

7881 Thornton Avenue, Newark, CA



Offering Memorandum

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Property Details		Operations Summary		Current	Market
Address	7881 Thornton Avenue Newark, CA 94560	Scheduled Gross Rent		\$79,200	\$104,220
Price	\$1,050,000	Vacancy	3.00%	(\$2,376)	(\$3,127)
Down Payment	\$262,500	Effective Gross Rent		\$76,824	\$101,093
Units	4	Other Income		\$0	\$1,200
Price/Unit	\$262,500	Total Income		\$76,824	\$102,293
Rentable Square Feet	4,112	Operating Expenses		\$8,470	\$8,470
Price/Sq Ft	\$255.35	Non-Operating Expenses		\$14,481	\$14,481
Year Built	1973	Total Expenses		\$23,951	\$23,951
Land Area (SqFt)	11,282	Net Operating Income		\$52,873	\$78,343
Current Cap Rate	5.04%	Debt Service		(\$45,937)	(\$45,937)
Market Cap Rate	7.46%	Net Cash Flow	2.64%	\$6,936	12.35% \$32,406
Current GRM	13.26	Principal Reduction		\$13,511	\$13,511
Market GRM	9.96	Total Return	7.79%	\$20,447	17.49% \$45,916

Proposed Financing		Type	#	%	Sq Ft	Current Rent	\$/Sq Ft	Market Rent	\$/Sq Ft
Amount	\$787,500	2+1.5 TH	1	25%	1,028	\$1,500	\$1.46	\$2,195	\$2.14
Interest Rate	4.15%	2+1.5 TH	1	25%	1,028	\$1,800	\$1.75	\$2,195	\$2.14
Amortization	30	2+1.5 TH	1	25%	1,028	\$1,300	\$1.26	\$2,195	\$2.14
Monthly Payment	\$3,828	2+1.5 TH	1	25%	1,028	\$2,000	\$1.95	\$2,100	\$2.04
Details	Fixed for 5 years	NC Studio	0	0%	350	\$0	\$0.00	\$795	\$2.27
		Total/Avg	4	100%	4,112	\$6,600	\$1.61	\$8,685	\$2.11

Operations Statement

Operations	Current	Market
Scheduled Gross Rent	\$79,200	\$104,220
Vacancy (3%)	(\$2,376)	(\$3,127)
Effective Gross Rent	\$76,824	\$101,093
Other income (Garages 2)	\$0	\$1,200
Total Income	\$76,824	\$102,293
Repairs & Maintenance (\$750/Unit)	\$3,000	\$3,000
Water / Sewer	\$1,500	\$1,500
Garbage	\$2,520	\$2,520
Landscaping	\$1,200	\$1,200
City Fee	\$250	\$250
Operating Expenses	\$8,470	\$8,470
Real Estate Taxes (1.12189%)	\$11,780	\$11,780
Special Assessments	\$1,451	\$1,451
Insurance	\$1,250	\$1,250
Subtotal Non-Operating Expenses	\$14,481	\$14,481
Reserves	\$1,000	\$1,000
Total Expenses	\$23,951	\$23,951
% Scheduled Gross Rent	30.24%	22.98%
Expenses/Unit	\$5,988	\$5,988
Expenses/Sq Ft	\$5.82	\$5.82
Net Operating Income	\$52,873	\$78,343

Property Overview

Details

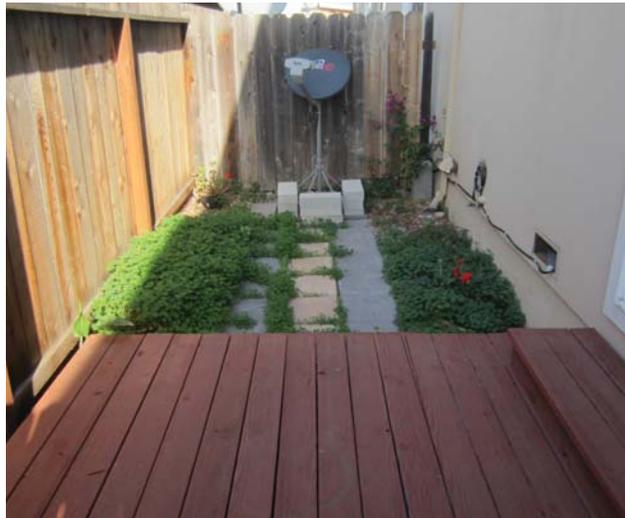
Address	7881 Thornton Avenue Newark, CA 94560
County	Alameda
APN	092-0083-013
County Use	Multi Family

