

Offering Memorandum

Investment Opportunity
772 6th Avenue, San Bruno, CA 94066

Triplex | Offered at: \$1,475,000



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988 Howard Avenue (Suite 300)

Burlingame, CA 94010

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**All property showings are by appointment only.
Please consult listing agent for more details.**

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EXECUTIVE SUMMARY

| | |
|----------------|------------------------------|
| Address | 772 6th Avenue |
| | San Bruno, California |
| County | San Mateo County |
| APN | 020-166-140 |
| Zoning | R1 |

| | |
|-------------------------|--------------------|
| Price | \$1,475,000 |
| Units | 3 |
| Price/Unit | \$491,667 |
| Price/Sqft | \$519 |
| Price/Room | \$134,091 |
| Rentable Square Feet | 2,843 |
| Lot Size | 3,136 |
| Year Built | 1948 |
| Current Cap Rate | 4.03% |
| Current GRM | 17.44 |
| Market Cap Rate | 4.11% |
| Market GRM | 17.19 |

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RENT ROLL

| UNIT | TYPE | CURRENT RENT | MARKET RENT |
|---------------------|------------------|--------------|-------------|
| 772 | 2-Bedroom/1-Bath | \$2,370 | \$2,400 |
| 774 | 1-Bedroom/1-Bath | \$2,059 | \$2,100 |
| 776 | 2-Bedroom/1-Bath | \$2,620 | \$2,650 |
| MONTHLY RENT TOTALS | | \$7,049 | \$7,150 |
| ANNUAL TOTALS | | \$84,592 | \$85,800 |

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PROFORMA OPERATING EXPENSES

| PROFORMA INCOME | CURRENT | PROJECTED |
|-------------------------------|-----------------|-----------------|
| Scheduled Gross Income [1] | \$84,592 | \$85,800 |
| Less Vacancy (3.00%) | (\$2,538) | (\$2,574) |
| GROSS OPERATING INCOME | \$82,055 | \$83,226 |

PROFORMA EXPENSES

| | |
|-----------------------------|-----------------|
| New Property Taxes [2] | \$16,390 |
| Special Assessments [3] | \$83 |
| Insurance [4] | \$2,502 |
| Maintenance and Repairs [5] | \$3,600 |
| TOTAL EXPENSES | \$22,575 |

| EXPENSES | CURRENT | PROJECTED |
|-----------------------------|-----------------|-----------------|
| % Gross Operating Income | 27.5% | 27.1% |
| Expenses/Unit | \$7,525 | \$7,525 |
| NET OPERATING INCOME | \$59,479 | \$60,651 |

NOTES

- [1] Scheduled Gross Income - Based on Owner's October 2021 Rent Roll
- [2] Price (x) Composite Tax Rate (1.1112%)
- [3] Special Assessments derived from 2021 Tax Bill
- [4] Insurance estimate.
- [5] Maintenance and Repairs estimated at \$1,200/unit/year

