

1955 Grande Circle

FAIRFIELD, CA

OFFERING MEMORANDUM

1955 Grande Circle

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INTRODUCTION

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Marcus & Millichap
Real Estate Investment Services

FINANCIAL OVERVIEW

Location

1955 Grande Circle
Fairfield, CA 94533

Price	\$1,808,000
Down Payment	33% / \$588,000
Number of Units	23
Price/Unit	\$78,609
Rentable Square Feet	12,050
Price/SF	\$150.04
CAP Rate - Current	6.97%
GRM - Current	8.23
Year Built	1974
Lot Size	14,793 SF

Annualized Operating Data

Income	Current
Gross Potential Rent	\$219,600
Gross Potential Income	\$219,600
Effective Gross Income	\$219,600
Less: Expenses	\$93,600
Net Operating Income	\$126,000
Net Cash Flow Before Debt Service	\$126,000
Net Cash Flow After Debt Service	21.4% / \$126,000
Total Return	21.4% / \$126,000

Financing

FIRST TRUST DEED

Loan Amount \$1,220,000
Loan Type All Cash
Loan information is time sensitive and subject to change. Contact your local Marcus & Millichap Capital Corporation representative.

Expenses	
Other	\$93,600
Total Expenses	\$93,600
Expenses/unit	\$4,070
Expenses/SF	\$7.77
% of EGI	42.62%

Scheduled Income

No. of Units	Unit Type	Approx. Square Feet	Current Rents	Rent/ SF	Monthly Income
16	1 Bdr 1 Bath	450	\$750	\$1.67	\$12,000
7	2 Bdr 1.5 Bath	800	\$900	\$1.13	\$6,300
23	Total/Wtd. Avg.	12,050			\$18,300

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