



582 East H Street

Benicia, CA 94510

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EXECUTIVE SUMMARY

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Offering Highlights

582 East H St Benicia, CA 94510

PROPERTY DETAILS	
Price	\$1,200,000
Units	4
Price/Unit	\$300,000
Rentable SF	2,968
Price/SF	\$404.31
Year Built	1967
Lot Size (SF)	7009
APN	080-161-080

VITAL DATA	
Cap Rate - Current	5.70%
Cap Rate - Pro Forma	7.08%
GRM - Current	12.82
GRM - Pro Forma	10.87
Net Operating Income - Current	\$68,343
Net Operating Income - Pro Forma	\$84,936



Investment Overview

582 East H Street is an updated four plex located in Benicia, CA, a charming small-town atmosphere located in a picturesque waterfront area on the Carquinez Strait. It has a rich history as a former state capital. It offers highly-rated public schools and a family-friendly environment, along with abundant outdoor recreation, a vibrant arts and culture scene, and convenient access to other major Bay Area cities. The community enjoys a slower pace of life with unique local businesses and a strong sense of community. The competitive housing market and historical, thriving arts downtown makes this an attractive investment opportunity in the heart of Benicia. This amazing property sits on a quiet, tree-lined neighborhood just minutes from downtown Benicia.

The property consists of 4 units comprised entirely of two-bedroom/one-bath units, each of approximately 742 square feet. Each unit has one dedicated carport with storage available and tandem space for additional cars. A common laundry room is located adjacent to carport. This property is a fantastic opportunity for any investor looking for an amazing location and great unit mix in one of the most prime cities in California.



Investment Highlights

- Located 3 Miles from Downtown & Marina
- Four Two-Bedroom/One-Bath Units
- Four Individual Carports + 4 Parking Spaces
- Common Laundry w/app pay (buyer to assume lease)

Property Description

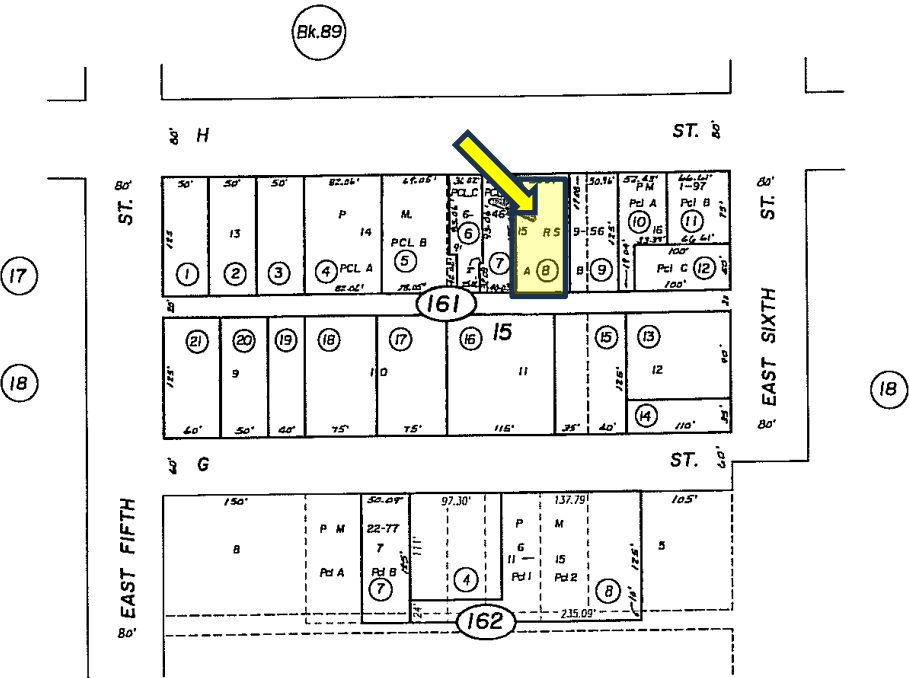
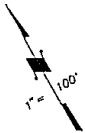
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Parcel Map

NOTICE...This is neither a plat nor a survey. It is furnished merely as a convenience to aid you in locating the land indicated hereon with reference to streets and other land. No liability is assumed by reason of any reliance hereon.

POR. SEC. 1, T.2N., R.3W., M.D.B. & M.

Tax Area Code 1000 80-16



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NOTE: This map is for assessment purposes only and is not for the intent of interpreting legal boundary rights, zoning regulations and/or legality of land division laws.

CITY OF BENICIA
Assessor's Map Bk. 80 Pg. 16
County of Solano, Calif.

