

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES



COMMERCIAL DIVISION™

25 W 10th St

Pittsburg, CA 94565

Exclusively Represented By:

Monjid Aldiyyat

Broker // CalDRE # #01973084

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OFFERING MEMORANDUM

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FOR SALE

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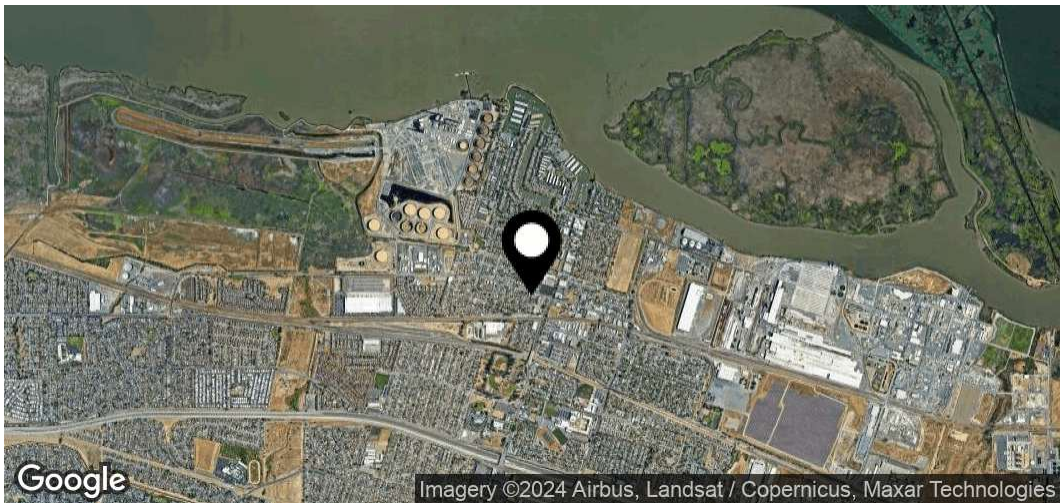
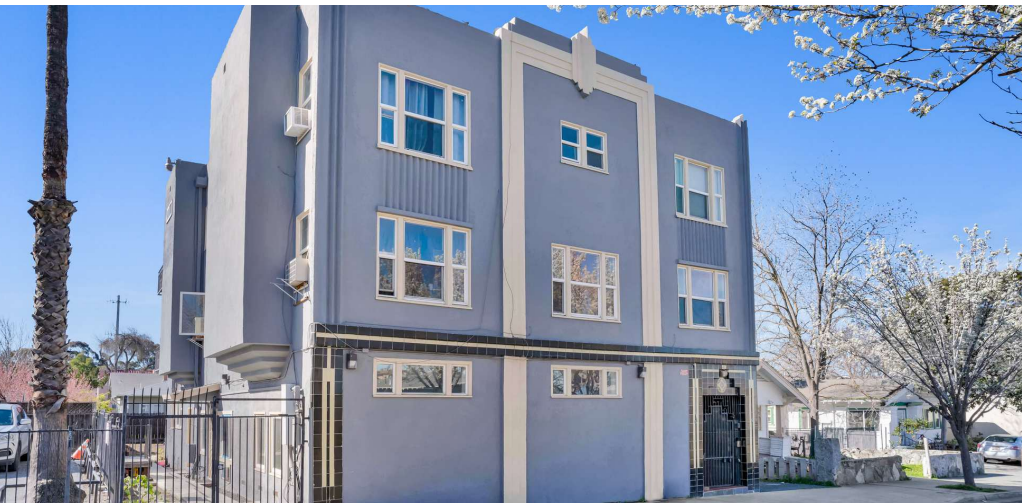
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Property Information

Section 1

Executive Summary

FOR SALE



Offering Summary

Price	\$2,350,000
Price / Unit	\$235,000
GRM	10.84
Cap Rate	6.04%
# of Units	10
Year Built	1948
NOI	\$141,847.61
Building Size	7,574
Lot Size	12,500 SF