Attributes

Units	4
Gross Square Feet	4,112
Average Unit Size (Sq Ft)	1,028
Land Area (SqFt)	11,282
Year Built	1988
Parking	4 Carports / 2 Garages

Construction

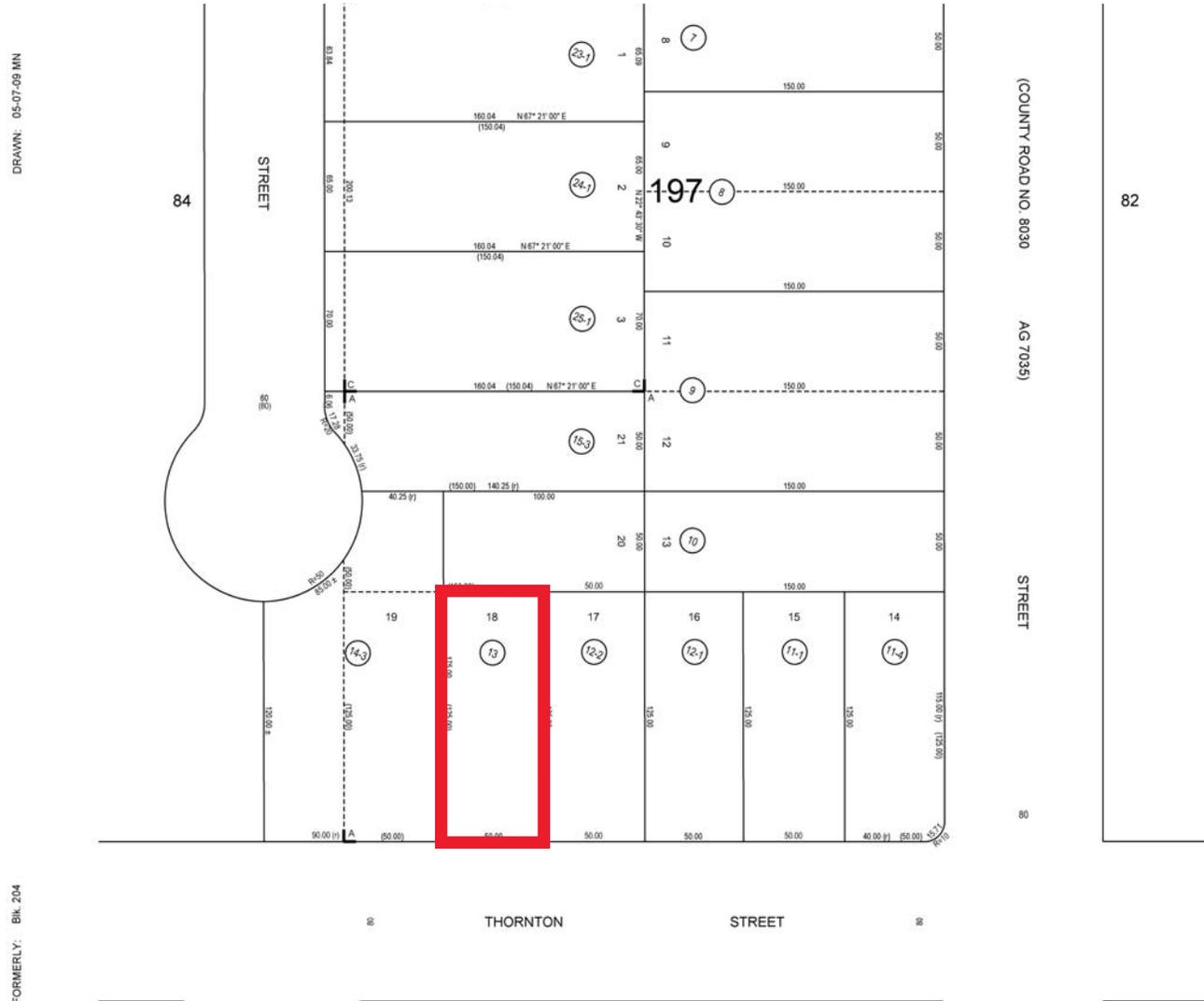
Foundation	Concrete Perimeter
Exterior Walls	Wood
Roof	Newer Composition Shingle
Patio/Balcony	Private yards
Laundry Facilities	On-Site in units
Windows	None



