

BERKSHIRE
HATHAWAY
HOMESERVICES

DRYSDALE
PROPERTIES



COMMERCIAL DIVISIONSM

900 Alvarez Avenue

Pinole, CA 94564

Alex Barreiro

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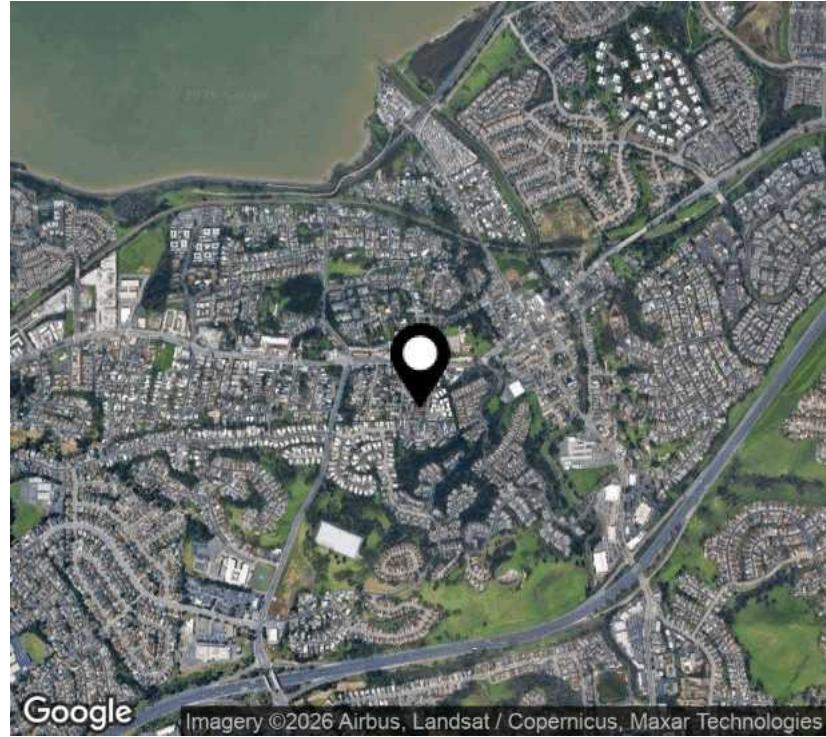
Monjid Aldiyyat

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FOR SALE • 12 UNIT APARTMENT COMPLEX

Property Summary

FOR SALE



Property Highlights

- 12 total units, consisting of 11 two-bedroom units and 1 three-bedroom unit
- Well-maintained and low-maintenance property with established tenants
- 20 total parking spaces, including 8 covered carports and 12 surface parking spaces
- On-site laundry room, a convenient amenity that adds consistent monthly income
- Highly desirable location, situated in a quiet residential neighborhood, near by Pinole Valley High School, Collins Elementary, and Pinole Middle School
- Walkable access to Pinole Vista Shopping Center, Trader Joe's, Starbucks, and local dining options along Fitzgerald Drive
- Less than 5 minutes to Interstate 80, connecting tenants to Berkeley, Oakland, and San Francisco
- Strong local rental demand, consistent occupancy and stable tenant base in a supply-constrained submarket

Offering Summary

Sale Price:	\$3,600,000
Number of Units:	12
GRM:	10.94
Cap Rate:	6.08%
Price/SF:	\$389
Price/Unit:	\$300,000
NOI:	\$218,831
Gross Income:	\$319,063
Lot Size:	23,759 SF
Building Size:	9,248 SF
Year Built:	1980
Zoning:	R-1
APN:	401-112-015-3

