

FOR SALE | 735 EDWARDS STREET, CROCKETT

RECENTLY RENOVATED SINGLE FAMILY HOME AND TRIPLEX IN CROCKETT, CA

OFFERED AT \$1,250,000



Teddy Swain

Associate

Multi-Family & Mixed-Use

925.296.3360

teddy.swain@tricommercial.com

LIC: #02067677



CONFIDENTIALITY AGREEMENT

All materials and information received or derived from TRI Commercial Real Estate Services, LLC its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither TRI Commercial Real Estate Services, LLC its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. TRI Commercial Real Estate Services, LLC will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. TRI Commercial Real Estate Services, LLC makes no warranties and/or representations regarding the veracity completeness or relevance of any financial data or assumptions. TRI Commercial Real Estate Services, LLC does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by TRI Commercial Real Estate Services, LLC in compliance with all applicable fair housing and equal opportunity laws.



735 EDWARDS STREET

PROPERTY DETAILS
PRICE: \$1,250,000

PAGE 3

735 Edwards St, is a 4-unit property consisting of a recently renovated 4-bed 2-bath detached SFR, a triplex with two 2-bed 1-bath units, and one studio. All units are occupied and all have in-suite washer and dryers except for the studio. 3 of the 4 units have been renovated. The property is located in the charming town of Crockett and is situated atop a hill overlooking the Carquinez Bridge, rolling hills of Contra Costa County, and the City of Benicia across the San Pablo Bay channel. Entrances to I-80 are 0.8 miles away making drive times to Vallejo about 15 minutes and Downtown Oakland about 30 minutes.

Property Details

Property Type	Single Family Home & Triplex
Number of Units	4
Parking	4+ Spaces
Occupancy	100%
Cap Rate	5.3%
GRM	13.4
NOI	\$66,057
APN	354-103-004-9
Total Building Size	±3,965 SF
Total Lot Size	± 5,000 SF
Year Built	1914 (Renovated 2019)
Zoning	R-6 Single Family Residential



Teddy Swain

925-296-3360

teddy.swain@tricommercial.com

LIC: #02067677



www.tricommercial.com

735 EDWARDS STREET

LOCATION
OVERVIEW

PAGE 4



A Total of 2,454 Acres of East Bay Regional Parks



Residents of Crockett enjoy pleasant views of the Carquinez Bridge and Strait

Location Overview

As home prices have drastically risen in the core bay area, Crockett has gained much popularity for its relative affordability, access to open spaces, region parks, mountain biking, and proximity to job centers such as Oakland and San Francisco. Commuters who oftentimes spent upwards of 90 minutes per way commuting into Oakland from Fairfield or Vacaville have realized they can cut their drive times down to a third by taking advantage of Crockett's ideal position in the East Bay.

Bordering Crockett to the South and East are two East Bay Regional Parks: Crockett Hills Regional Park and the Carquinez Strait Regional Shoreline. Crockett Hills is an approximately 1,039 acre park with pleasant views of Mount Tamalpais, Mount Diablo, San Pablo Bay, and the Delta. The park is known for its rolling hills, popular mountain biking trails, and features 4.5-miles of the Bay Area Ridge Trail. The Carquinez Strait Regional Shoreline is approximately 1,415 acres of wooded ravines, river shoreline, bluffs, and eucalyptus-shaded meadows.

