



THE SUNSET APARTMENTS
221 Sunset Drive, Antioch

Exceptional Turn-Key 8 Unit Investment Opportunity

All Two Bedroom Units

Tenants Reimburse For Utilities

One Of The Closest Antioch Apartment Complexes To The Ebart Station

Contact

Marc Guillon

Guillon Real Estate Group

1200 Mt. Diablo Blvd Suite 109

Walnut Creek CA 94596

Tel: 415-987-7544

Marc@GuillonRealEstateGroup.com

Lic: 01839798

[\[www.GuillonRealEstateGroup.com\]](http://www.GuillonRealEstateGroup.com)

Contents

Investment Overview.....	1
Rent Roll.....	2
Financial Overview.....	3
Property Photos.....	4
Aerial Photo.....	5
Antioch Summary.....	6

The information contained in this report is proprietary and strictly confidential. It is intended to be reviewed only by the party or parties to whom it was distributed and said party shall not make the report available to any other individual or entities without the express written approval of Guillon Real Estate Group, INC. By receipt of this report, you hereby agree that this report, its contents and any related documents are of a confidential nature and agree to hold it in its strictest confidence and you will not disclose this report or any information contained herein to any other party or entity without the express written consent of Guillon Real Estate Group, INC. You also agree that you will not use this report or any of its contents or related documents in any manner whatsoever which could be considered detrimental to the interests of either the Owner or Guillon Real Estate Group, INC. This report has been prepared by Guillon Real Estate Group for information purposes only and the report is not intended to, nor purports to contain all of the information necessary to reach a decision to enter into any form of a binding contractual agreement. The information in this report should not be used as a substitute for a thorough due diligence investigation. The information contained herein as well as any supplemental reports or related documents have been carefully compiled from sources considered

[www.GuillonRealEstateGroup.com]



reliable and while we do not guarantee completeness or accuracy, we believe in good faith that the information contained herein to be correct as of this date.

Guillon Real Estate Group, INC has not made any investigation nor do we make any warranty or representation with respect to the material facts, pro forma projections, size or square footages of the property, the presence or absence of potentially hazardous substances not the compliance with any governmental regulations. No warranties or representation are made with respect to the financial stability of any tenants or to the business prospects of any tenants or to any tenant's intention to continue occupancy at the subject property.

No warranties or representations are made as to any changes, anticipated or not, in the physical, financial, or any other condition related to the subject property subsequent to the date of this report. This document is subject to prior placement, changes, errors, omissions, or withdrawal without notice and nothing contained herein shall constitute a recommendation, endorsement, offer, or advice as to the value of the subject property.

Investment Overview

Guillon Real Estate Group is pleased to present The Sunset Apartments. Located at 221 Sunset Drive in Antioch, the subject property is a beautiful turn-key eight (8) unit investment opportunity. Located in the heart of Antioch and approximately 3/4 of a mile from the Ebart station, the property consists of approximately 5,800 RSF with all two bedroom one bath units.

The subject is separately metered for gas and electricity. On-site amenities include covered parking for tenants, ample guest parking, two laundry rooms with hookups, mature landscaping, and set back off the street to provide a quaint setting. Unit interiors are a must see. Interior improvements include new kitchens, appliances, countertops, cabinets, new bathrooms, vanities, new flooring, and new dual pane windows.

The location is ideal for tenants. the property provides easy access to Antioch's main thoroughfare, A Street, which provides access to Hwy 4, the Downtown area, schools, shopping, grocery stores, and restaurants. Heading East on Sunset Dr will put you in the parking lot of the new Ebart Station located at Hillcrest Avenue. The Sunset Apartments is the second closest apartment building in Antioch to the Ebart Station. Once completed, the tenants will have very easy walkable access to BART for an enjoyable commute to the Bay Area's major employment centers of Concord, Walnut Creek, Oakland, and San Francisco.

The Sunset Apartments offers qualified investors the opportunity to acquire an easy to run 8 unit investment opportunity that will benefit tremendously from its proximity to the Ebart Station.

Please do not disturb tenants. Tours are to be scheduled through exclusive agent Marc Guillon.



