

# OFFERING MEMORANDUM

370 Clay St. & 907 Hellam St., Monterey, CA

MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

**INVESTMENT OFFERING | 17 UNITS | \$6,755,000**

For more information contact:

Ryan Edwards, Partner | (831)646-1919 | DRE #01403313 | Do Not Disturb Tenants

**Exclusively Listed by**

**Ryan Edwards**

*Partner*

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**DRE #01403313**

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COMMERCIAL REAL ESTATE

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# Property Summary



**PROPERTY ADDRESS** 370 Clay Street & 907 Hellam St, Monterey, CA

**ASKING PRICE** \$6,755,000

**APN** 011-351-027 & 011-351-023

**NUMBER OF UNITS** 16 Apartments & House

**TOTAL BUILDING SIZE** 12,224 SF

**TOTAL LAND SIZE** 27,600 SF

**YEAR BUILT** Apartments (1972) & House (2007)

**PARKING** 16 Carports

**ZONING** R-4

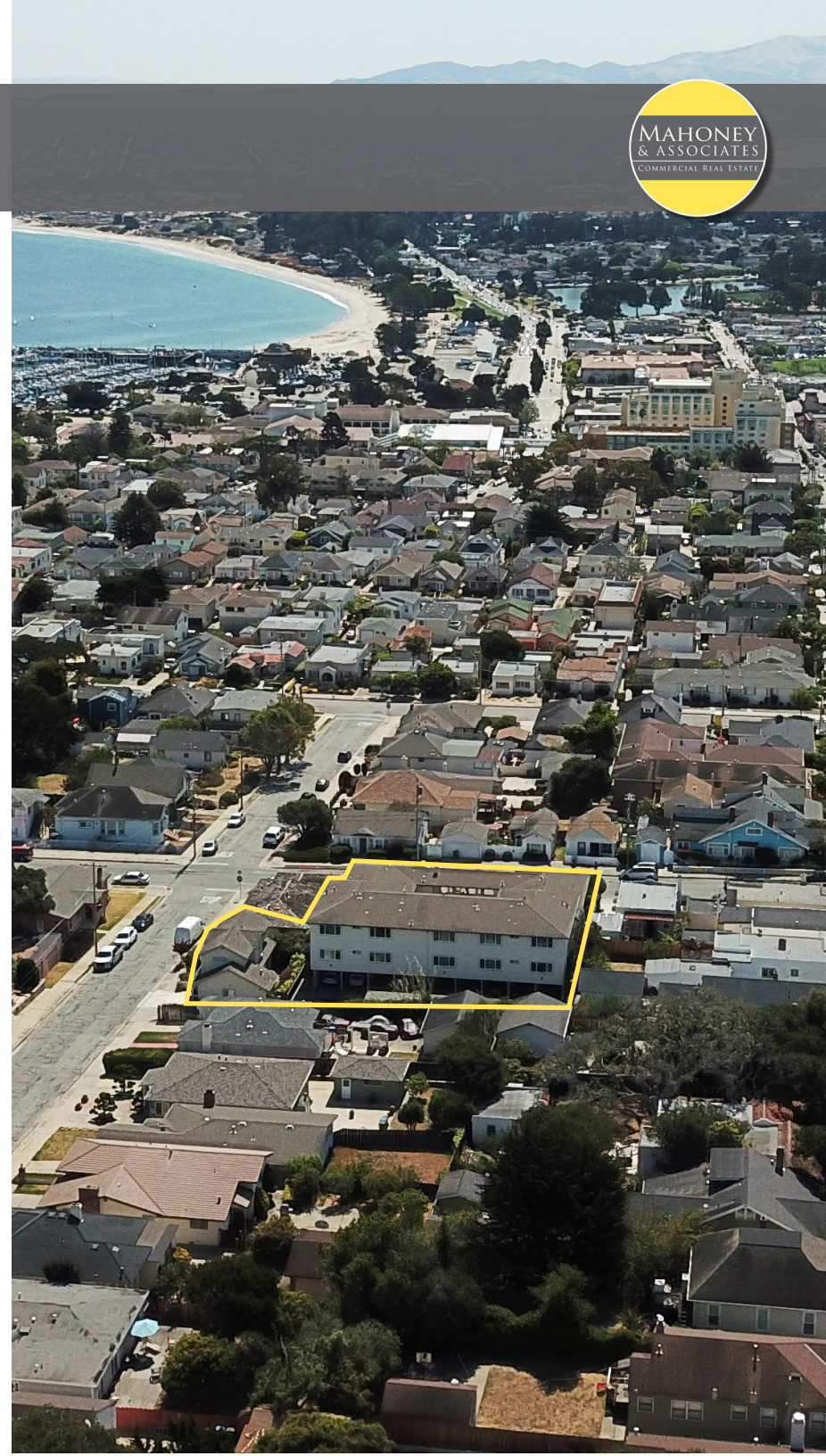
**CONSTRUCTION** Wood Frame

**FOUNDATION** Concrete Slab

**ROOF** Composite Shingle

**HEATING** Wall Mounted Units

**LAUNDRY** 3 Washers / 3 Dryers



# Executive Summary & Highlights



**M**ahoney & Associates is pleased to offer 370 Clay Street & 907 Hellam Street for sale in Monterey, California. The property includes a 16-unit apartment complex with ocean views that was updated in 2016 and a house that was built in 2007. This property is in a fantastic location minutes from downtown Monterey, the Defense Language Institute and the Middlebury Institute.

## Property Highlights

- Very Desirable Location
- Minimal Supply & Strong Demand for Apartments
- Bay Views from 4 Units and House
- Covered Parking
- Laundry Facilities
- All New Windows
- Exterior and Common Area Recently Painted
- Close to Downtown Monterey and MIIS
