

# SUTTER APARTMENTS

1001 Sutter Street, Vallejo

**DOWNTOWN VALLEJO FOURPLEX FOR SALE**



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## TABLE OF CONTENTS

INVESTMENT OVERVIEW ... 3-4

FINANCIAL OVERVIEW ... 6

PROPERTY PHOTOS ..... 8

RENT ROLL/EXPENSES ..... 5

PROPERTY LOCATION .... 7

VALLEJO OVERVIEW .....9

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PLEASE CONTACT MARC GUILLON FOR MORE DETAILS.**

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**PURCHASE PRICE | \$ 730,000**

**PRICE PER SF | \$168**

NET OPERATING INCOME	\$34,797
PRICE PER SQUARE FOOT	\$168
RENTABLE SQUARE FEET	4,342 SF
LOT SIZE	.15 Acres
YEAR BUILT	1898



## ADDRESS

1001 Sutter Street, Vallejo CA



*CLICK ME*

## OVERVIEW

Guillon Real Estate Group is pleased to present for sale the unique and very spacious fourplex located at 1001 Sutter Street in Vallejo. The improvements were constructed in 1898 and consist of two (2) one bedroom / one bath units measuring approximately 946 square feet each, one (1) two bedroom / one bath unit measuring approximately 1,200 square feet and one (1) three bedroom / one bath unit measuring approximately 1,250 square feet.

The property itself is situated in Vallejo's Architectural Heritage District and walking distance to the renowned weekend Farmer's Market and the ferry to San Francisco. The top floor unit D has fantastic views of Downtown Vallejo.

The subject property boasts amenities including huge units, separately metered utilities, and on-site parking. The Sutter Apartments presents new or seasoned investors the opportunity to acquire a beautiful Downtown Vallejo fourplex on a large lot with parking. A new investor can realize upside in the rent roll of approximately 6.5%.

## HIGHLIGHTS

- Fantastic Downtown Vallejo Location
- Upside in Rents
- Huge Units
- Charming Victorian
- Strong Unit Mix
- Located in Vallejo's Heritage District
- Walking Distance to the SF Ferry and Farmers Market
- Separately Metered Utilities



## RENT ROLL

Unit	Type	SqFt	Current Rent	Rent/Ft	Market Rent	Market Rent/Ft
A	1x1	946	\$950	\$1.00	\$1,025	\$1.08
B	1x1	946	\$1,000	\$1.06	\$1,025	\$1.08
C	2x1	1,200	\$1,675	\$1.40	\$1,700	\$1.42
D	3x1	1,250	\$1,550	\$1.24	\$1,750	\$1.40
Total			\$5,175		\$5,500	

## EXPENSES

Property Taxes 1.113454%	\$8,128
Insurance	\$1,400
Water	\$1,440
Sanitation	\$4,200
Trash	\$2,484
Repairs & Maintenance	\$2,000
Reserves	\$800
Landscaping	\$1,200
Total	\$21,652





## OFFERING SUMMARY

Price	\$730,000
Down Payment 30%	\$219,000
Rentable Square Feet	4,342
Price Per RSF	\$168
Price Per Unit	\$182,500
Year Built	1898
Current CAP	5.29%
Current GRM	11.76
Market CAP	5.80%
Market GRM	11.06
Lot Size	.15 acre

Item	Current	Pro Forma
Scheduled Gross Rent	\$62,100	\$66,000
Vacancy 3%	(\$1,863)	(\$1,980)
Effective Gross Income	\$60,237	\$64,020
Total Expenses	(\$21,652)	(\$21,652)
Net Operating Income	\$38,585	\$42,368
Debt Service	(\$30,166)	(\$30,166)
Cash Flow After Debt Service	\$8,419	\$12,202
Cash on Cash Return	3.84%	5.57%
Principle Reduction	\$8,615	\$8,615
Total Return	\$17,034	\$20,817
Total Return %	7.78%	9.50%