Rent Roll

Rent Roll

Unit	Type	SqFt	Current Rent	Rent/Ft	Market Rent	Market Rent/Ft
5	2x1	725	\$1,100	\$1.52	\$1,200	\$1.66
6	2x1	725	\$1,200	\$1.66	\$1,200	\$1.66
7	2x1	725	\$1,200	\$1.52	\$1,200	\$1.66
8	2x1	725	\$1,045	\$1.44	\$1,200	\$1.66
9	2x1	725	\$1,200	\$1.66	\$1,200	\$1.66
10	2x1	725	\$1,200	\$1.66	\$1,200	\$1.66
11	2x1	725	\$1,127	\$1.41	\$1,200	\$1.66
12	2x1	725	\$975	\$1.34	\$1,200	\$1.66
Total		5800	\$9,047		\$9,600	

Expenses

Property Taxes 1.1225%	\$10,944
Special Assessments	\$2,753
Insurance	\$2,484
Utilities	\$7,395
Management	\$5,307
Repairs & Maintenance	\$6,430
Landscaping	\$1,200
Reserves	\$1,600
Legal	\$350
Total	\$38,463
As % of SGI	34.6%



Financial Overview

Offering Summary

Price	\$975,000
Down Payment	\$292,500
Number of Units	8
Price Per Unit	\$121,875
Rentable SqFt	5,800
Price Per RSF	\$168
Year Built	1964
Current CAP	7.07%
Current GRM	8.98
Market CAP	7.72%
Market GRM	8.46
Lot Size	.416 ac

	Current	Pro Forma
Scheduled Gross Rent	\$108,564	\$115,200
Utility Fee Income	\$4,512	\$4,512
Scheduled Gross Income	\$113,076	\$119,712
Vacancy 5%	\$5,654	\$5,986
Effective Gross Income	\$107,422	\$113,726
Expenses	\$38,463	\$38,463
Net Operating Income	\$68,959	\$75,263
Debt Service	\$38,865	\$38,865
Cash Flow After Debt Service	\$30,094	\$36,398
Cash on Cash	10.3%	12.4%
Principle Reduction	\$12,123	\$12,123
Total Return	\$42,217	\$48,521
Total Return %	14.43%	16.59%



Loan

Type	Proposed New
Loan Amount	\$682,500
Rate	3.95%
Program	5 Year Fixed
Monthly Payment	\$3,239
LTV	70%
Debt Coverage Ratio	1.77

Property Photos



Aerial Photo



Antioch Summary

The City of Antioch is one of the oldest Cities in the East Bay, established in 1850 during the California Gold Rush. Antioch primarily functions as a bedroom community, given its strategic location within an hour of San Francisco and Sacramento. Since 2010 the city has enjoyed a consistent population growth of approximately 5% per year. Top local employers include

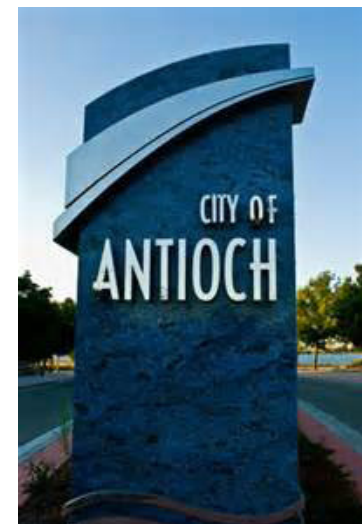
Bay Area Summary

The San Francisco Bay Area consists of nine counties and 101 cities, covering 6,923 square miles. The current population of 7.4 million ranks the Bay Area as the sixth largest metropolitan area in the country. It is among the world's most innovative, competitive and diverse regional economies with a highly educated workforce. The Bay Area prides itself on global influence in high tech

Kaiser Permanente, Sutter Delta Medical Center and the Antioch Unified School District.

Antioch has lagged behind the rest of the Bay Area in terms of rent growth, indicating a large margin of rent growth in the coming years particularly with the delivery of the new Ebart Station scheduled to begin Service in 2017.

and biotech, along with world class universities. The region's natural beauty, diverse cultural attractions, professional sports teams, active business conventions, and a leading global position in the wine industry attract more than 16 million visitors annually and make the Bay Area a treasured place to live.



THE SUNSET APARTMENTS



Contact

Marc Guillon

Guillon Real Estate Group

1200 Mt. Diablo Blvd Suite 109

Walnut Creek CA 94596

Tel: 415-987-7544

Marc@GuillonRealEstateGroup.com

Lic: 01839798