- 9 (1 Bed / 1 Bath)
- 7 (2 Bed / 1 Bath)
- 1 House (2 Bed / 1.5 Bath)

# Offering Summary



**ASKING PRICE** \$6,755,000

**PRICE/UNIT** 17

**CURRENT RENTAL INCOME** \$25,380

**CAP RATE** 2.5%

**MARKET CAP RATE** 3.3%

**UNITS** 17



UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
1	1	1	\$850	\$1,200
2	1	1	\$1,495	\$1,600
3	2	1	\$1,600	\$2,000
4	1	1	\$1,350	\$1,600
5	1	1	\$1,350	\$1,600
6	2	1	\$1,970	\$2,000
7	1	1	\$1,350	\$1,600
8	2	1	\$1,800	\$2,000
9	2	1	\$1,500	\$2,000
10	1	1	\$1,395	\$1,600
11	1	1	\$1,300	\$1,600
12	2	1	\$1,500	\$2,000
13	1	1	\$1,395	\$1,600
14	2	1	\$1,500	\$2,000
15	2	1	\$1,500	\$2,000
16	1	1	\$1,350	\$1,600
House	2	1.5	\$2,175	\$2,600
<b>TOTALS</b>			<b>\$25,380</b>	<b>\$30,600</b>

# Income



EXPENSE SUMMARY	CURRENT	PROJECTED RENTS
Rental Income (Monthly)	\$25,380	\$30,600
Rental Income Yearly)	\$304,560	\$367,202
3% Vacancy	\$9,137	\$11,016
Laundry Income	\$2,785	\$2,785
<b>Estimated Total Income</b>	<b>\$307,345</b>	<b>\$369,487</b>
Insurance	\$5,600	\$5,600
Property Taxes (Prop 13 / Based on Asking Price)	\$74,305	\$74,305
Management	\$15,000	\$18,000
Repairs & Maintenance	\$10,000	\$10,000
Electricity	\$5,734	\$5,734
Water	\$10,130	\$10,130
Disposal	\$3,292	\$3,292
Sewer	\$5,360	\$5,360
Pest Control	\$1,080	\$1,080
Gardening	\$2,000	\$2,000
<b>Estimated Total Expenses</b>	<b>\$132,501</b>	<b>\$135,501</b>
Cap Rate	2.58 %	3.46 %
<b>Estimated Net Operating Income</b>	<b>\$174,844</b>	<b>\$233,986</b>

# Rent Roll



UNIT NUMBER	UNIT BED	UNIT BATH	CURRENT RENT	MARKET RENT
1	1	1	\$850	\$1,200
2	1	1	\$1,495	\$1,600
3	2	1	\$1,600	\$2,000
4	1	1	\$1,350	\$1,600
5	1	1	\$1,350	\$1,600
6	2	1	\$1,970	\$2,000
7	1	1	\$1,350	\$1,600
8	2	1	\$1,800	\$2,000
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# Property Photos



