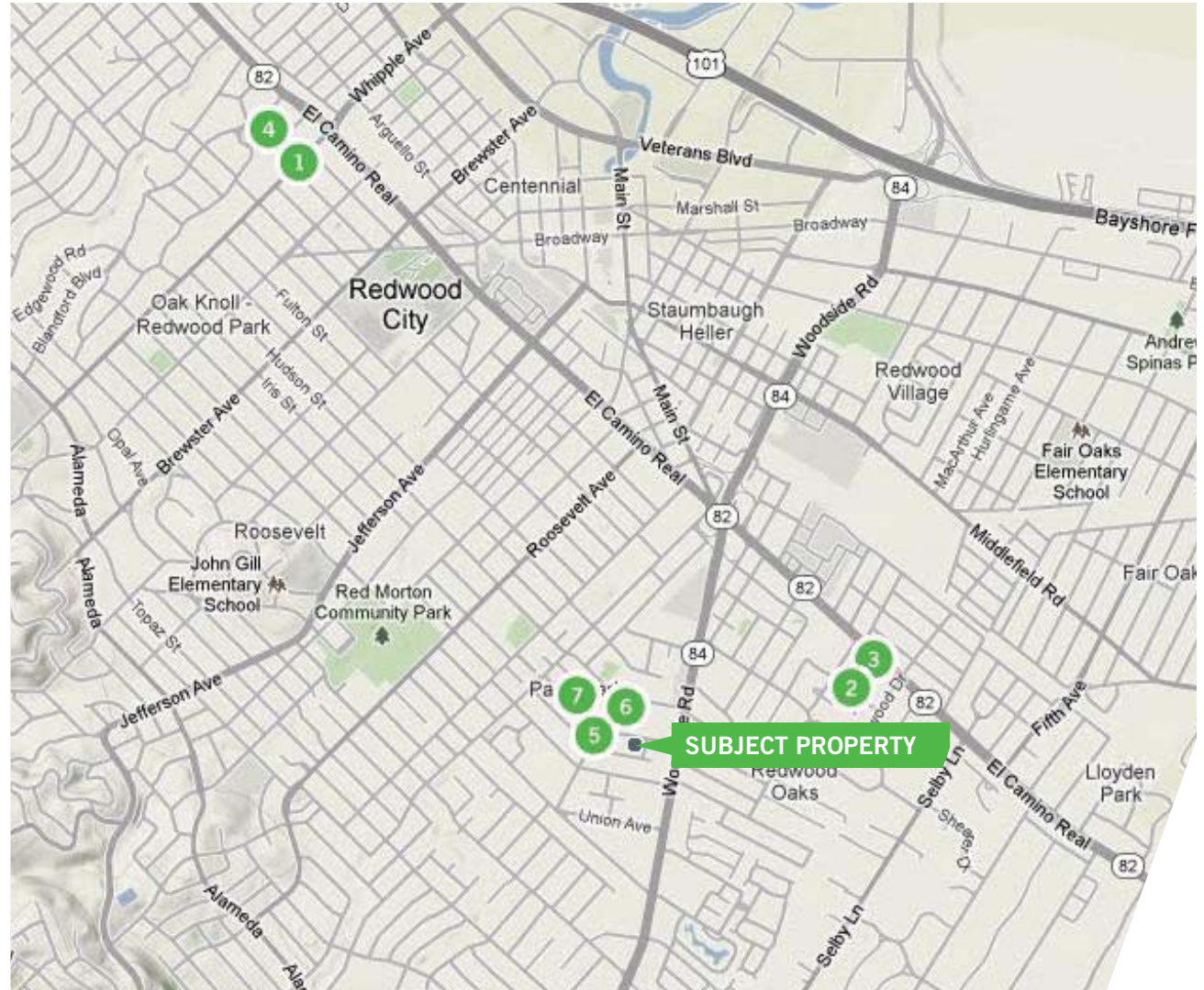


1567 Regent Street, Redwood City, CA

Rent Comparable Map & Legend

Properties

1. 1212 Whipple Ave
Redwood City, CA
2. 690 Leahy Street
Redwood City, CA
3. 707 Leahy Street
Redwood City, CA
4. 141 Wellesley
Redwood City, CA
5. 1456 Oxford Street
Redwood City, CA
6. 1518 Oxford Street
Redwood City, CA
7. 1435 Regent
Redwood City, CA