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EXTERIOR PHOTOS

772 6TH AVENUE | SAN BRUNO, CALIFORNIA



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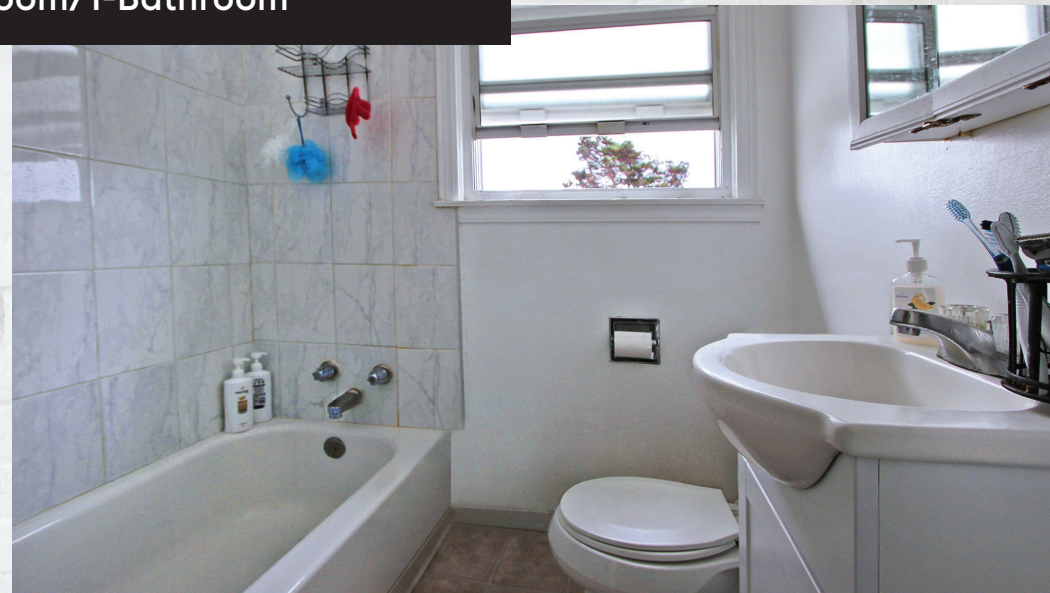
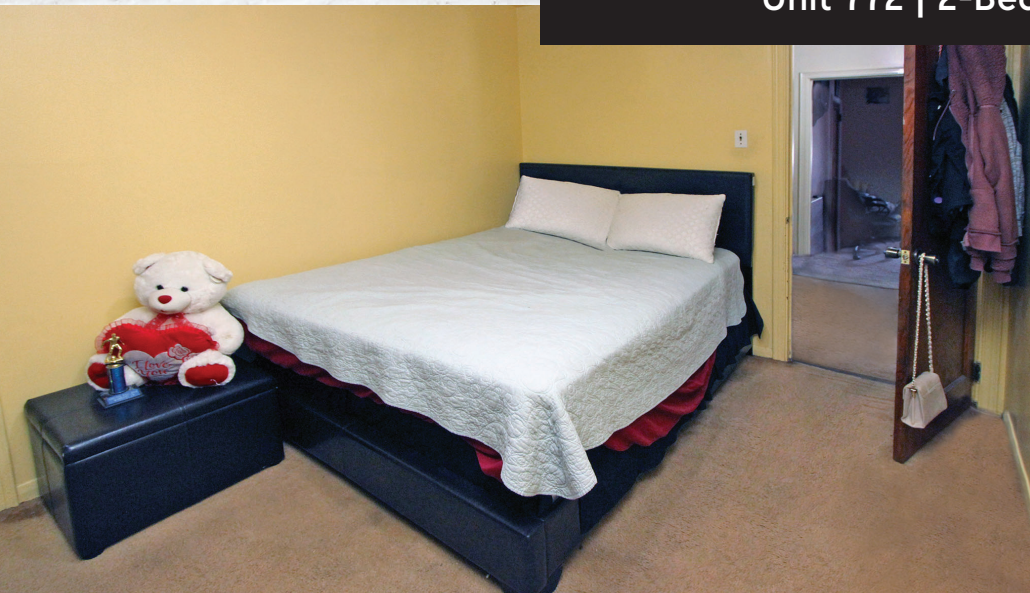
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INTERIOR PHOTOS

772 6TH AVENUE | SAN BRUNO, CALIFORNIA



Unit 772 | 2-Bedroom/1-Bathroom



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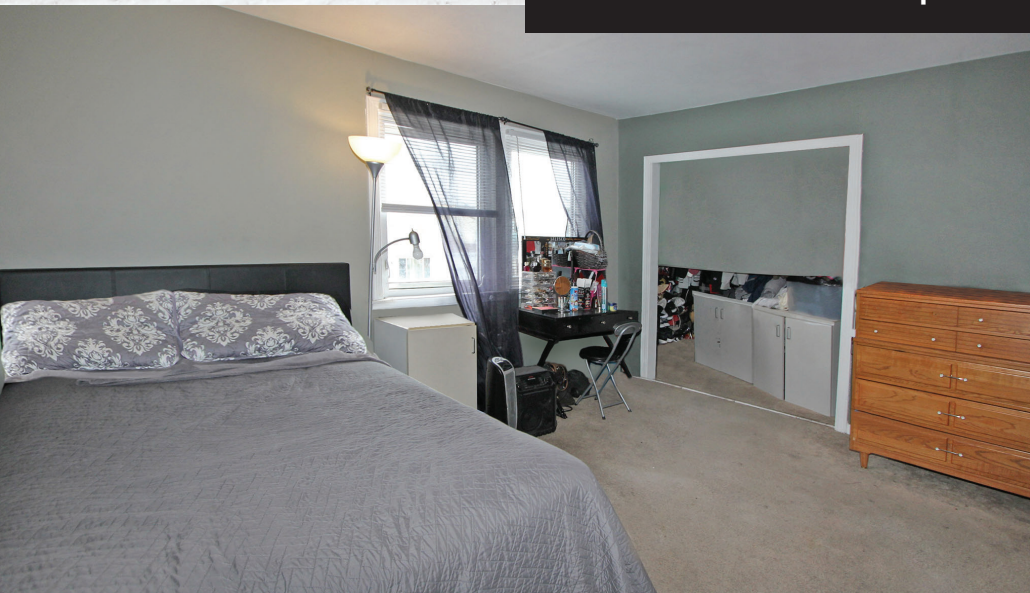
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772 6TH AVENUE | SAN BRUNO, CALIFORNIA