Property Highlights

- Assumable Financing: Outstanding 8.6% cash-on-cash return with a fixed 3.72% interest-only loan, locked in for the next 8 years.
- Great unit mix: 3 bed/1bath, 2 bed/1bath, 1 bed/1bath, and studios
- Adjacent parking lot included, providing convenience for tenants
- Separately metered for PG&E, offering efficiency and control
- Additional income from on-site laundry facilities
- Proximity to public transportation and major roadways for convenience
- Close to schools, ensuring appeal to families and students
- Desirable walk score of 86, enhancing tenant satisfaction and retention

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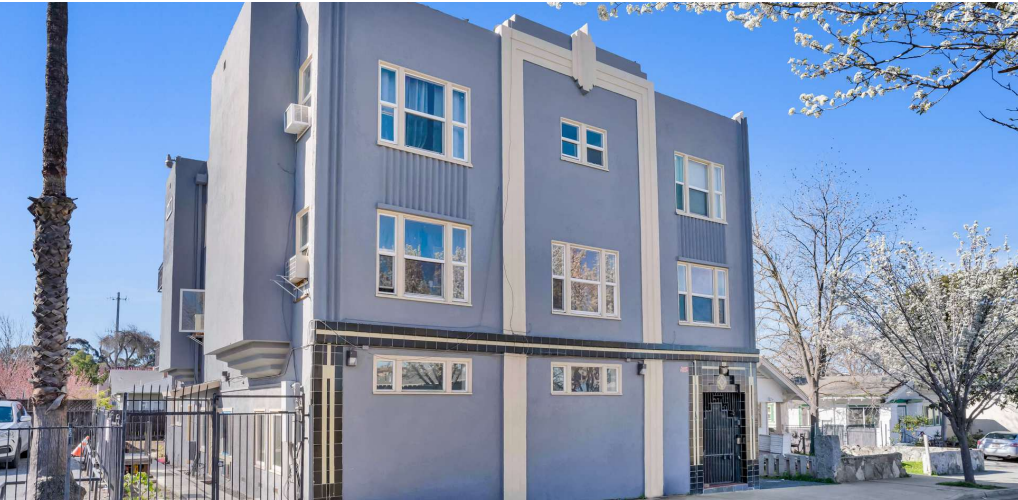
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Property Description

FOR SALE



Property Description

Dayat Commercial Group is pleased to present 25-45 W. 10th Street in Pittsburg, CA. The property is a well maintained three-story building located within minutes to Downtown Pittsburg and the marina. Built in 1948, the 7,574 square foot building boasts a unit mix of three (3) 3 bed/1 bath units, two (2) 2 bed/1 bath units, three (3) 1 bed/1 bath units, and two (2) studios. Current ownership has renovated five units upon turnover, four of which included extensive value add renovations. Renovated units offer hardwood flooring, two-pane vinyl windows, new paint, and charming original features throughout. Some units have beautiful views of the marina in the distance. The sale includes the adjacent parcel which is a 14 stall parking lot for the property. The property is separately metered for PG&E, and the owner pays for water and garbage. In addition to off-street parking, the property also has onsite laundry, and perimeter fencing.

New investors have the opportunity to assume the current financing on the property with a current balance of \$1,319,000 at an interest rate of 3.72% with 8 years remaining. With this significant reduction from current market interest rates, a new investor can assume the loan and capture a tremendous year 1 cash-on-cash return of 8.6%

Location Description

The dynamic city of Pittsburg is located in Contra Costa County on the southern shore of the Suisun Bay in the East Bay region of the San Francisco Bay Area, and part of the Sacramento-San Joaquin River Delta Area. Its enviable location places it within a close distance of several big-market cities accessible with a vast transportation network. The property is located off of Railroad Road and a short walk to Old Town Pittsburg for shopping and dining, or relax outside at John Buckley Square or Pittsburg Marina. Boasting a "very walkable" walk score of 86, current and future tenants enjoy the close proximity to schools, easy access to Highway 4, and just 1 mile to the Pittsburg Center BART station with access to anywhere in the Bay Area. Just south of the Pittsburg BART are the Pittsburg Towne Centre and Atlantic Plaza Shopping Centers comprised of national retailers, Walmart located 2.3 miles to the east, and 2.8 miles to Los Medanos College, recently ranked the #6 community college in the nation.