1567 Regent Street, Redwood City, CA

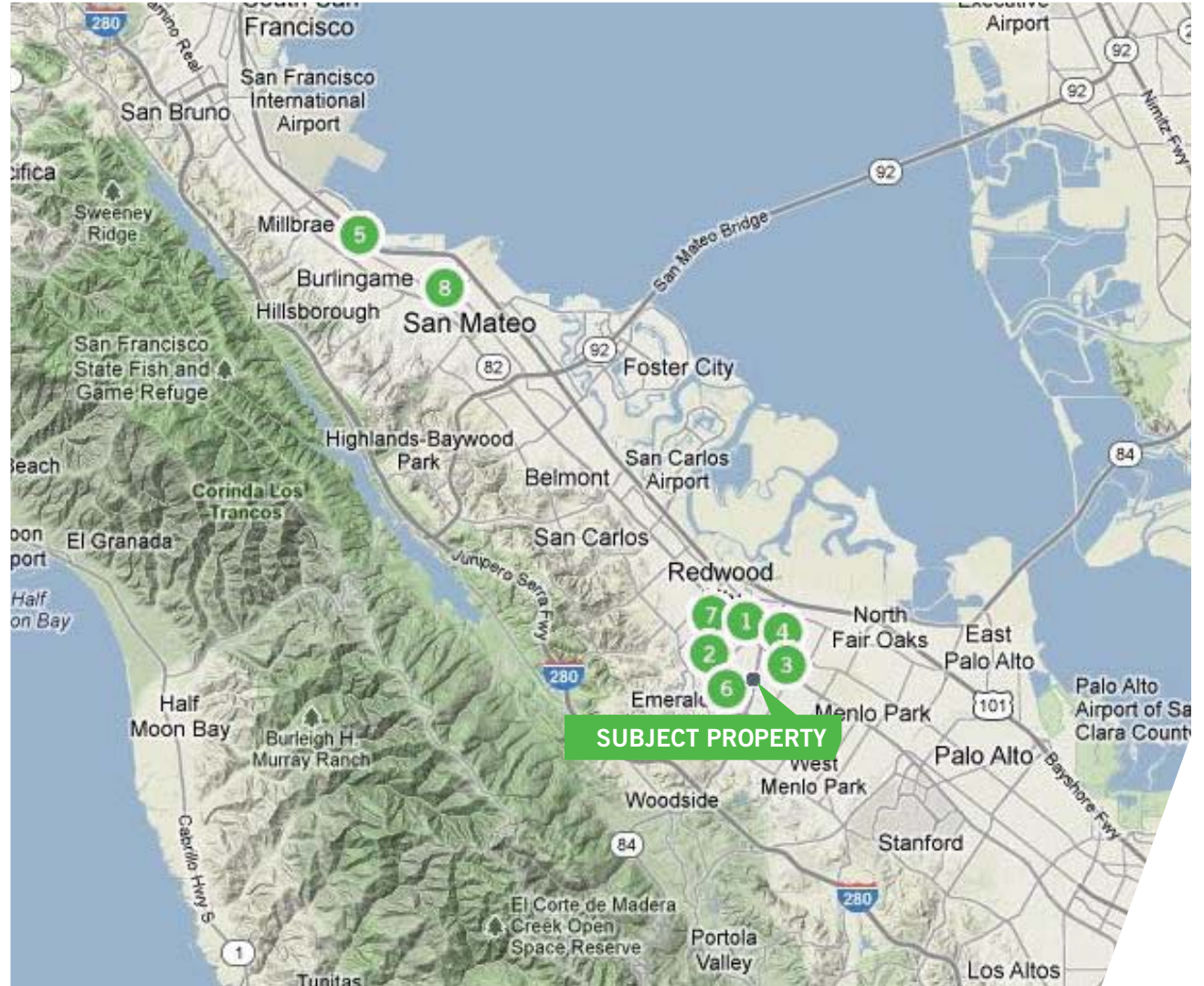
Rent Comparable Properties Summary

Properties	Type	Sq Ft	Current Rent	\$/Sq Ft	Comments
1. 1212 Whipple Ave Redwood City, CA	2+1	900	\$2,127	\$2.36	West side location, larger property with professional MGT, property is secured, with pool and on-site laundry. Kitchen updated with Granite, and stainless, upgrade paint, and crown
2. 690 Leahy Street Redwood City, CA	2+2	1100	\$2,045	\$1.86	Comparable building size, Completely remodeled unit, with updated granite kitchens, new paint, DP windows.
3. 707 Leahy Street Redwood City, CA	2+2 2+2	840 920	\$2,266 \$2,808	\$2.70 \$3.05	Larger building, pool, outdoor entertaining, with high ceilings, A/C, Balcony's. Pet friendly building. Units have been updated with kitchens, baths, crown, and paint
4. 141 Wellesley Redwood City, CA	2+2	1100	\$2,200	\$2.00	Larger secured community, with heated swimming pool, pet friendly property,
5. 1456 Oxford Street Redwood City, CA	2+1	1100	\$1,995	\$1.81	Comparable building with single car garage, nice kitchen with DW, updated carpet, private balcony, TH style unit.
6. 1518 Oxford Street Redwood City, CA	2+1 3+2	650 1200	\$1,700 \$2,200	\$2.62 \$1.83	Same neighborhood as subject, similar condition, larger units with private decks and four garages, all units have walk in closets in bedrooms
7. 1435 Regent Redwood City, CA	3+2	1200	\$2,195	\$1.83	Just down from subject property in inferior condition to subject and unit rented in Dec.

1567 Regent Street, Redwood City, CA

Sales Comparable Map & Legend

Properties	
1.	1515 Regent Street Redwood City, CA
2.	1435 Regent Street Redwood City, CA
3.	1670 Union Ave Redwood City, CA
4.	1518 Oxford Street Redwood City, CA