## LOAN INFORMATION

Type	Proposed New Loan
Loan Amount	\$511,000
Rate	4.25%
Program	5 Year Fixed
Monthly Payment	\$2,514
LTV	70%
Debt Coverage Ratio	1.28

Loan information subject to change. Please contact David Campbell at Mark One Capital for more information, 650-391-1798 or david.campbell@markonecapital.com

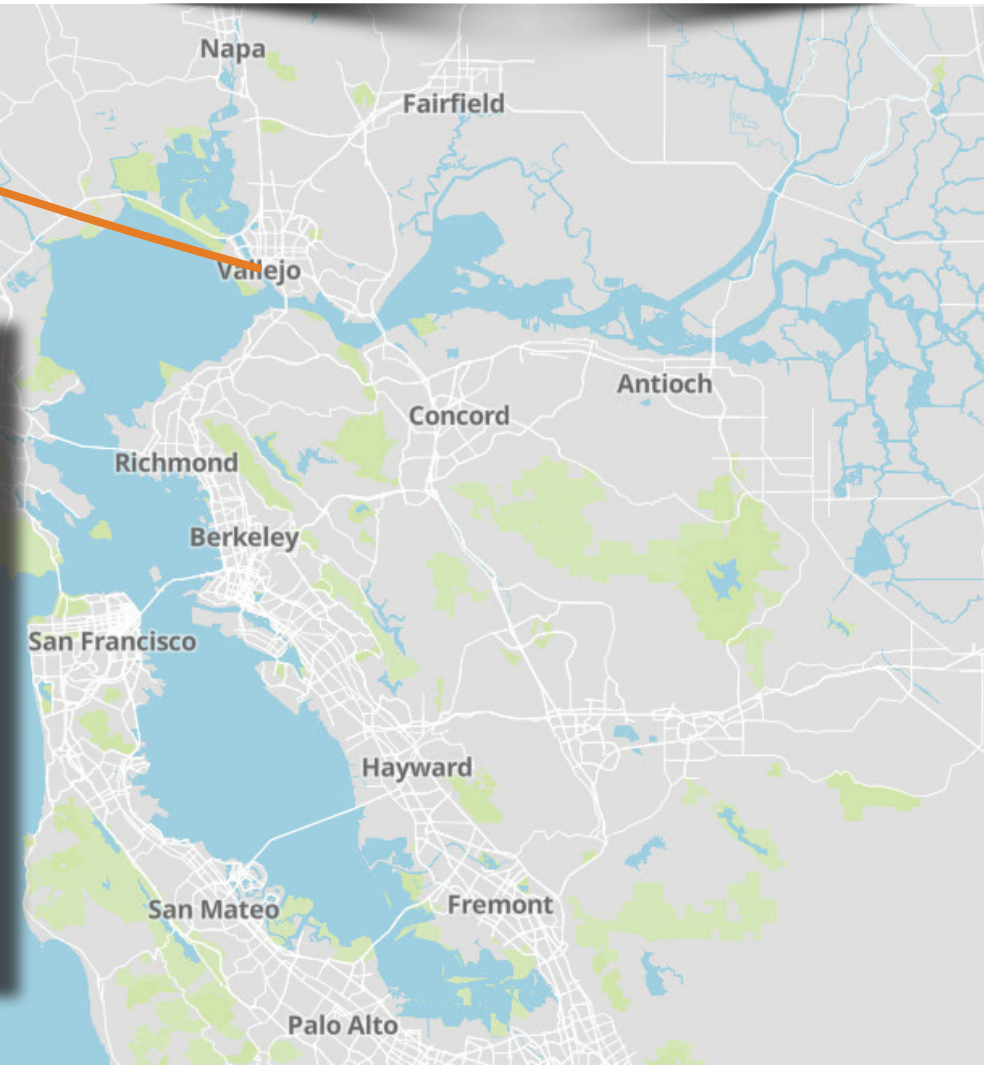
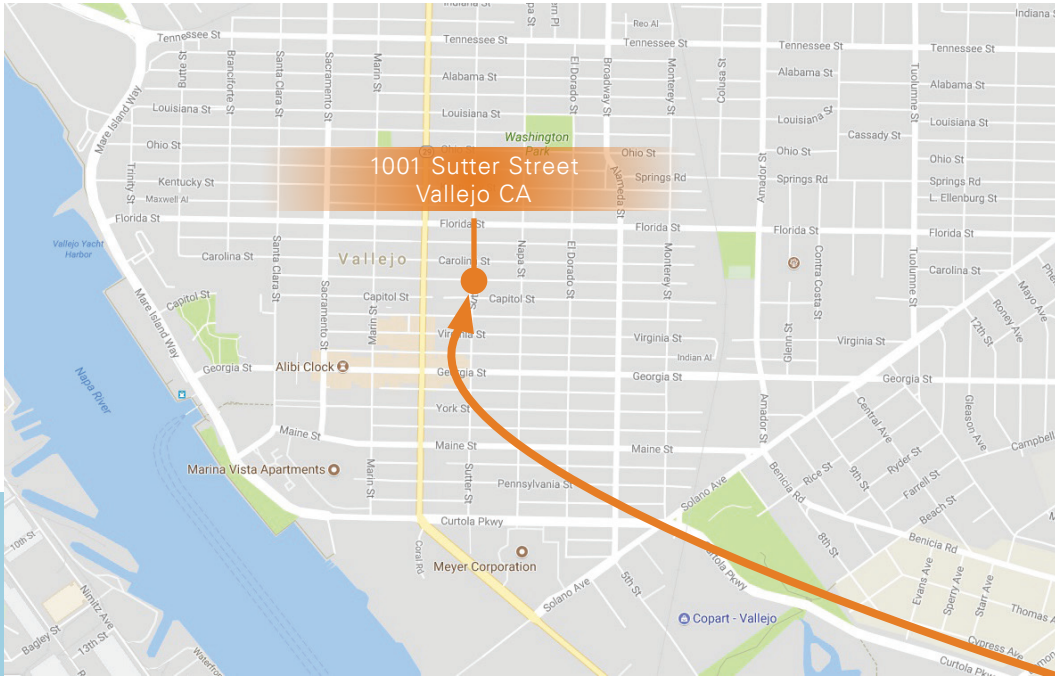