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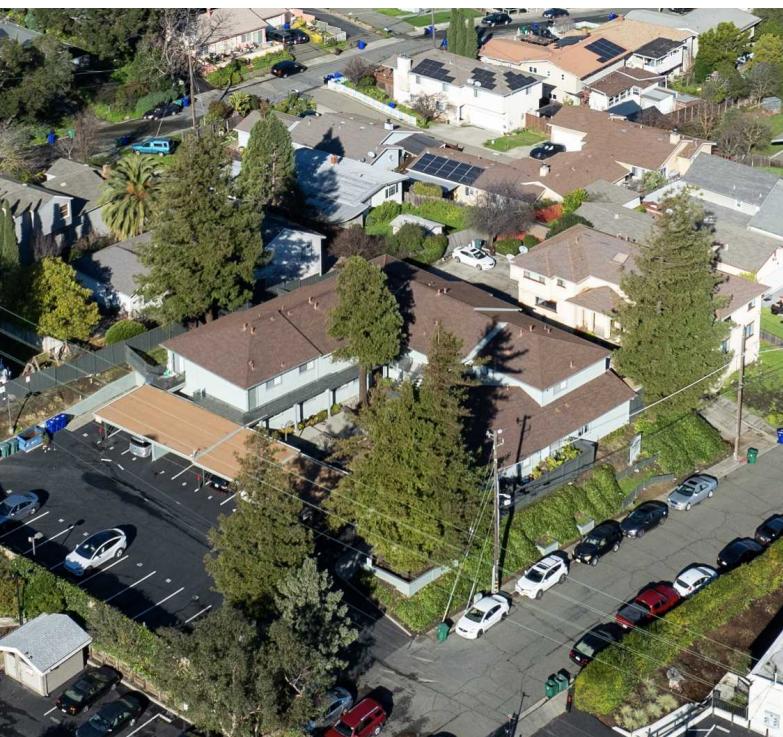
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Property Description

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Property Description

900 Alvarez Avenue is a well-maintained, low-rise multifamily property located in Pinole, California. The property is situated on a single ± 0.52 acre parcel and consists of a two-story residential building totaling approximately $\pm 9,284$ square feet, originally constructed in 1980.

The property comprises 12 residential units with a favorable unit mix of 11 two-bedroom units and 1 three-bedroom unit. The asset has demonstrated consistent occupancy and stable in-place cash flow, providing current income.

Second-floor units feature private balconies, while ground-floor units include private patios. Unit interiors offer laminate flooring and kitchens equipped with electric appliances. Units are separately metered for water, gas, and electricity, include individual water heaters, and utilize wall heaters for space heating.

Property amenities include on-site coin-operated laundry facilities and a total of 20 parking spaces, consisting of 8 covered carport spaces and 12 surface parking spaces.

Location Description

900 Alvarez Avenue is located in the City of Pinole, an established East Bay community in western Contra Costa County, approximately 18 miles northeast of San Francisco and 14 miles north of Oakland. The property is positioned along the Interstate 80 corridor, offering convenient access to major employment centers throughout the East Bay, Oakland, San Francisco, and the greater Bay Area. This regional connectivity supports stable rental demand while providing a more affordable alternative to core urban markets.

Pinole offers a suburban residential environment with access to neighborhood retail, public schools, public transportation, and outdoor amenities including the Point Pinole Regional Shoreline. Limited new multifamily development and sustained housing demand continue to support strong occupancy fundamentals and long-term investment stability.

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Income & Expenses

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Income Summary	Current	Market
Rental Income	\$322,871	\$337,320
Laundry	\$2,160	\$2,160
Parking	\$3,900	\$3,900
Vacancy Cost	(\$9,868)	(\$10,301)
Gross Income	\$319,063	\$333,079
Expenses Summary	Current	Market
Property Tax (Estimated at 1.2792% of Sale Price)	\$46,051	\$46,051
Special Assessment Direct Fees	\$10,381	\$10,381
Insurance	\$8,767	\$8,767
Water	\$5,279	\$5,279
Gas and Electricity	\$2,252	\$2,252
Trash	\$9,097	\$9,097
Recycle	\$2,205	\$2,205
Landscaping	\$3,250	\$3,250
Janitorial	\$950	\$950
Repairs & Maintenance (estimated at \$750 per unit)	\$9,000	\$9,000
Reserve (Est. @250/Unit)	\$3,000	\$3,000
Operating Expenses	\$100,232	\$100,232
Net Operating Income	\$218,831	\$232,847

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Rent Roll

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Suite	Bedrooms	Bathrooms	Size SF	Rent	Market Rent	Lease Start
1	2	1	815 SF	\$2,000	\$2,310	07/01/2025
2	2	1	815 SF	\$2,217	\$2,310	12/23/2021
3	3	2	1,092 SF	\$2,700	\$2,700	04/24/2025
4	2	1	815 SF	\$2,217	\$2,310	03/07/2022
5	2	1	815 SF	\$2,153	\$2,310	06/29/2021
6	2	1	815 SF	\$2,100	\$2,310	09/13/2023
7	2	1	815 SF	\$2,436	\$2,310	06/08/2021
8	2	1	815 SF	\$2,359	\$2,310	05/01/2020
9	2	1	815 SF	\$2,325	\$2,310	08/01/2021
10	2	1	815 SF	\$2,000	\$2,310	04/04/2025
11	2	1	815 SF	\$2,300	\$2,310	VACANT
12	2	1	815 SF	\$2,100	\$2,310	06/10/2024
Totals			10,057 SF	\$26,907	\$28,110	
Averages			838 SF	\$2,242	\$2,343	

*Stated rent in Market Rent is estimated market rent. Buyers should use their own estimates for market rent.