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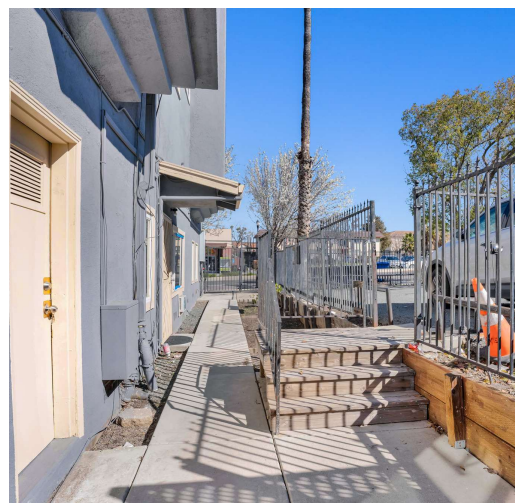
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Additional Photos

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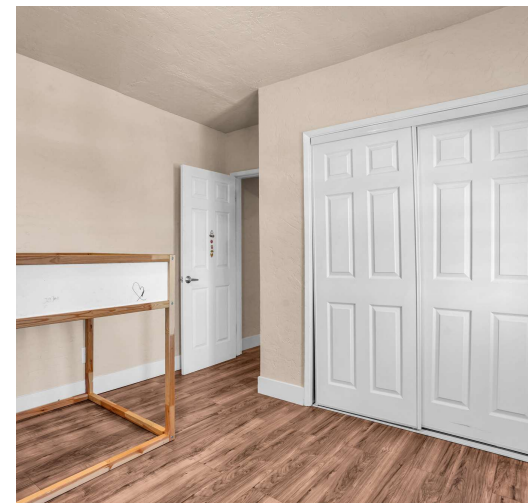