# Property Photos



# Plat Map



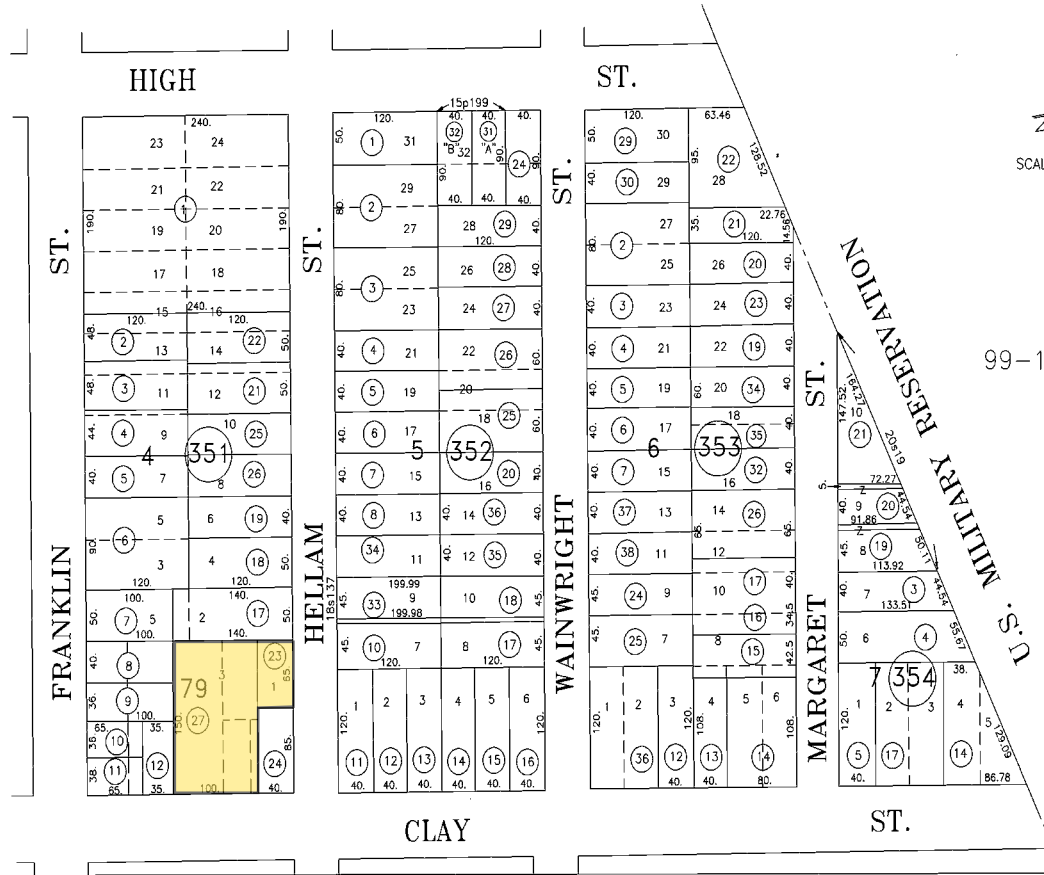
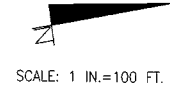
THIS MAP IS INTENDED TO BE USED FOR  
PROPERTY TAX ASSESSMENT PURPOSES ONLY

TAX CODE AREA -300

COUNTY OF MONTEREY  
ASSESSOR'S MAP  
BOOK 1 , PAGE 35  
CITY OF MONTEREY

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SEVERANCE MAP  
BLOCK-79

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MONTEREY HEIGHTS  
BLOCKS-4-5-6-7

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# Market Overview



Monterey is a scenic California coastal city that rises from the pristine Monterey Bay to pine forested hillsides with sweeping bay views. The city's natural beauty and historic sites make it a quality residential community and premier tourist destination. A small, livable city that prides itself on being a clean and safe place to live, Monterey is known for its sense of community and hospitality and its culturally diverse residents. Monterey is located at the center of a Monterey Bay regional economy which is poised for growth. Monterey's tourist-based economy remains strong and healthy. The Monterey Bay economy of the future will be based on educational and research activities with special emphasis on marine biology and the environmental sciences.

Monterey is recognized as the "Language Capital of the World", a designation used to denote the impact of the area's language institutions in helping its population succeed in global careers throughout the world. Key contributors to the City's language-skilled labor force include The Monterey Institute of International Studies and the Defense Language Institute Foreign Language Center. AT&T's Language Translation Services also are based in Monterey at Ryan Ranch. Monterey is the ideal location for companies seeking to enter or expand into the global marketplace. Other institutions involved in promoting Monterey as the Language Capital of the World include California State University at Monterey Bay, Monterey Peninsula College, CTB McGraw Hill, and the Naval Postgraduate School.

Monterey is one of the premier tourist destinations in the United States. Each year, the area attracts an estimated 4 million visitors. The area's diverse attractions, dramatic coastline, historic architecture, and access to marine wildlife all combine to drive this economic component. From the Monterey Bay Aquarium along Cannery Row, to the "Path of History" walking tour, to the world-renowned Pebble Beach Golf Course nearby, Monterey continues to be a destination for visitors, which helps sustain the area's economy for its residents.



# Demographics

## GROWTH



Total Households **11,978**

Population **28,520**

Daytime Population **53,018**



## HOUSEHOLD INCOME



Median **\$68,660**

Average **\$93,269**

Per Capita **\$42,403**



## HOUSING



Total Housing Units **13,936**

Owner Occupied **4,413 (31%)**

Renter Occupied **8,200 (58%)**



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