INTERIOR PHOTOS



Unit 774 | 1-Bedroom/1-Bathroom



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772 6TH AVENUE | SAN BRUNO, CALIFORNIA

INTERIOR PHOTOS



Unit 776 | 2-Bedroom/1-Bathroom



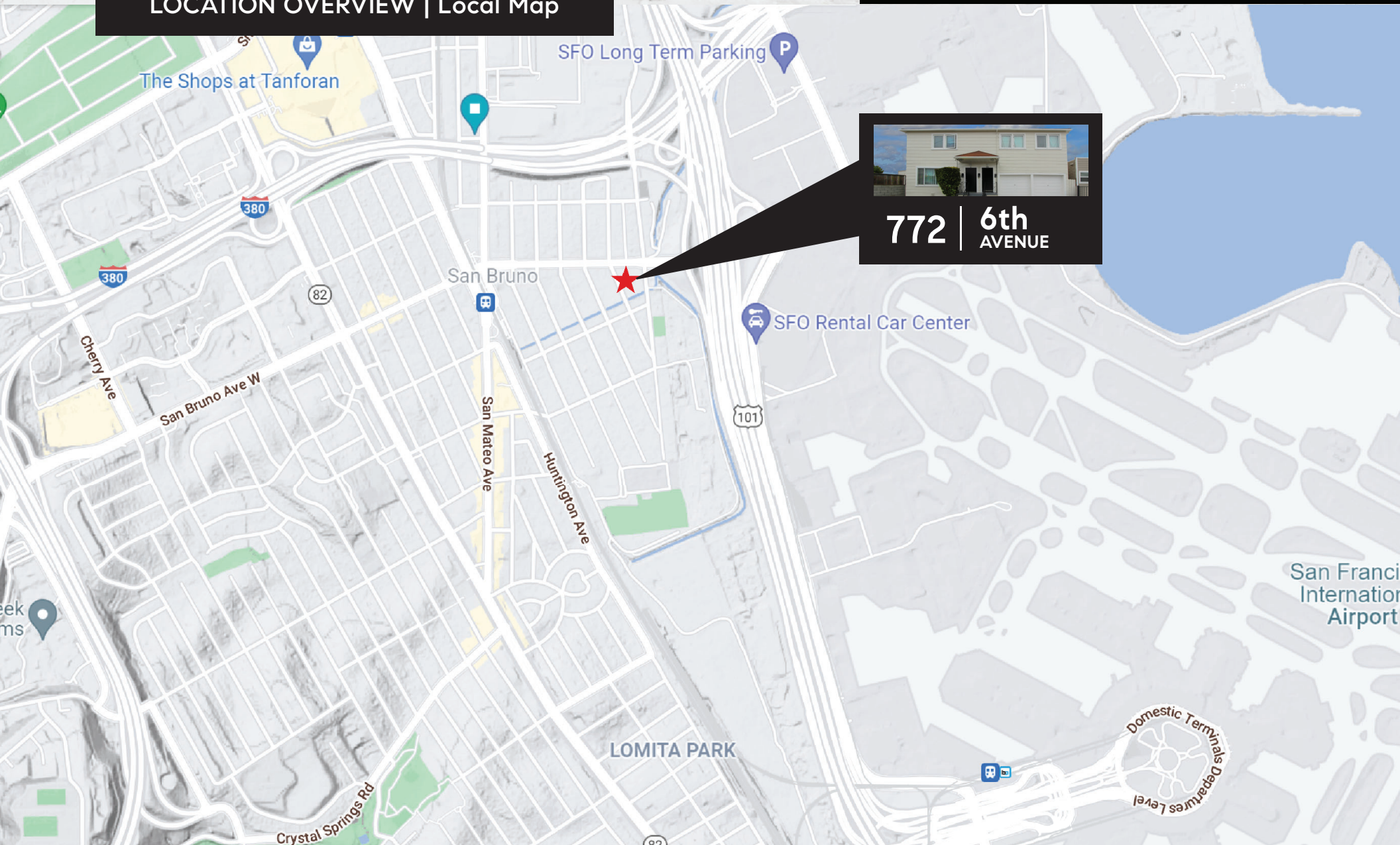
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LOCATION OVERVIEW | Local Map