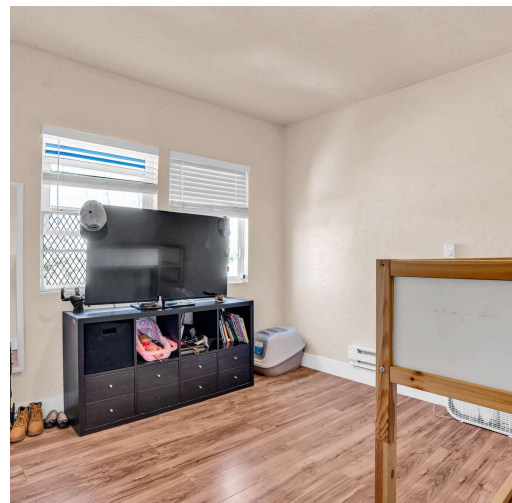
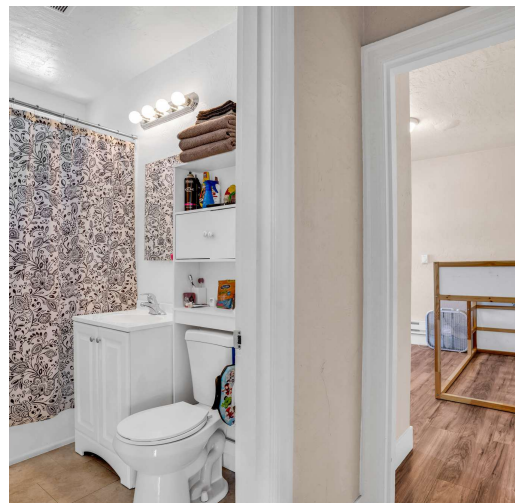
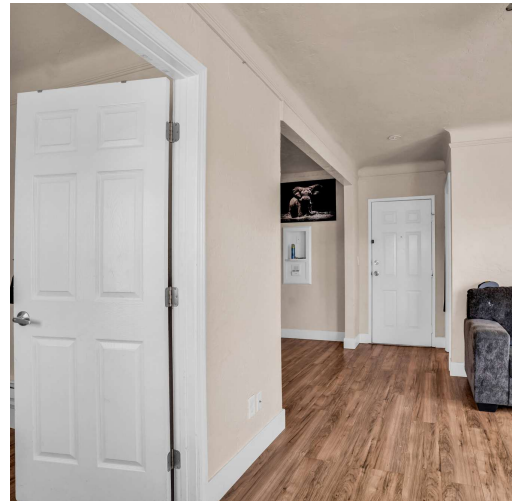
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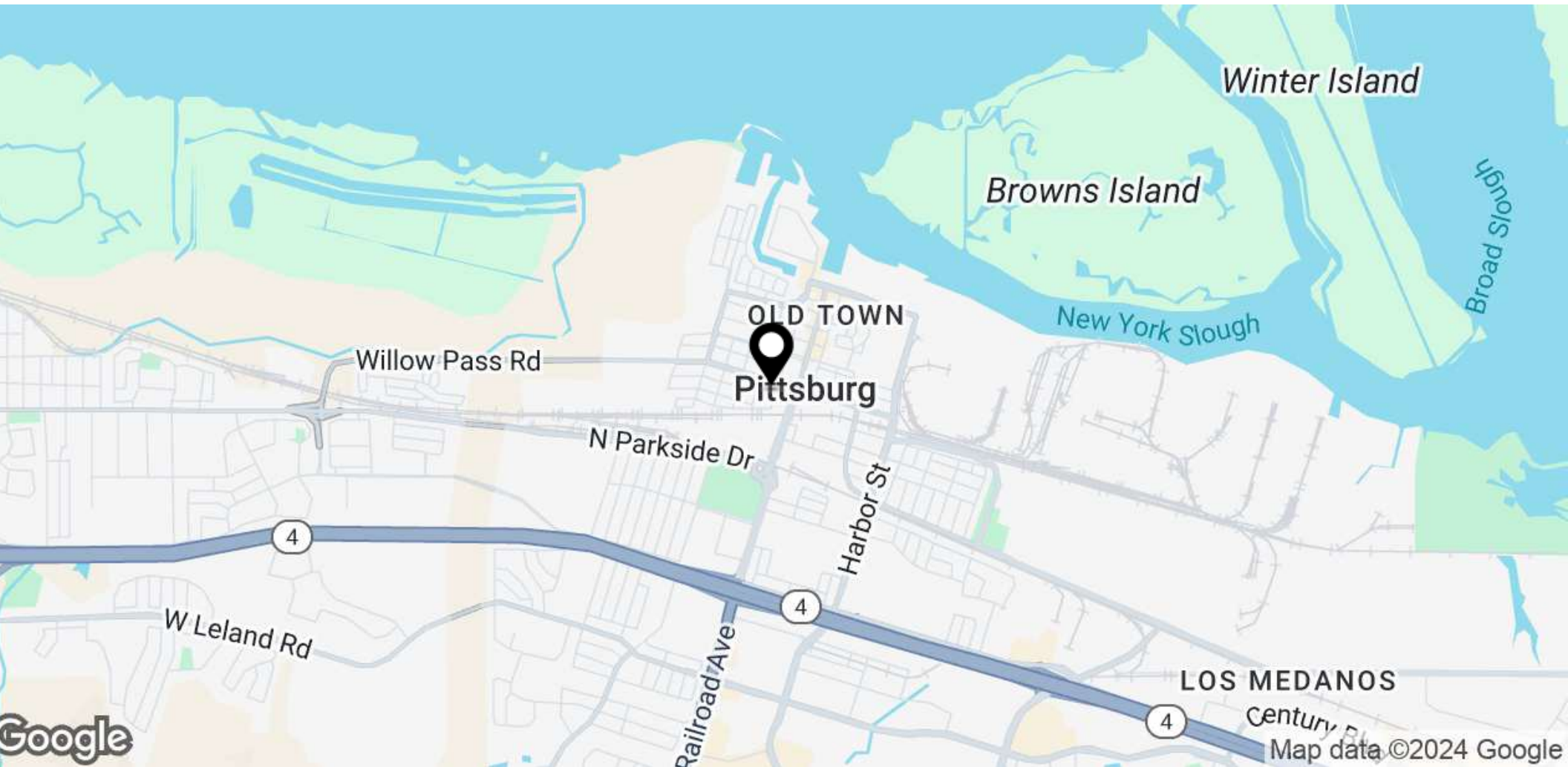


