

OFFERING | Multifamily | 5 Units | \$1,800,000

MEMORANDUM | 405 ARCH & 77-83 JAMES, REDWOOD CITY, CA 94061

California SB 721
Mandated Inspection
Completed

COMPASS
COMMERCIAL

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EXCLUSIVELY
LISTED

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DO NOT DISTURB TENANTS.
PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.

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EXECUTIVE SUMMARY

MULTIFAMILY / 5 UNITS

405 Arch Street & 77-83 James, Redwood City
94061

County: San Mateo

APN: 052-211-070

Price: \$1,800,000

Units: 5

Unit Mix: (1) 2Br/1Ba; (4) 1Br/1Ba

Price/Unit: \$360,000

Price/Sqft: \$467

Building Sqft: * 3,855

Lot Size Sqft: * 6,000

Year Built: 1923

** Per Assessors records*



PROPERTY FEATURES

BUILDING FEATURES

Roof: Sloped Composition Shingle

Laundry: 1 Washer/1 Dryer-Seller Owned

Electric/Gas: Separate Meters

Subpanels: Siemans Circuit Breakers

LOCATION FEATURES

- Steps to Downtown Redwood City shops, restaurants, Courthouse Square, and Safeway anchored Sequoia Shopping Center
- Easy walk to Caltrain for SF and San Jose commutes
- Fast access to Hwy 101 and I-280
- Quiet, tree-lined residential pocket west of El Camino
- Close to Sequoia Hospital and Kaiser Redwood City



PRO FORMA OPERATING SUMMARY

OPERATING EXPENSES	CURRENT	NOTES
New Property Taxes (@ 1.0941%)	\$19,694	[1]
Special Assessments & Direct Charges	\$156	[1]
Insurance	\$9,672	[2]
Water/Sewer/Garbage	\$8,213	[2]
PG&E	\$0	[4]
Landscaping & Gardening	\$2,030	[2]
License/Inspections	\$788	[2]
Repairs and Maintenance	\$5,000	[3]
Life Safety	\$95	[2]
Total Annual Expenses:	\$45,647	

ANNUALIZED OPERATING DATA	CURRENT
Scheduled Gross Income:	\$112,140
Less Vacancy Rate: (3.0%)	\$3,364
Gross Operating Income:	\$108,776
Less Expenses: (40.7%)	\$45,647
Net Operating Income:	\$63,128
Cap Rate	3.51%
GRM	16.05

NOTES |

[1] From Secured Tax Bill 25'-26'

[2] From Owners 2025 Annual Income Statement

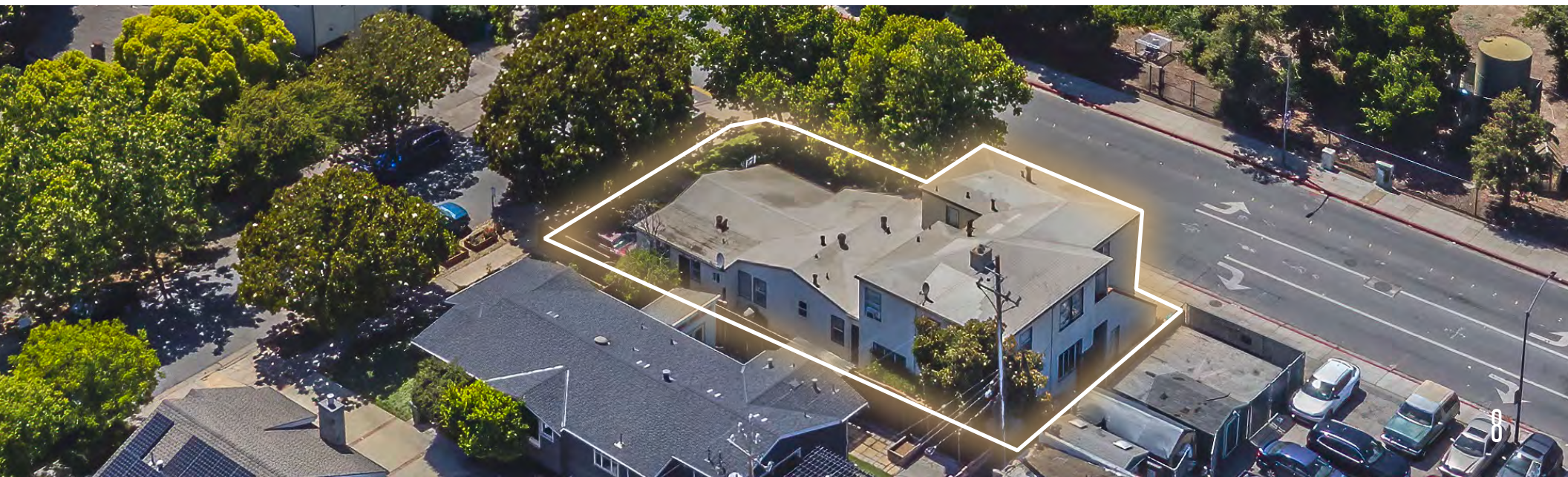
[3] Estimated \$1,000/unit/year Per Chase Underwriting Standards