772 6TH AVENUE | SAN BRUNO, CALIFORNIA



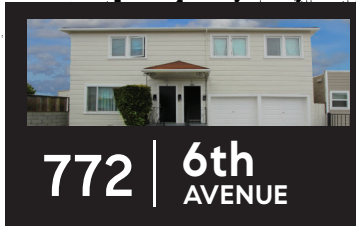
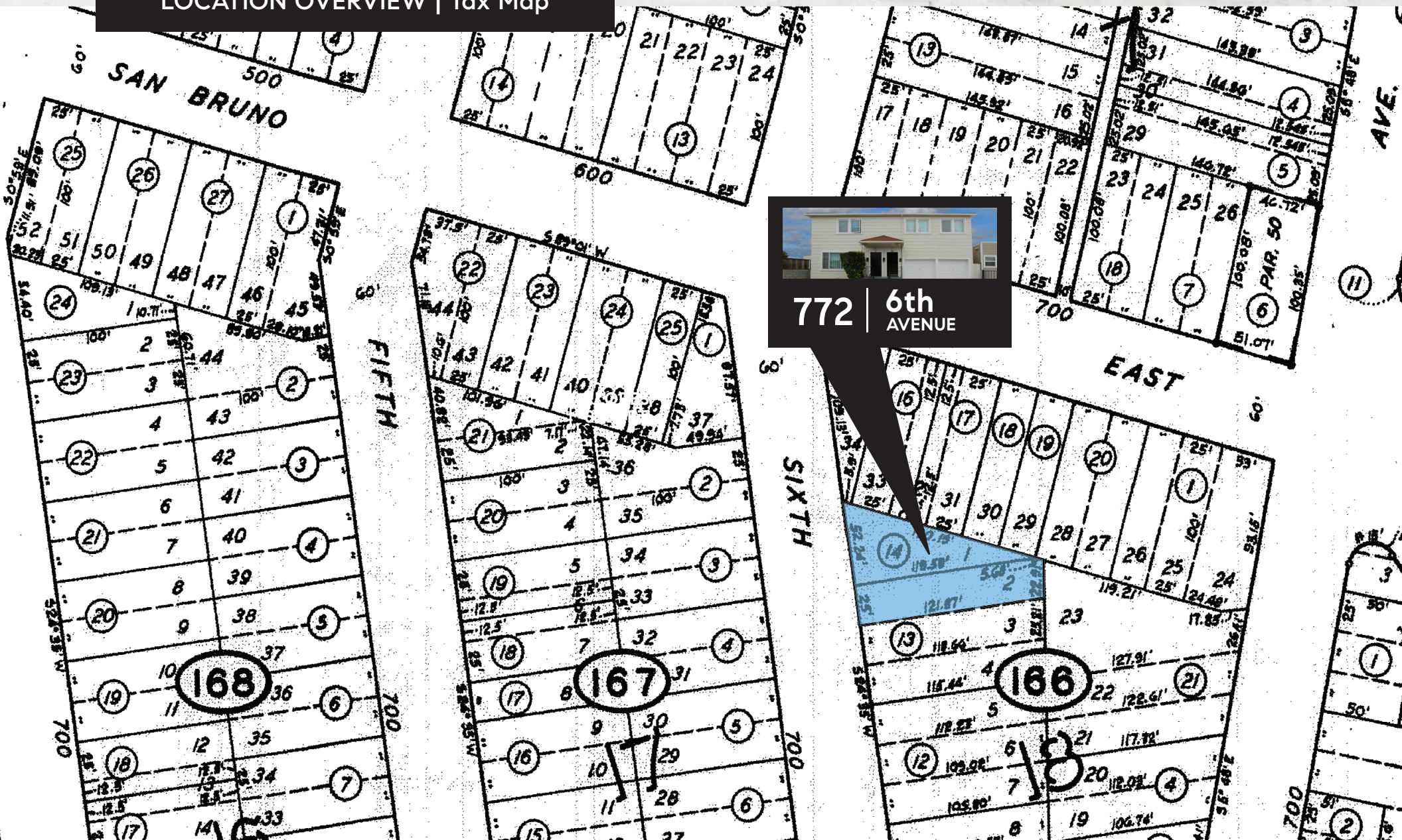
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LOCATION OVERVIEW | Tax Map



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SAN BRUNO

772 6TH AVENUE | SAN BRUNO, CALIFORNIA



San Bruno is “the City with a Heart”. Located in San Mateo County, San Bruno is twelve miles south of San Francisco and adjacent to the San Francisco International Airport. San Bruno is an ethnically and culturally rich and vibrant city of approximately 42,000 residents. The community offers a small town atmosphere within a large metropolitan setting. A variety of housing opportunities, an excellent school system, access to a world-class transportation system, and proximity to cultural and sporting institutions are among the amenities that make San Bruno a desirable place to live and work.

Major employers in San Bruno include Walmart Global eCommerce, YouTube, Artichoke Joe’s and Skyline College. San Bruno is well served with three major highways: U. S. Route 101, I-380 and I-280. Caltrain provides train access to the Bay Area and SamTrans provides local bus service.

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