Interior Photos



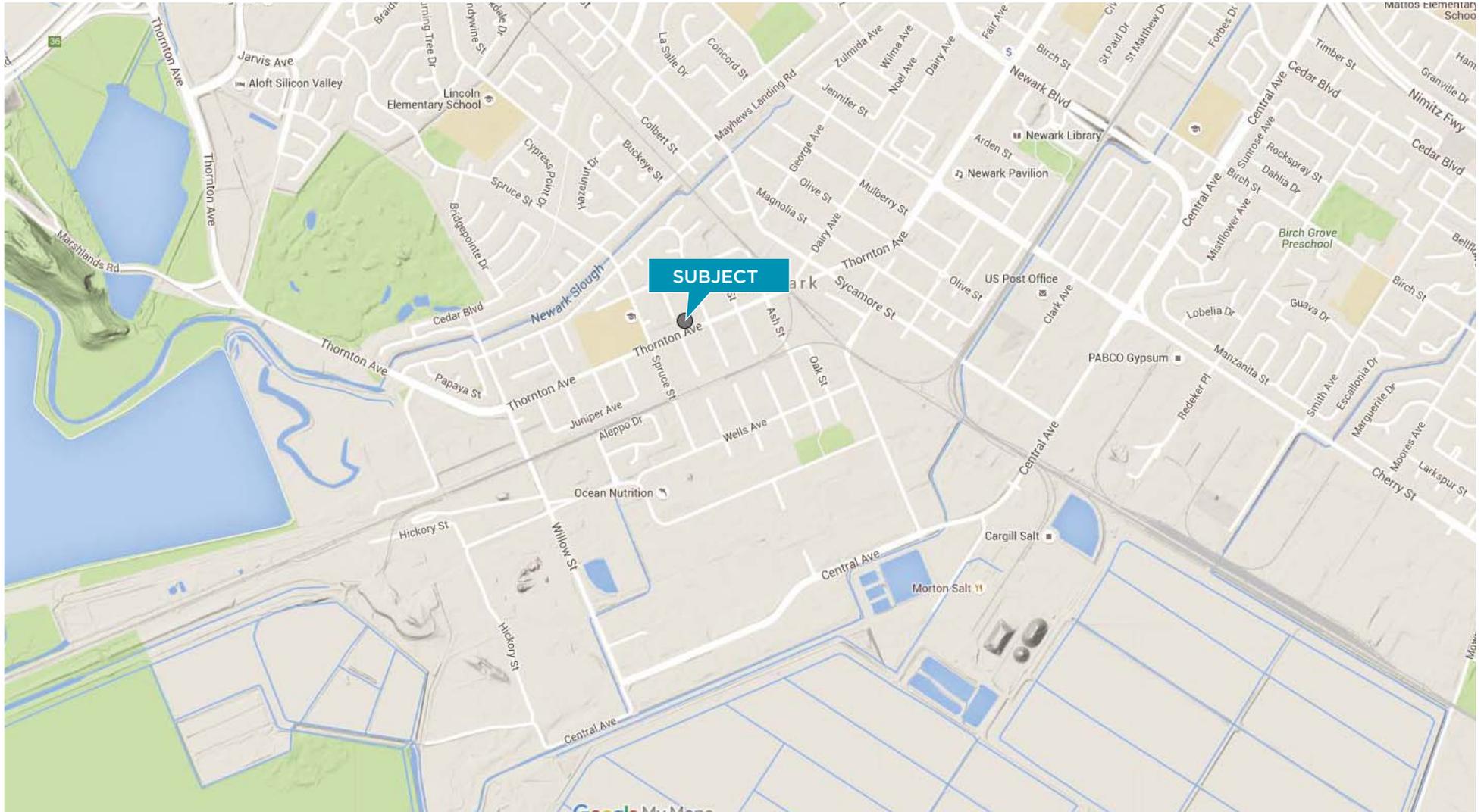
Parcel Map