01/02

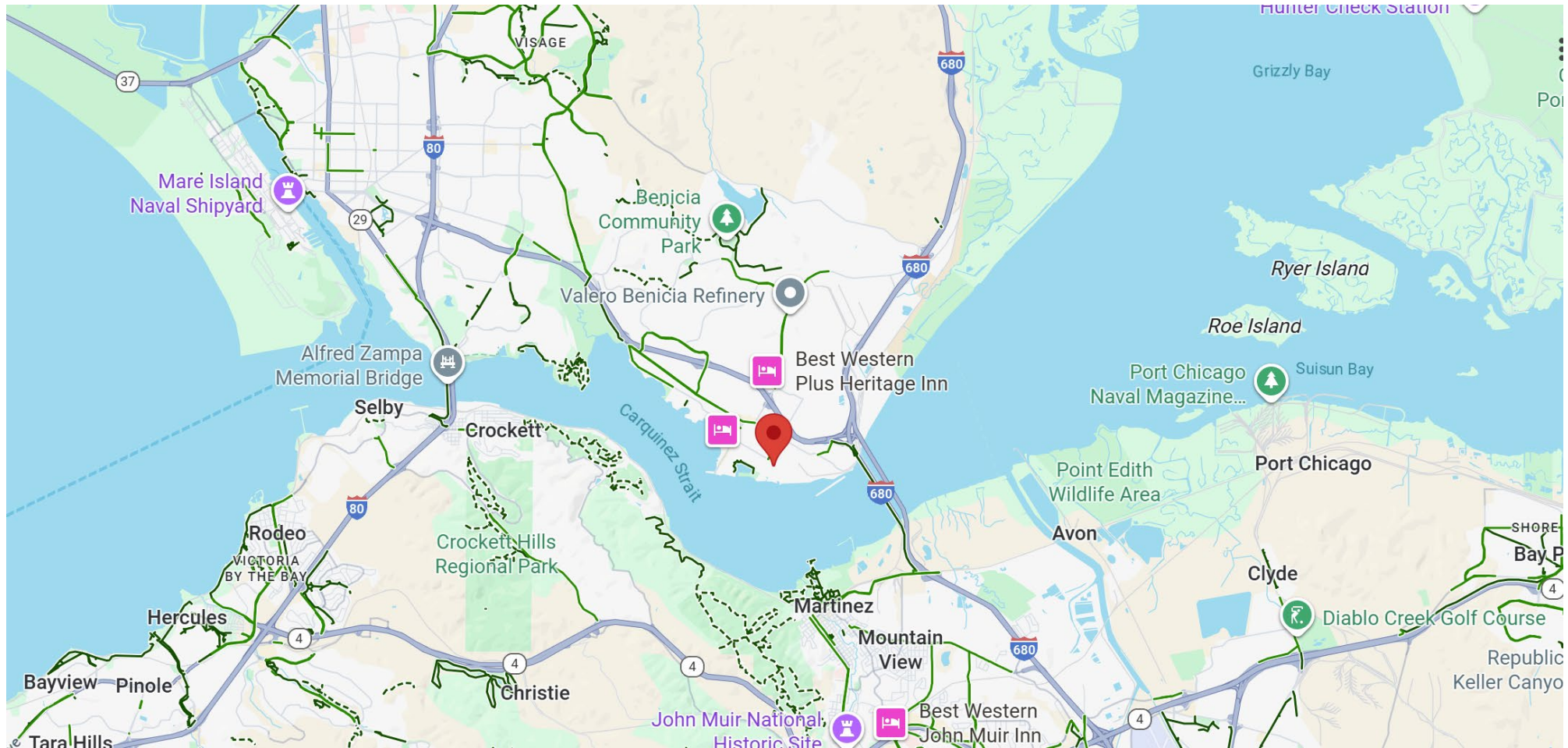
Copyright © 1996, Solano County Assessor/Recorder. All rights reserved.