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Financial Summary

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Investment Overview	Current	Market
Price	\$3,600,000	\$3,600,000
Price per SF	\$389	\$389
Price per Unit	\$300,000	\$300,000
GRM	10.94	10.48
CAP Rate	6.08%	6.47%
Cash-on-Cash Return (year 1)	4.71%	5.83%
Total Return (year 1)	\$90,918	\$104,934
Debt Coverage Ratio	1.37	1.46

Operating Data	Current	Market
Gross Scheduled Income	\$322,872	\$337,320
Other Income	\$6,060	\$6,060
Total Scheduled Income	\$328,931	\$343,380
Vacancy Cost	\$9,868	\$10,301
Gross Income	\$319,063	\$333,079
Operating Expenses	\$100,232	\$100,232
Net Operating Income	\$218,831	\$232,847
Pre-Tax Cash Flow	\$59,396	\$73,412

Financing Data	Current	Market
Down Payment	\$1,260,000	\$1,260,000
Loan Amount	\$2,340,000	\$2,340,000
Debt Service	\$159,435	\$159,435
Debt Service Monthly	\$13,286	\$13,286
Principal Reduction (year 1)	\$31,522	\$31,522

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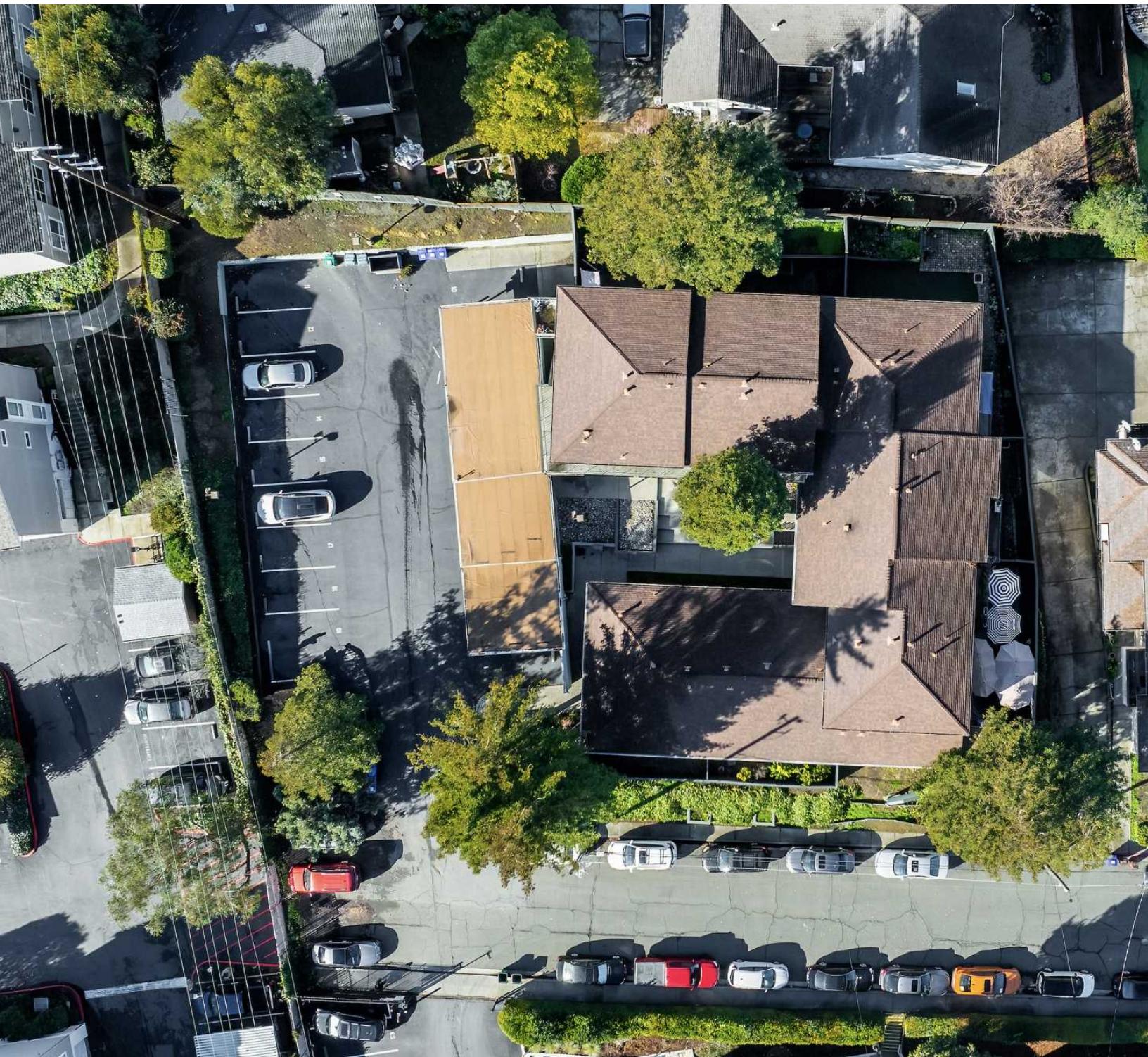
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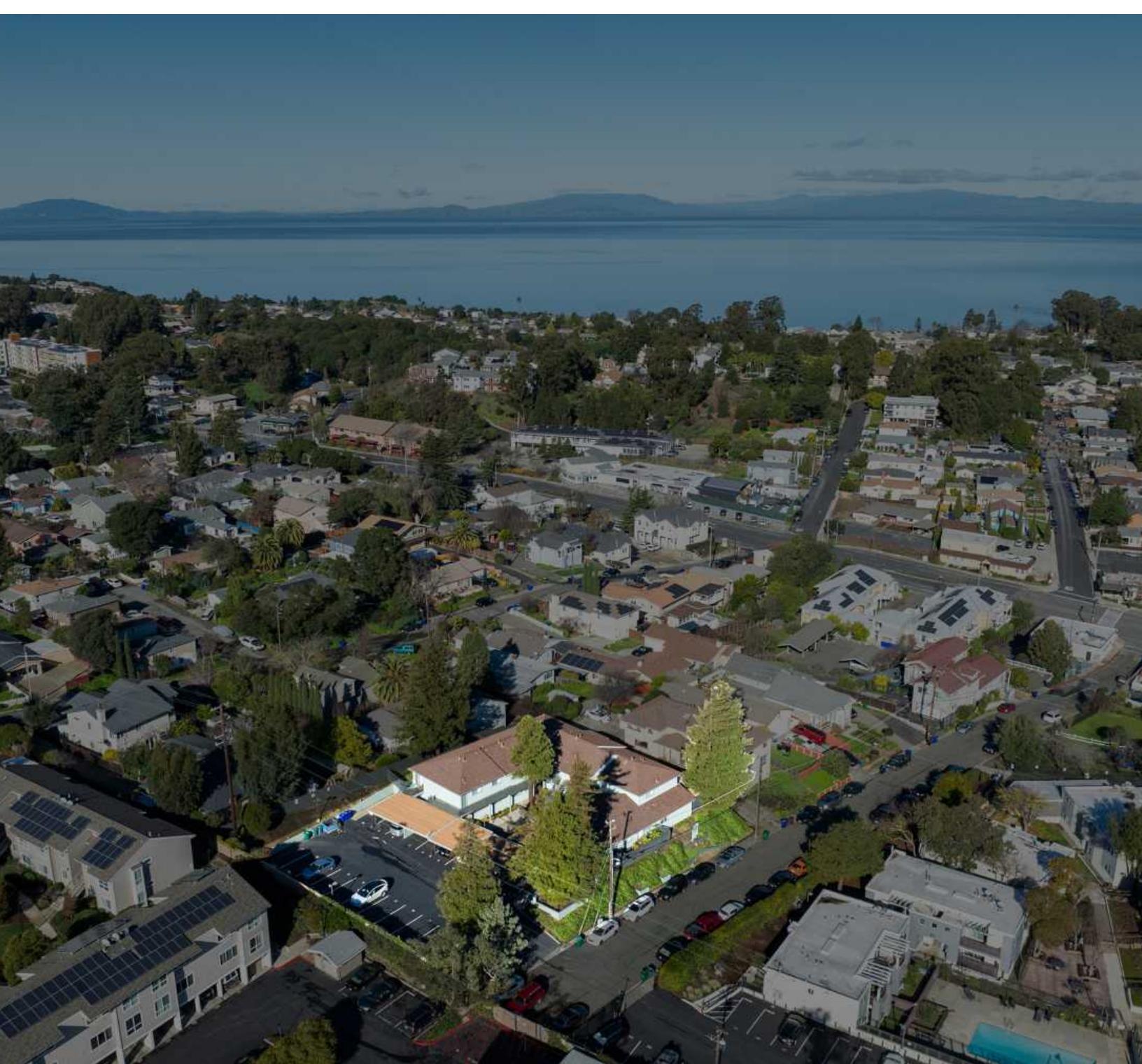
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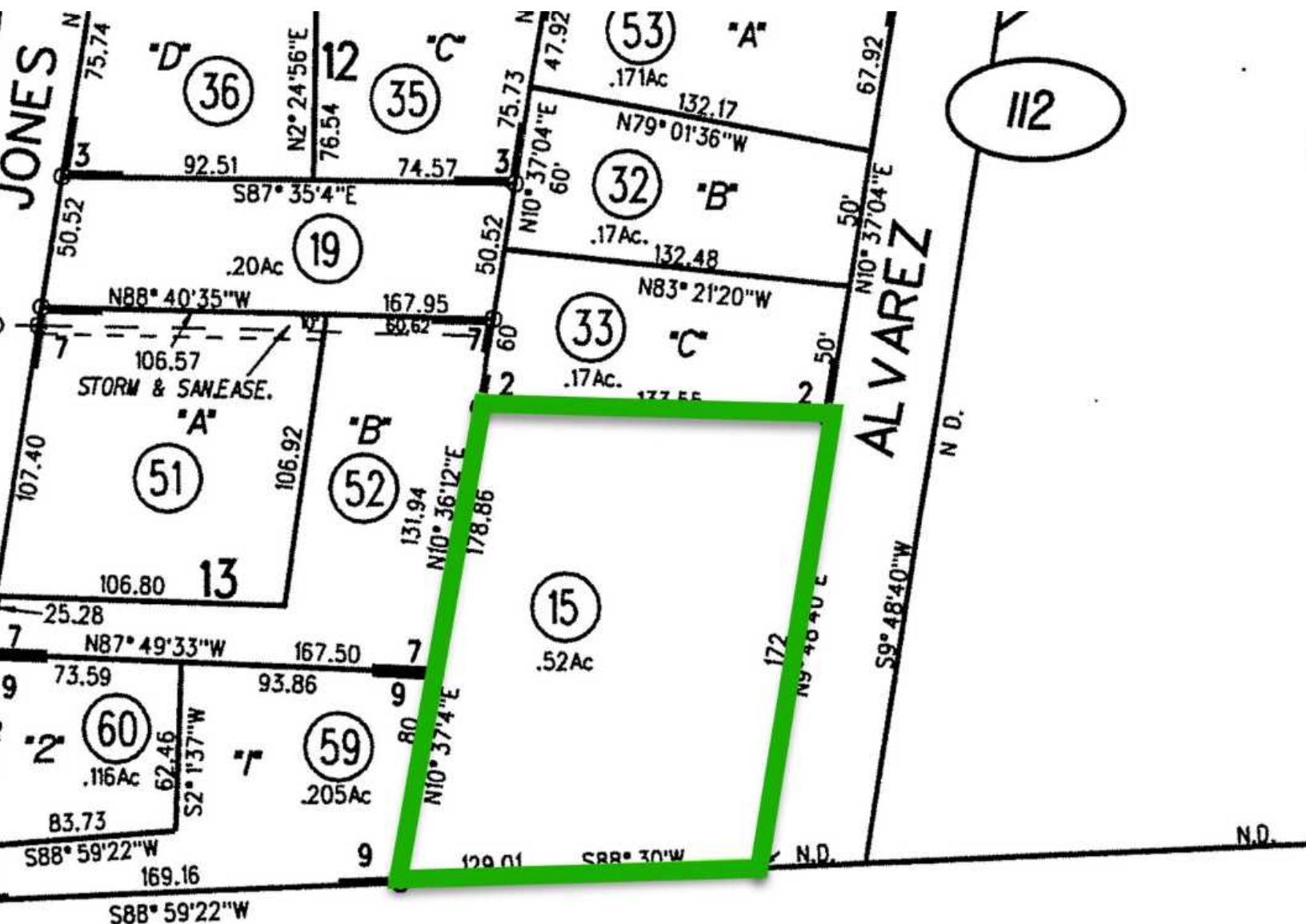
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Assessor Map