Location Information

Section 2

Location Map

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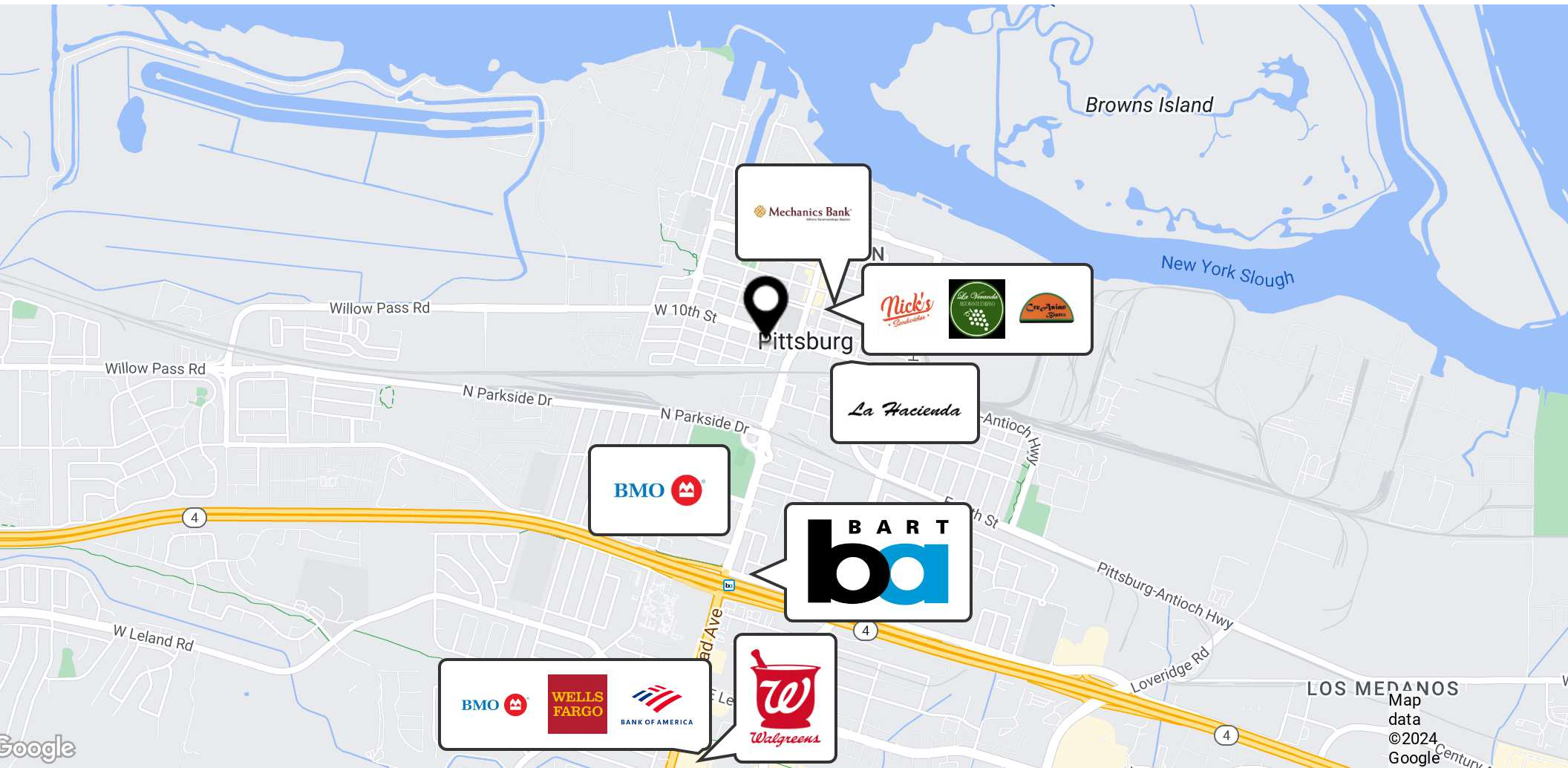
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Retailer Map