## PROPERTY LOCATION



Vallejo sits approximately 25 miles to the Northeast of San Francisco. In addition to ferry service to San Francisco, Interstate 80 provides access to all major employment centers in Solano, Contra Costa, and Marin County. East Bay residents come from all over to visit Vallejo's renowned weekend Farmers Market.





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PROPERTY PHOTOS

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## VALLEJO OVERVIEW

Strategically located between San Francisco and Sacramento, Vallejo is the largest city in Solano County. Vallejo is a culturally and ethnically diverse city that offers a unique variety of residential, education, shopping, entertainment and recreation opportunities.

Vallejo is home to Six Flags Discovery Kingdom, Northern California's most unique theme park experience. As America's only combination of marine life, wildlife, and wild rides theme park, the 135 acre location offers a full day of family fun and adventure. Vallejo is 15 minutes from Napa and Sonoma wine counties and 35 minutes from San Francisco. The California Maritime Academy and Touro University are also located here.

Vallejo is well connected to the region via state highways 29 and 37 as well as interstate highways 80 and 780 and is the northern anchorage of the Carquinez Bridge. High speed Catamaran Ferry service to San Francisco takes under one hour. SolTrans connects to nearby BART stations and operates bus service throughout the city. Vallejo is also known throughout the region for its weekend Farmers Market which attracts people from all over the East Bay.



## DEMOGRAPHICS

### Population

Total Population	115,942
Median Age	37
Median Age (Male)	35
Median Age (Female)	39

### Households & Income

Total Household	114,279
Number of Persons per HH	2
Median HH Income (2015)	\$56,923
Est. Median House Value	\$367,187
Median Gross Rent (2015)	\$1,222





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