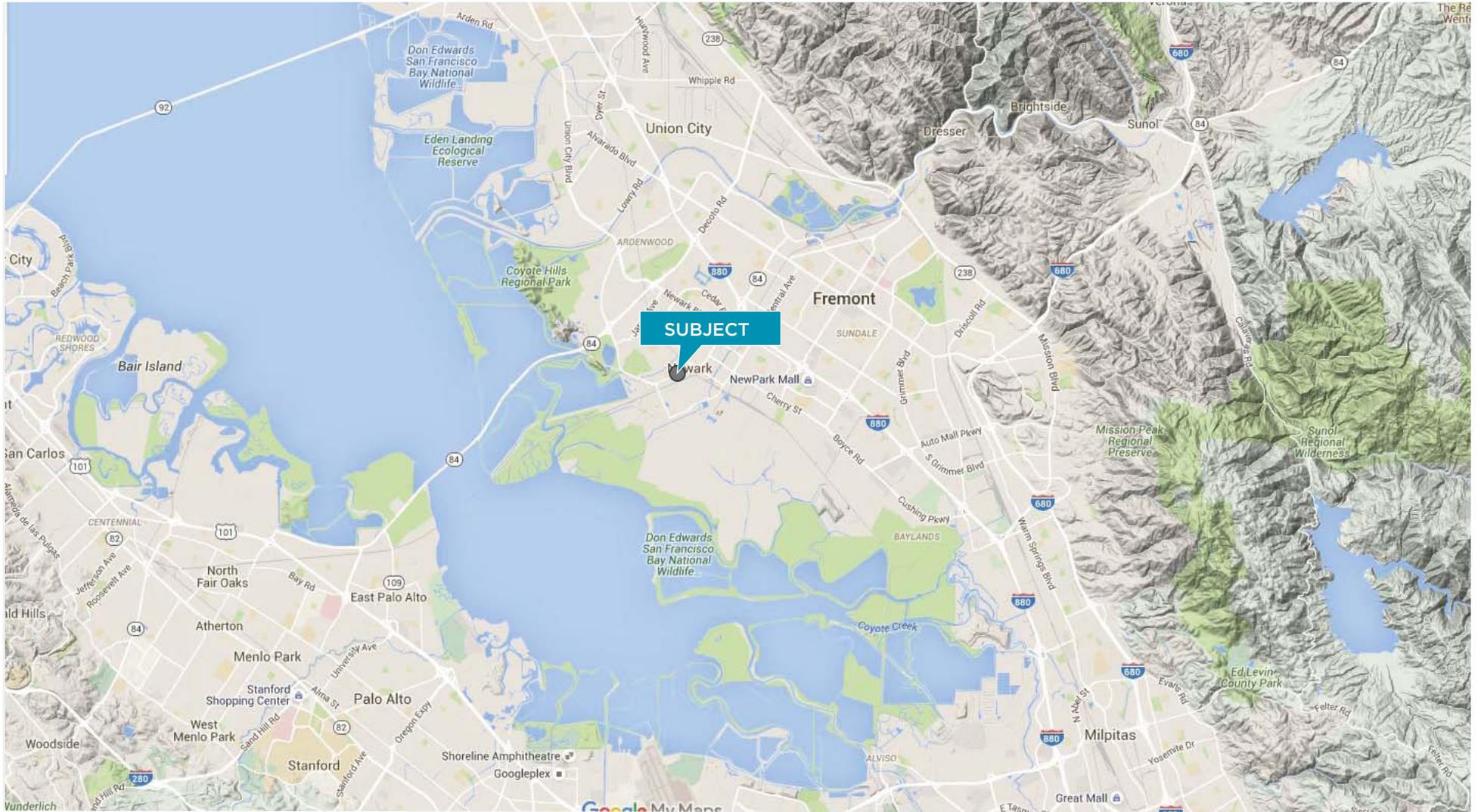
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Local Map