[4] PG&E for Laundry tied to & paid by Unit 405

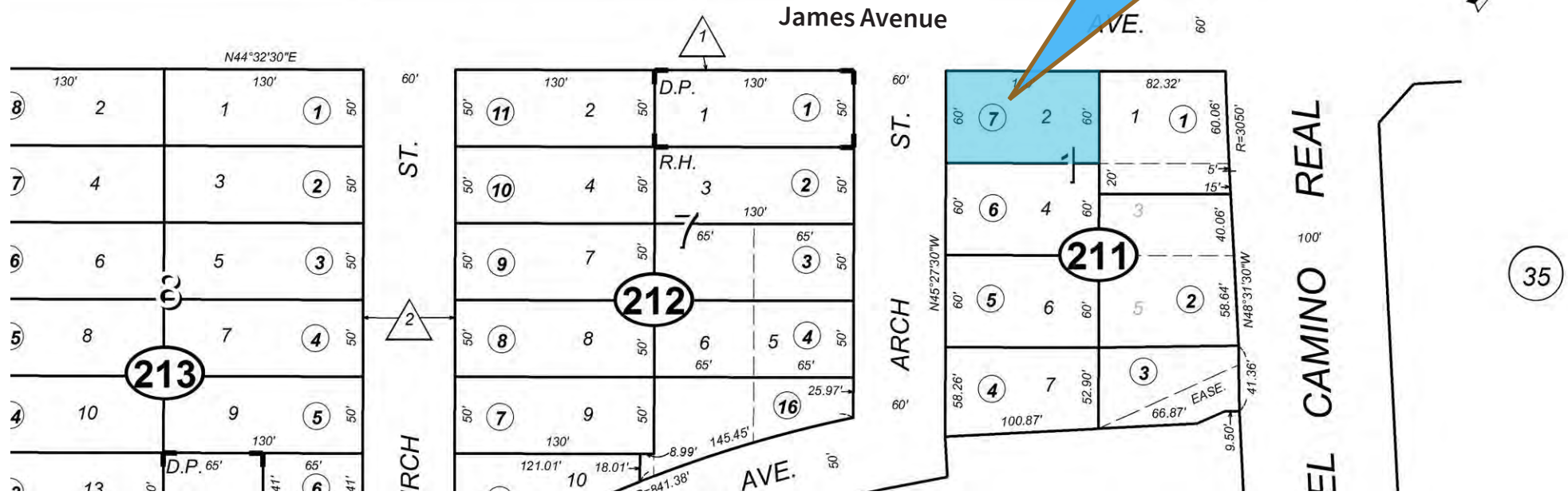


RENT ROLL SUMMARY

Unit	Type	Rent Income	Sizes ± Sq.Ft.
405 Arch Street	1-Bedroom/1-Bath	\$1,700.00	775
77 James Ave	1-Bedroom/1-Bath	\$1,950.00	770
79 James Ave	1-Bedroom/1-Bath	\$1,870.00	770
81 James Ave	1-Bedroom/1-Bath	\$1,950.00	770
83 James Ave	2-Bedroom/1-Bath	\$1,875.00	770
Monthly Rent		\$9,345.00	
Annual Total Income		\$112,140.00	