5.	1144 Capuchino Ave Burlingame, CA
6.	1567 Gordon Street Redwood City, CA
7.	517 Vera Ave Redwood City, CA
8.	16-20 East Poplar Ave San Mateo, CA



1567 Regent Street, Redwood City, CA

Sales Comparable Properties Summary

Properties	Price	Units	\$/Unit	Sq Ft	\$/Sq Ft	Cap Rate	GRM	COE
1. 1515 Regent Street Redwood City, CA	\$1,649,000	7	\$235,571	7,000	\$236	4.89%	13.30	Active
2. 1435 Regent Street Redwood City, CA	\$1,260,000	6	\$210,000	7,146	\$176	5.62%	12.10	Dec-11
3. 1670 Union Ave Redwood City, CA	\$2,698,000	15	\$179,867	12,525	\$215	5.58%	12.54	Pending
4. 1518 Oxford Street Redwood City, CA	\$2,400,000	11	\$218,182	8,800	\$273	7.10%	10.50	Dec-11
5. 1144 Capuchino Ave Burlingame, CA	\$1,250,000	5	\$250,000	4,696	\$266	3.46%	17.30	Active
6. 1567 Gordon Street Redwood City, CA	\$2,100,000	12	\$175,000	10,200	\$206	6.00%	10.83	Oct-11
7. 517 Vera Ave Redwood City, CA	\$1,275,000	6	\$212,500	6,249	\$204	4.23%	15.23	Active
8. 16-20 East Poplar Ave San Mateo, CA	\$1,997,600	8	\$249,700	6,517	\$307	4.28%	15.91	Nov-11

1567 Regent Street, Redwood City, CA

Sales Comparable Properties



Subject Property

1567 Regent Street	Price	\$1,800,000	Cap Rate (Current)	5.39%
Redwood City, CA	Units	7	Cap Rate (Market)	6.56%
	\$/Unit	\$257,143	GRM (Current)	11.89
	Sq Ft	11,000	GRM (Market)	10.85
	\$/Sq Ft	\$163.64	COE	Active



Comparable #1

1515 Regent Street	Price	\$1,649,000	Cap Rate (Current)	4.89%	Comments: Clean building, smaller units then subject, secured building with private garages. Original interiors, on same block as subject DOM 7
Redwood City	Units	7	Cap Rate (Market)	5.32%	
	\$/Unit	\$235,571	GRM (Current)	13.30	
	Sq Ft	7,000	GRM (Market)	12.21	
	\$/Sq Ft	\$236	COE	Active	
	Unit Mix	1:1+1. 4:2+1,2:3+2			