Area Map



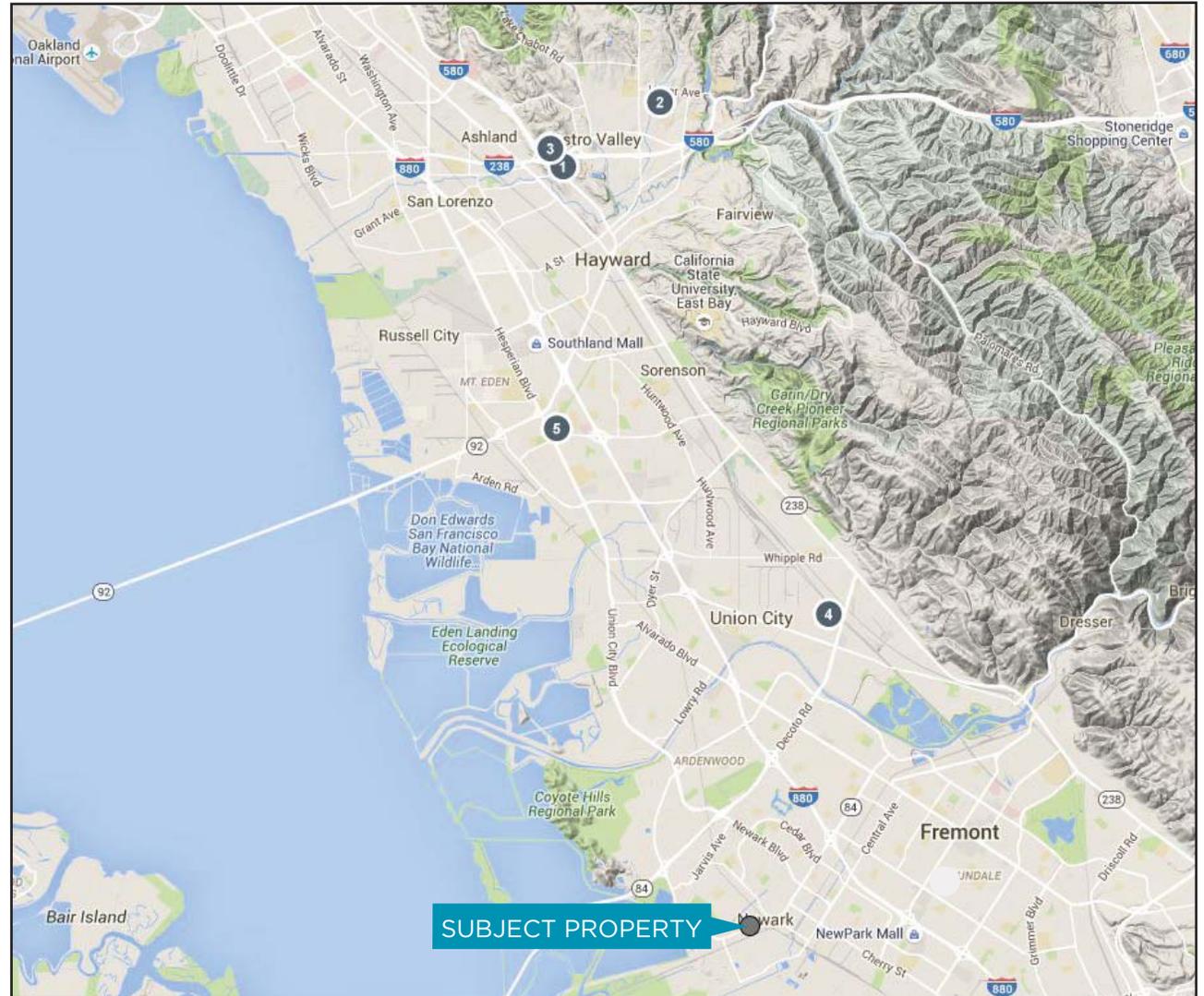
Aerial Map



Sales Comparable Map & Legend

Properties

1. 2302 John Court
Castro Valley
2. 19660 Forest Ave
Castro Valley
3. 2122 Regent Street
Castro Valley
4. 33862 14th Street
Union City
5. 2124 Aldengate Way
Hayward



Sales Comparable Properties Summary

Properties	Price	Units	\$/Unit	Sq Ft	\$/Sq Ft	Cap Rate	GRM	COE
1. 2302 John Court Castro Valley	\$1,295,000	4	\$323,750	3,456	\$375	N/A	N/A	Sep-15
2. 19660 Forest Ave Castro Valley	\$1,200,000	4	\$300,000	3,829	\$313	N/A	N/A	Mar-15
3. 2122 Regent Street Castro Valley	\$1,200,000	4	\$300,000	3,858	\$311	N/A	N/A	Jul-15
4. 33862 14th Street Union City	\$1,300,000	4	\$325,000	3,080	\$422	N/A	N/A	Jun-15
5. 2124 Aldengate Way Hayward	\$1,025,000	3	\$341,667	4,257	\$241	N/A	N/A	Oct-15

Sales Comparable Properties



Comparable #1						
2302 John Court	Price	\$1,295,000	COE		Sep-15	Comments: Updated building with new windows, exterior paint, all 2+1 units, updated kitchen and bathrooms with granite, and newer appliances, including W/D all units month to month.
Castro Valley	Units	4				
	\$/Unit	\$323,750				
	Sq Ft	3,456				
	\$/Sq Ft	\$375				
	Unit Mix	4:2+1				



Comparable #2						