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Financial Analysis

Section 3

Financial Summary

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Investment Overview	Current	Market
Price	\$2,350,000	\$2,350,000
Price per SF	\$310	\$310
Price per Unit	\$235,000	\$235,000
GRM	10.84	10.09
CAP Rate	6.04%	6.70%
Cash-on-Cash Return (yr 1)	4.59%	6.24%
Total Return (yr 1)	\$61,246	\$76,802
Debt Coverage Ratio	1.44	1.59
Operating Data	Current	Market
Gross Scheduled Income	\$216,762	\$232,800
Total Scheduled Income	\$216,762	\$232,800
Vacancy Cost	\$6,503	\$6,984
Gross Income	\$210,260	\$225,816
Operating Expenses	\$68,412	\$68,412
Net Operating Income	\$141,848	\$157,404
Pre-Tax Cash Flow	\$43,107	\$58,663
Financing Data	Current	Market
Down Payment	\$940,000	\$940,000
Loan Amount	\$1,410,000	\$1,410,000

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Financial Summary

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Debt Service	\$98,741	\$98,741
Debt Service Monthly	\$8,228	\$8,228
Principal Reduction (yr 1)	\$18,139	\$18,139

Assumable Financing

Current Loan	\$1,319,000	
Interest Rate (Interest Only)	3.72%	Interest Only
Monthly Payment	\$4,225	
Due	8 years	
Cash on Cash	8.6%	

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Income & Expenses

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Income Summary	Current	Market
Rental Income	\$216,762	-
Market Rental Income	-	\$232,800
Vacancy Cost	(\$6,503)	(\$6,984)
Gross Income	\$210,260	\$225,816
Expenses Summary	Current	Market
Property Taxes (Actual @ 1.11% x Sales Price)	\$26,179	\$26,179
Direct Assessment (Actual)	\$6,313	\$6,313
Property Insurance (Actual)	\$9,183	\$9,183
Water (Actual)	\$5,112	\$5,112
Garbage (Actual)	\$7,704	\$7,704
PG&E (Actual)	\$3,721	\$3,721
Repairs & Maintenance (Estimate @ \$500/unit)	\$5,000	\$5,000
Reserves (Estimate @ \$250/unit)	\$2,500	\$2,500
Pest Control	\$2,700	\$2,700
Operating Expenses	\$68,412	\$68,412
Net Operating Income	\$141,848	\$157,404

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Rent Roll

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Suite	Bedrooms	Bathrooms	Rent	Market Rent
1	2	1	\$2,352	\$2,000
2	2	1	\$1,995	\$2,000
3	3	1	\$1,967	\$2,150
4	1	1	\$1,495	\$1,800
5	1	1	\$1,414	\$1,800
6	3	1	\$1,925	\$2,150
7	1	1	\$1,695	\$1,800
8	-	1	\$1,225	\$1,500
9	-	1	\$1,495	\$1,500
10	3	1	\$1,950	\$2,150
Laundry	-	-	\$200	\$200
Parking	-	-	\$350	\$350
Totals			\$18,064	\$19,400
Averages			\$1,505	\$1,617