APN: 052-212-010



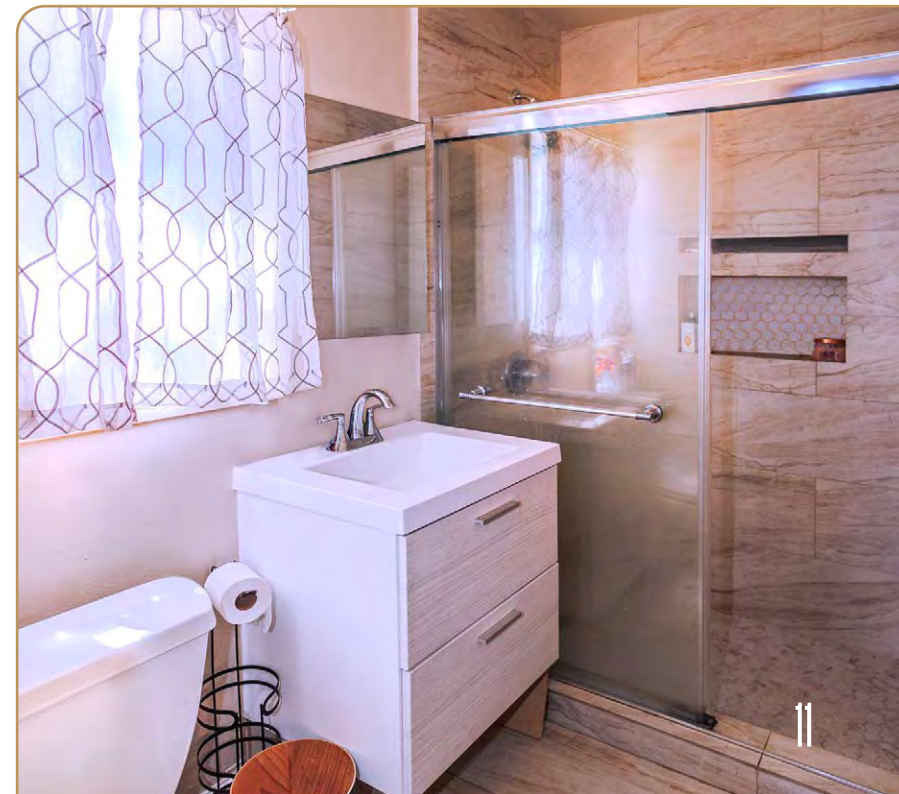
PHOTOS

405 Arch-Apartment
1-Bedroom/1-Bath



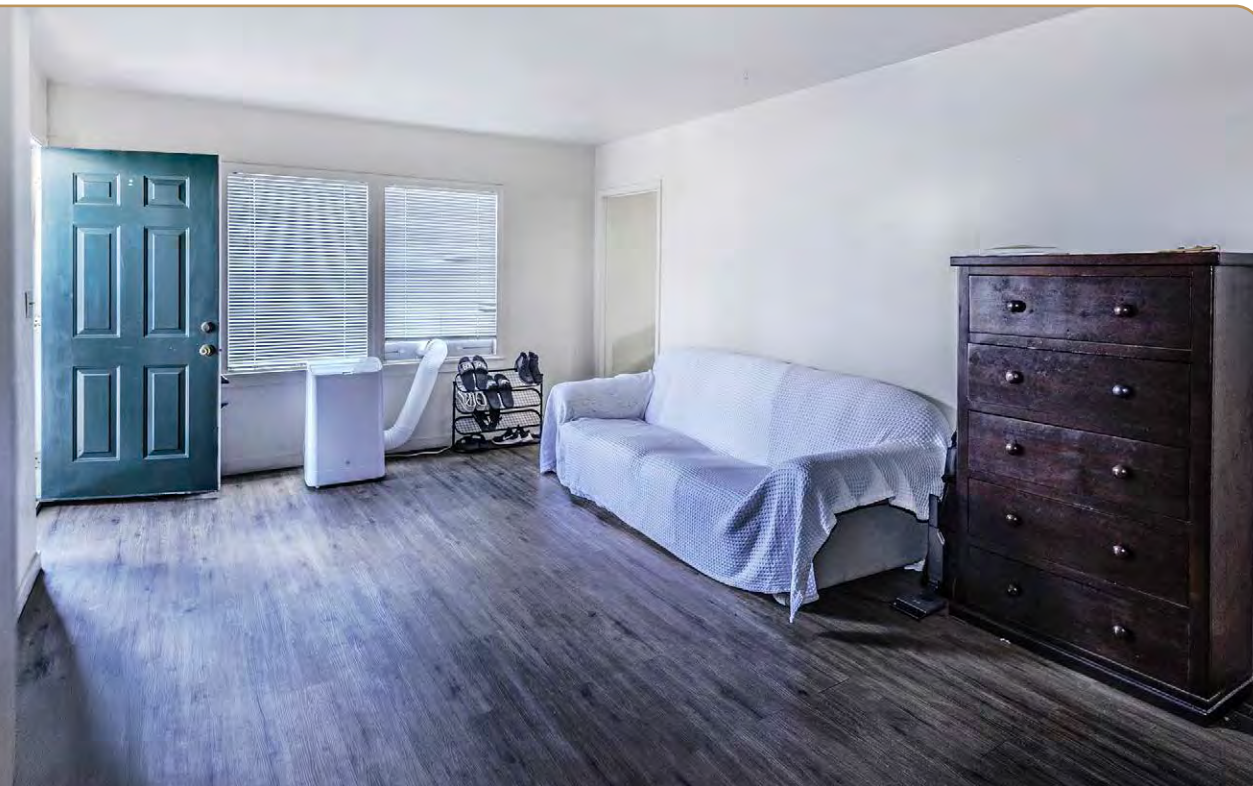
PHOTOS

77 James-Apartment
1-Bedroom/1-Bath



PHOTOS

79 James-Apartment
1-Bedroom/1-Bath



PHOTOS

81 James-Apartment
1-Bedroom/1-Bath



PHOTOS

83 James-Apartment
2-Bedroom/1-Bath



PHOTOS | Utilities



Aerials



NEIGHBORHOOD MAP



101

101

DOWNTOWN REDWOOD CITY

Caltrain



CVS
pharmacy



SUPERCUTS



Sequoia Station

The Habit
BURGER GRILL

jamba

T-Mobile

pet food
express

BARNES & NOBLE

El Camino Real

El Camino Real

Sequoia High School

Athletic track

Terremere Field

James Avenue



405 Arch St & 77-83 James Ave

430

429

439

443

LOCATION OVERVIEW

REDWOOD CITY

The City of Redwood City is a San Francisco Bay Area community located in the heart of Silicon Valley, the technology-rich region extending from the San Francisco Peninsula to the foothills of the Santa Cruz Mountains. Being so centrally located, Redwood City is approximately 27 miles south of San Francisco, and 24 miles northwest of San Jose.

Redwood City is the third largest city in the County of San Mateo, with 85,992 residents. The city enjoys an average of 255 sunny days a year, which it boasts via the city slogan: “Climate Best by Government Test”. Incorporated in 1867, Redwood City is home to the San Mateo County History Museum (located in the county’s old courthouse) and the only active deep-water port within the south bay of San Francisco. Ampex, Avangate, BigBand Networks, BroadVision, Crystal Dynamics, DPR Construction, Electronic Arts, GoFundMe, Informatica, iPass Inc., Jivox, Openwave, Oracle, Shutterfly, Support.com, Evernote, Equinix, i2c Inc, YuMe, and iCracked are based in Redwood City.

The city’s vibrant downtown, quickly becoming known as the entertainment hub of the San Francisco Peninsula, offers residents, visitors, and businesses a unique retail, entertainment, and restaurant experience. U.S. Route 101 passes through Redwood City as it goes along the Peninsula. Other major thoroughfares include El Camino Real (Route 82); Woodside Rd (Route 84), and I-280, which passes west of the city. Redwood City has a stop on Caltrain, and local bus service is provided by SamTrans.