19660 Forest Ave	Price	\$1,200,000	COE		Mar-15	Comments: Large SFR rental in front, three 2+1's in the rear, 1 mile from BART, great SFR neighborhood.
Castro Valley	Units	4				
	\$/Unit	\$300,000				
	Sq Ft	3,829				
	\$/Sq Ft	\$313				
	Unit Mix	1:3+2,3:2+1				



Comparable #3						
2122 Regent Street	Price	\$1,200,000	COE		Jul-15	Comments: Extremely well maintained four plex, current rents way below market, sold 100k above asking price DOM 21
Castro Valley	Units	4				
	\$/Unit	\$300,000				
	Sq Ft	3,858				
	\$/Sq Ft	\$311				
	Unit Mix	2:3+1.5, 2:2+1				

Sales Comparable Properties



Comparable #4						
33862 14th Street	Price	\$1,300,000	COE	Jun-15	Comments: All units completely updated, with new floors, paint, carpet, kitchen cabinets, granite countertops, appliances, built in micro, Walking distance to BART, great SFR neighborhood. Sold at asking price DOM 16	
Union City	Units	4				
	\$/Unit	\$325,000				
	Sq Ft	3,080				
	\$/Sq Ft	\$422				
	Unit Mix	4:2+1				



Comparable #5						
2124 Aldengate Way	Price	\$1,025,000	COE	Oct-15	Comments: Well maintained property sold in 9 days for 50k above the asking price. Studio unit non-conforming,	
Hayward	Units	3				
	\$/Unit	\$341,667				
	Sq Ft	4,257				
	\$/Sq Ft	\$241				
	Unit Mix	1:3+2,1:2+2,1:2+1.5, 1: Studio				