Comparable #2

1435 Regent Street	Price	\$1,260,000	Cap Rate (Current)	5.62%	Comments: Just down the street from subject, inferior condition inside and out was on the market for 27 days but had multiple offers, buyer went in at list with 35K credit for work to be done, 3+1 was rented in Dec for \$2195 sold 35K below list price
Redwood City	Units	6	Cap Rate (Market)	6.15%	
	\$/Unit	\$210,000	GRM (Current)	12.10	
	Sq Ft	7,146	GRM (Market)	11.56	
	\$/Sq Ft	\$176	COE	Dec-11	
	Unit Mix	1:1+1, 4:2+1, 1:3+1			

1567 Regent Street, Redwood City, CA

Sales Comparable Properties



Comparable #3

1670 Union Ave	Price	\$2,698,000	Cap Rate (Current)	5.58%	Comments: Westside location, inferior location and unit mix two subject, building has been updated with new DP windows, exterior paint, and updated kitchen and bathrooms in 8 of the 15 units. DOM 23
Redwood City	Units	15	Cap Rate (Market)	6.09%	
	\$/Unit	\$179,867	GRM (Current)	12.54	
	Sq Ft	12,525	GRM (Market)	11.77	
	\$/Sq Ft	\$215	COE	Pending	
	Unit Mix	10:1+1, 1:2+1, 4: Studio			



Comparable #4

1518 Oxford Street	Price	\$2,400,000	Cap Rate (Current)	7.10%	Comments: Solid unit mix with good rents inplace at COE. All units have patios, decks or yards, all units also have walk in closets, four single car garages and 7 carports. Buyer had to assume existing debt. DOM 20, Sold 95K below ask
Redwood City	Units	11	Cap Rate (Market)	7.10%	
	\$/Unit	\$218,182	GRM (Current)	10.50	
	Sq Ft	8,800	GRM (Market)	10.50	
	\$/Sq Ft	\$273	COE	Dec-11	
	Unit Mix	10:2+1, 1:3+1			



Comparable #5

1144 Capuchino Ave	Price	\$1,250,000	Cap Rate (Current)	3.46%	Comments: Superior location in downtown Burlingame location, comparable condition to subject, significantly inferior unit mix and income stream to subject. Multiple offers within 5 days of going to market.
Burlingame	Units	5	Cap Rate (Market)	5.64%	
	\$/Unit	\$250,000	GRM (Current)	17.30	
	Sq Ft	4,696	GRM (Market)	12.42	
	\$/Sq Ft	\$266	COE	Active	
	Unit Mix	2:2+1, 3:1+1			

1567 Regent Street, Redwood City, CA

Sales Comparable Properties



Comparable #6

1567 Gordon Street	Price	\$2,100,000	Cap Rate (Current)	6.00%	Comments: West side location, large units, large units with private garages, units are mostly original as is building DOM 24 sold 125K below list.
Redwood City	Units	12	Cap Rate (Market)	6.91%	
	\$/Unit	\$175,000	GRM (Current)	10.83	
	Sq Ft	10,200	GRM (Market)	9.41	
	\$/Sq Ft	\$206	COE	Oct-11	
	Unit Mix	5:1+1, 6:2+2, 1:3+2			



Comparable #7

517 Vera Ave	Price	\$1,275,000	Cap Rate (Current)	4.23%	Comments: West side El Camino Location, original units, well maintained with patio's covered carports, recent paing and new roof.
Redwood City	Units	6	Cap Rate (Market)	4.86%	
	\$/Unit	\$212,500	GRM (Current)	15.23	
	Sq Ft	6,249	GRM (Market)	13.36	
	\$/Sq Ft	\$204	COE	Active	
	Unit Mix	3:1+1, 3:2+1			



Comparable #7

16-20 East Poplar Ave	Price	\$1,997,600	Cap Rate (Current)	4.28%	Comments: Eight large two bed one bath units, two contiguous parcels, residential financing avaiable, property being offered as to one buyer, individual hot water heaters and W/D in each unit.
San Mateo	Units	8	Cap Rate (Market)	5.20%	
	\$/Unit	\$249,700	GRM (Current)	15.91	
	Sq Ft	6,517	GRM (Market)	13.32	
	\$/Sq Ft	\$307	COE	Nov-11	
	Unit Mix	8:2+1			