Teddy Swain

925-296-3360

teddy.swain@tricommercial.com

LIC: #02067677



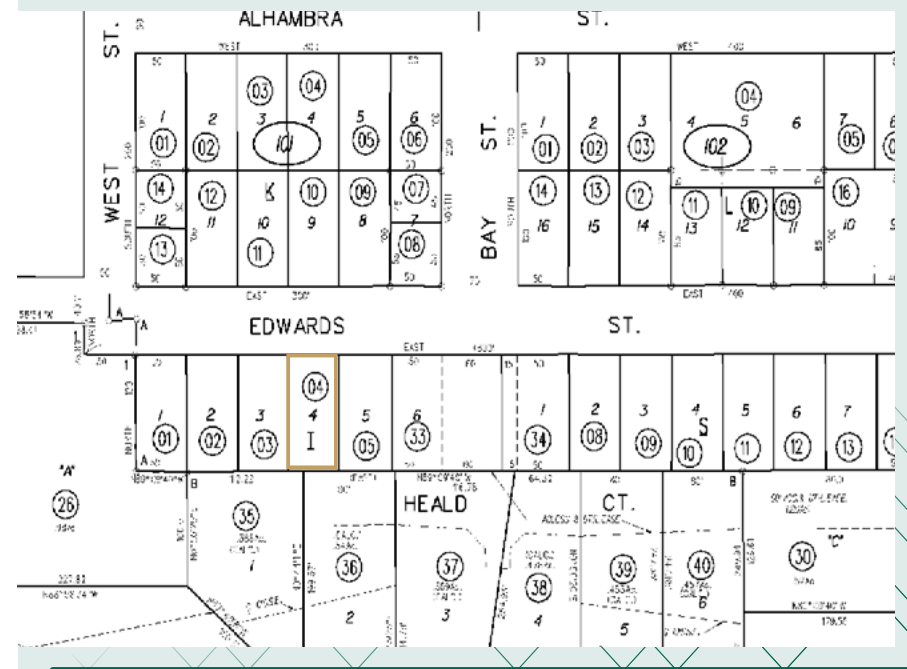
www.tricommercial.com

735 EDWARDS STREET

DEMOGRAPHIC SUMMARY



Demographics	1 Mi	3 Mi	5 Mi
Population	3,596	43,057	146,554
Median Home Value	\$536,424	\$461,393	\$487,072
Median Age	47.2	40.7	40.7
Median HH Income	\$89,709	\$85,047	\$86,377
Total Businesses	84	700	3,878



Teddy Swain

925-296-3360

teddy.swain@tricommercial.com

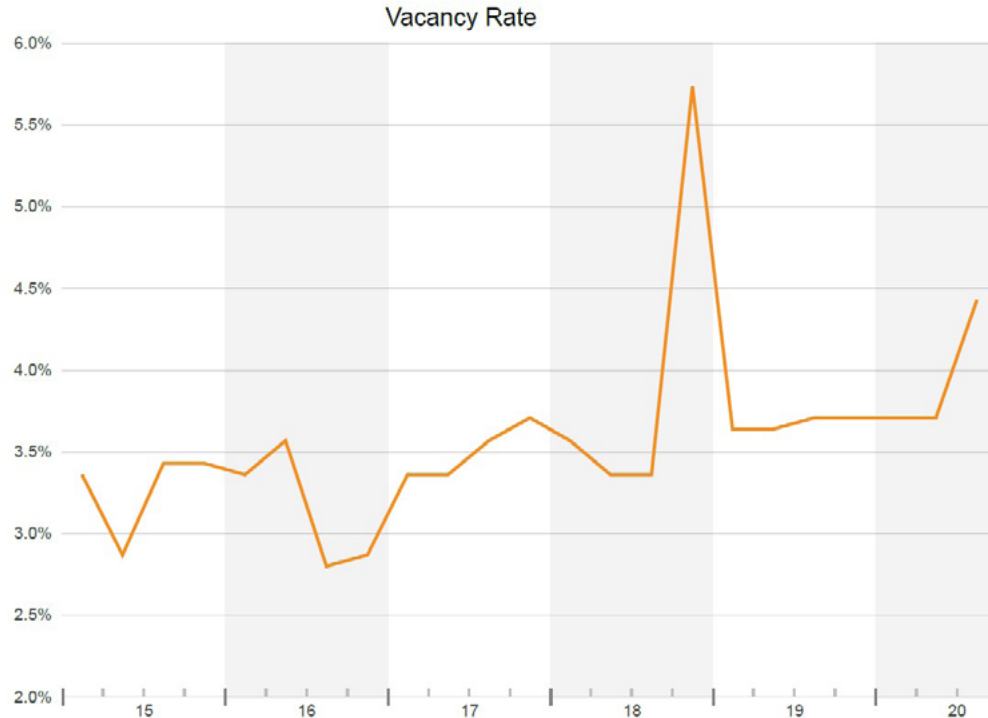
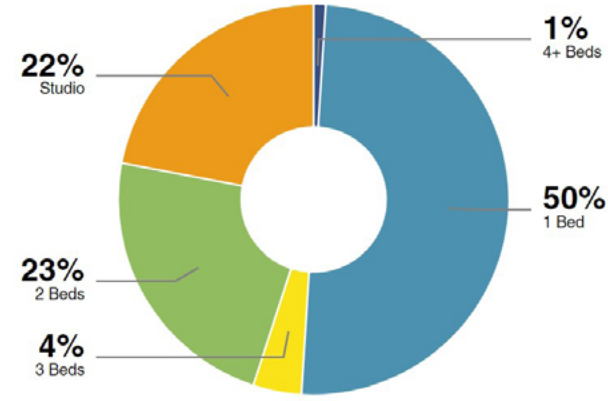
LIC: #02067677



www.tricommercial.com

735 EDWARDS STREET

Unit Number	Unit Mix	Rent	Market Rent
735 Edwards St	4 bd/2 ba	\$2,885	\$2,885
Unit #1	2 bd/1 ba	\$1,500	\$1,850
Unit #2	2 bd/1 ba	\$1,845	\$1,850
Unit #3	Studio	\$1,310	\$1,350