INVESTMENT ADVISORS



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Disclaimer

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Client Testimonial

English Version

We are very fortunate to have two professional realtors, Cameron and Nathan, representing us. Cameron and Nathan specialize in commercial real estate in the Bay Area, understand the market and analyze it. After listening to our ideas and fully understanding our needs, he helped us buy a suitable rental property in the location we wanted.

Their understanding of market conditions and their sensitivity to numbers left a deep impression on me from the first meeting. We have the peace of mind of knowing the reasonable value of each property, both during the property search and after closing.

Give two examples to illustrate their excellent negotiating ability: (1) In the case of competing bids from multiple buyers, they helped us grab the property at a price lower than the seller's asking price. (2) After that, we carefully checked the property building and the information provided by the seller, and helped us win great benefits from the seller.

Cameron and Nathan's professional knowledge and service spirit to maximize the interests of customers allowed us to successfully complete the property replacement under the condition of limited time in the Bay Area. I also learned a lot from it. They are not only my partners, but also my good teachers and helpful friends. I wholeheartedly recommend them.

– K.T., Burlingame

Mandarin Version

給說中文的朋友：

我們很慶幸可以找到Cameron跟Nathan這兩位專業地產經紀人代表我們。Cameron跟Nathan專精灣區商業地產，懂市場、會分析。在聽取我們的想法、充份了解我們的需要之後，在我們想要的地段幫我們買到了適合的出租物業。

他們對市場行情的了解、對數字的敏銳度，在第一次見面就讓我留下了深刻的印象。在尋找物業期間以及成交後，都讓我們因為能充份了解每個物業合理的價值而感到安心。

舉兩個例子說明他們出色的談判能力：(1) 在多個買家出價競爭的情況下，還是以低於賣家開價的價格，幫我們搶到了物業。(2) 之後，仔細了檢查物業建築以及賣家提供的資料，並幫我們向賣家爭取到了極大的利益。

Cameron跟Nathan的專業知識和為顧客爭取利益最大化的服務精神，讓我們得以在待在灣區的時間有限的情況下順利完成了物業置換。我也從中學到了很多。他們不只是我的合作夥伴，更是我的良師益友。我衷心的推薦他們。

– K.T., Burlingame