City of Benicia, R.M. Bk. 4 Pg. 45

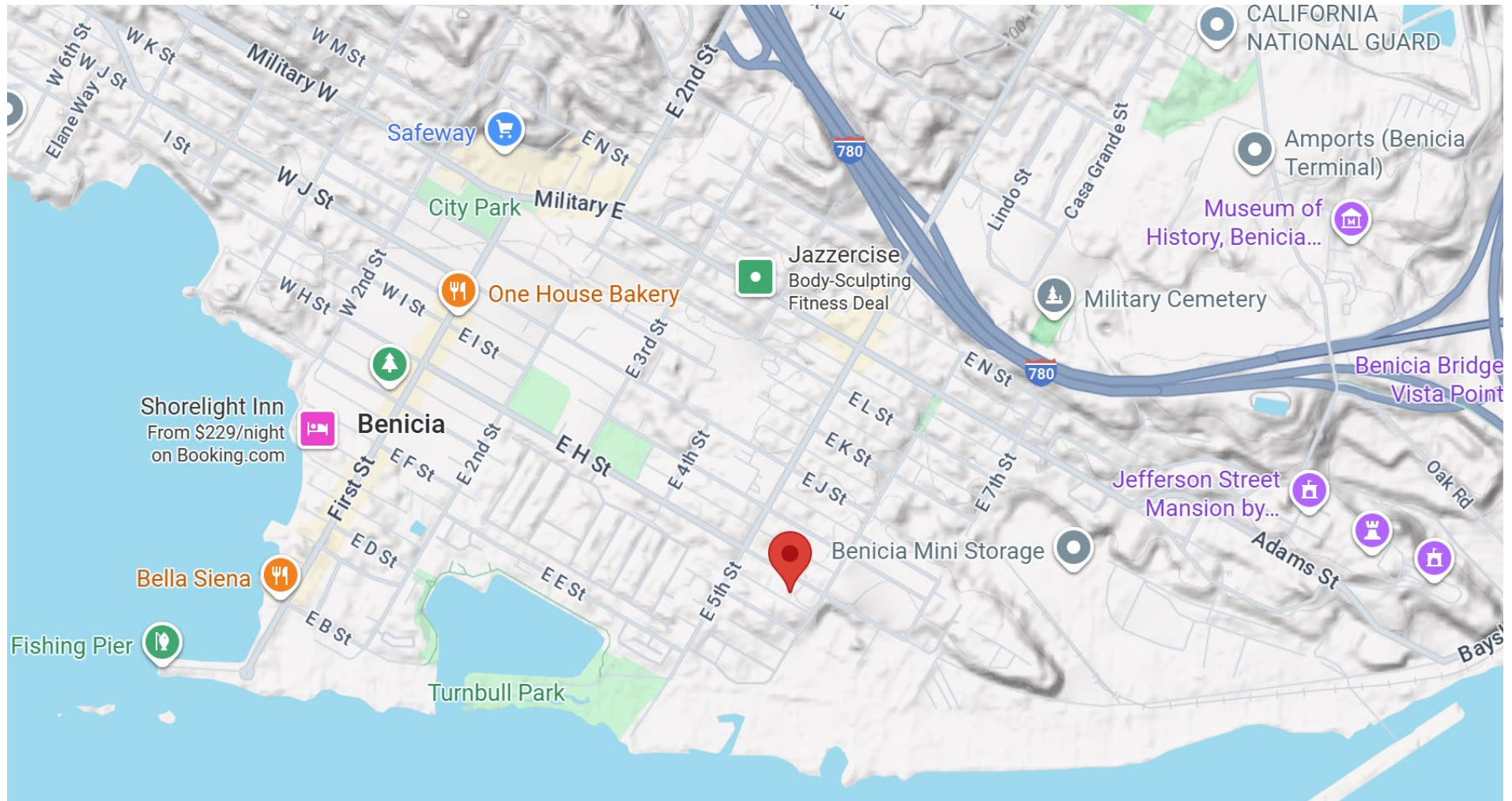
162-051a Pg18 Dd 2-14-00	FG
162-04Cng Dd 08 Dd 6-8-98	FG
162-05A07 10-2-81 DEW	
REVISION	DATE BY

NOTE: Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

Regional Map



Local Map



Financial Analysis

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Financial Summary

ANNUALIZED OPERATING DATA		
INCOME	CURRENT	PRO FORMA
Gross Potential Rent	\$93,600	\$110,400
Vacancy	0% / \$0	0% / \$0
Effective Gross Income	\$93,600	\$110,400
EXPENSES	CURRENT	PRO FORMA
Cleaning	\$892	\$892
Insurance	\$1,834	\$1,834
Maintenance	\$1,652	\$1,652
Repairs	\$2,080	\$2,080
Taxes	\$10,335	\$10,541
Utilities	\$8,465	\$8,465
Total Expenses	\$25,257	\$25,464
Per Unit	\$6,314	\$6,366
Per SF	\$8.51	\$8.58
Net Operating Income	\$68,343	\$84,936



The above information has been obtained from sources believed to be reliable and has been prepared for advertising and general information only. No warranty or representation is made to the accuracy of the information. All information should be verified by the recipient prior to lease, purchase, exchange or execution of legal documents.

Rent Roll

RENT ROLL						
UNIT NUMBER	UNIT TYPE	SF	CURRENT RENT	RENT/SF	MARKET RENT	RENT/SF
A	2 Bd 1 Bath	742	\$2,000	\$2.70	\$2,300	\$3.10
B	2 Bd 1 Bath	742	\$1,800	\$2.43	\$2,300	\$3.10
C	2 Bd 1 Bath	742	\$2,000	\$2.70	\$2,300	\$3.10
D	2 Bd 1 Bath	742	\$2,000	\$2.70	\$2,300	\$3.10
4	TOTALS	2968	\$7,800		\$9,200	

Financial Overview

THE OFFERING	
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SCHEDULED INCOME						
NO. OF UNITS	UNIT TYPE	SF	CURRENT RENT	MONTHLY RENT	PRO FORMA RENT	MONTHLY RENT
4	2 Bd 1 Bath	742	\$1,800 - \$2,000	\$7,800	\$2,300	\$9,200
4	Total	2,968		\$7,800		\$9,200

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