Teddy Swain
 925-296-3360
 teddy.swain@tricommercial.com
 LIC: #02067677

735 EDWARDS STREET

FINANCIAL SUMMARY

PAGE 7

Income Summary

Gross Rental Income	\$90,480
Other Income	\$3,000
Less: Vacancy (3%)	\$2,804
Effective Rental Income	\$90,676

Expenses Summary

Water Bill (Actual)	\$1,272
Garbage (Actual)	\$982
Landscaping (Actual)	\$600
Maintenance (estimate)	\$2,500
Property Tax (1.1841%)	\$14,801
Special Assessment (Actual)	\$2,960
Insurance (Actual)	\$1,504
Gross Expenses	\$24,619

Net Income Summary

NOI	\$66,057
Cap Rate	5.3%
GRM	13.4
FHA Loan	Possible



Teddy Swain

925-296-3360

teddy.swain@tricommercial.com

LIC: #02067677



www.tricommercial.com

735 EDWARDS STREET

CROCKETT SUBREGION
AERIAL

PAGE 8



Teddy Swain

925-296-3360

teddy.swain@tricommercial.com

LIC: #02067677



www.tricommercial.com

735 EDWARDS STREET



TRI is LOCAL

We have been representing properties in the Greater East Bay for decades and we know this market better than any other.



TRI is REGIONAL

TRI offices span the distance between Roseville and SF, granting us transportational expertise in NorCal.



TRI is GLOBAL

Our participation with CORFAC gives us 76 worldwide partnerships, from Kansas City to Cape Town.

TRI CORPORATE

1777 Oakland Boulevard, Suite 220
Walnut Creek, CA 94596
(O)925.296.3300

TRI PROPERTY MANAGEMENT

2209 Plaza Drive, Suite 100
Rocklin, CA 95765
(O)916.960.5700

ROSEVILLE AND TRI LAND SERVICES

532 Gibson Drive, Suite 200
Roseville, CA 95678
(O)916.677.8000

SACRAMENTO

1515 River Park Drive, Suite 200
Sacramento, CA 95815
(O)916.669.4500

SAN FRANCISCO

71 Stevenson St, Suite 1450
San Francisco, CA 94105
(O)415.268.2200

SILICON VALLEY

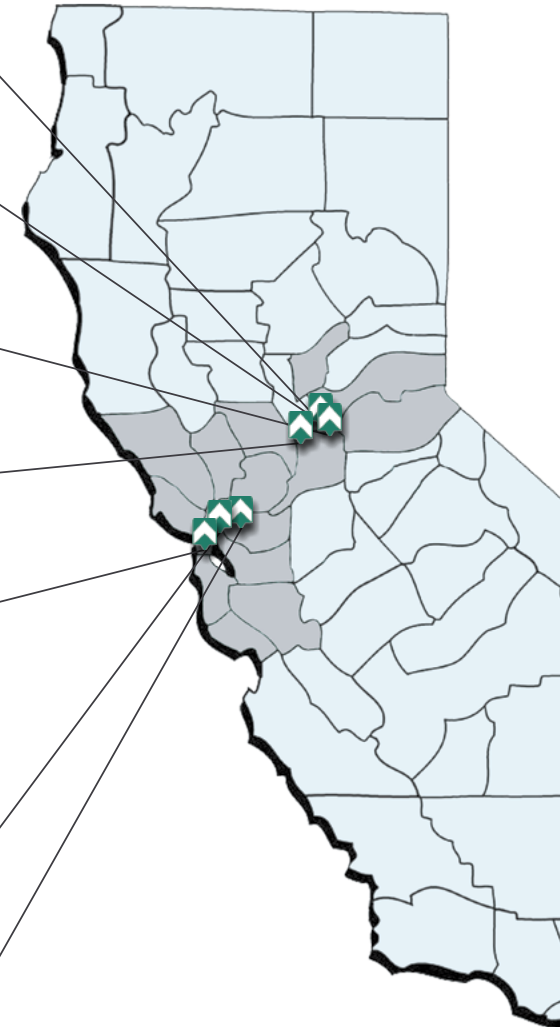
99 South Almaden Boulevard, Suite 600
San Jose, CA 95113
(O)408.413.3555

OAKLAND

1404 Franklin Street, Penthouse
Oakland, CA 94612
(O)510.622.8400

WALNUT CREEK

1777 Oakland Boulevard, Suite 220
Walnut Creek, CA 94596
(O)925.296.3300



Teddy Swain

925-296-3360

teddy.swain@tricommercial.com

LIC: #02067677



www.tricommercial.com