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Demographics

Section 4

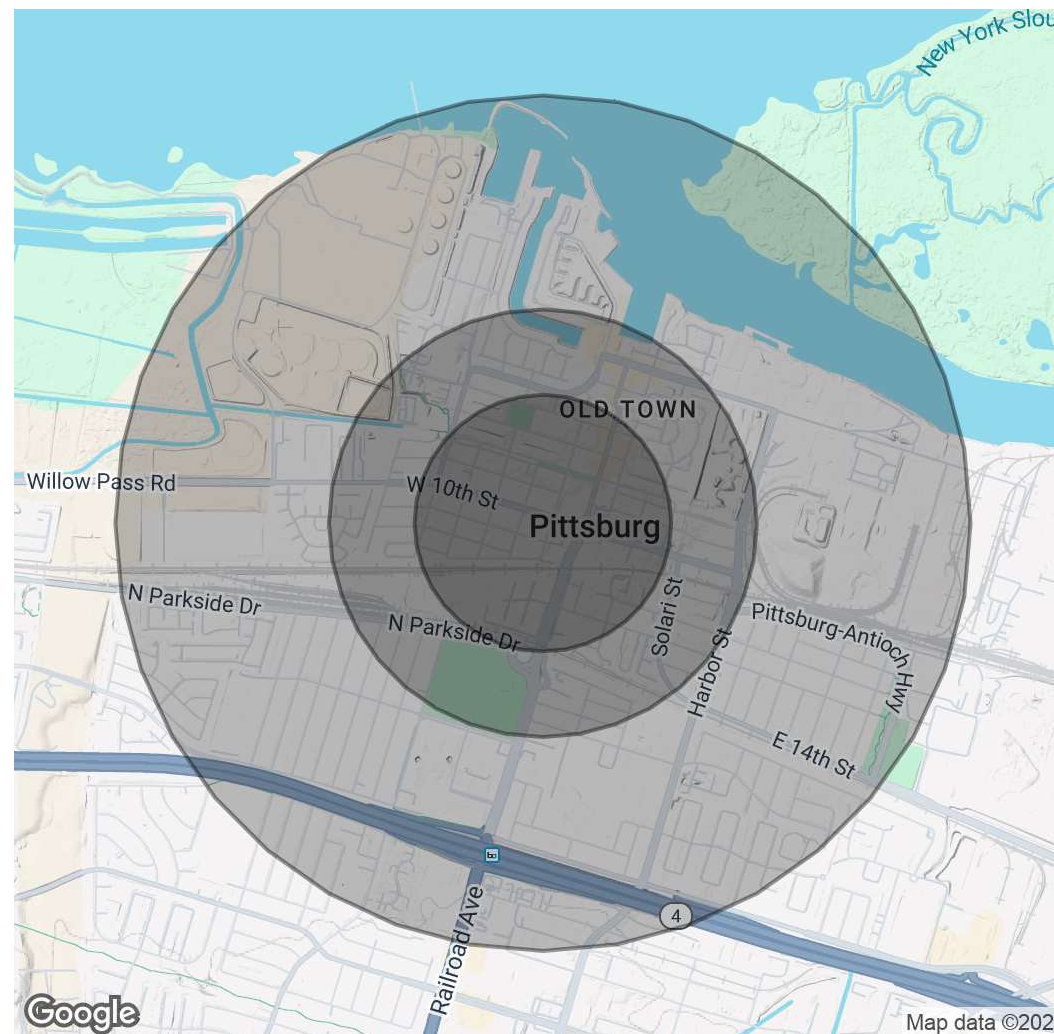
Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,693	5,884	16,549
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	839	1,842	5,074
# of Persons per HH	3.2	3.2	3.3
Average HH Income	\$102,828	\$99,515	\$98,678
Average House Value	\$837,517	\$749,580	\$623,486

Demographics data derived from AlphaMap



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