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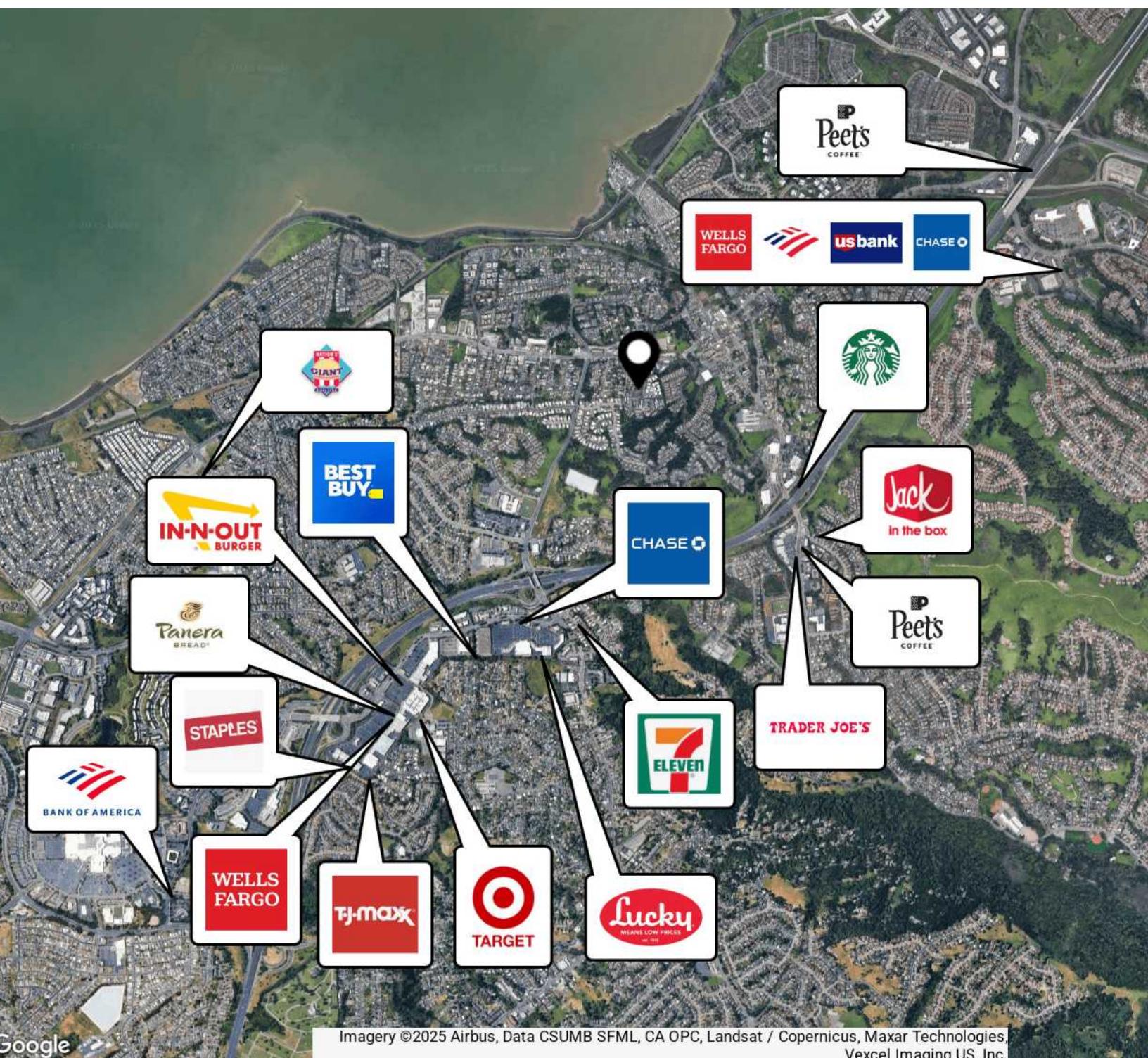
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Retailer Map

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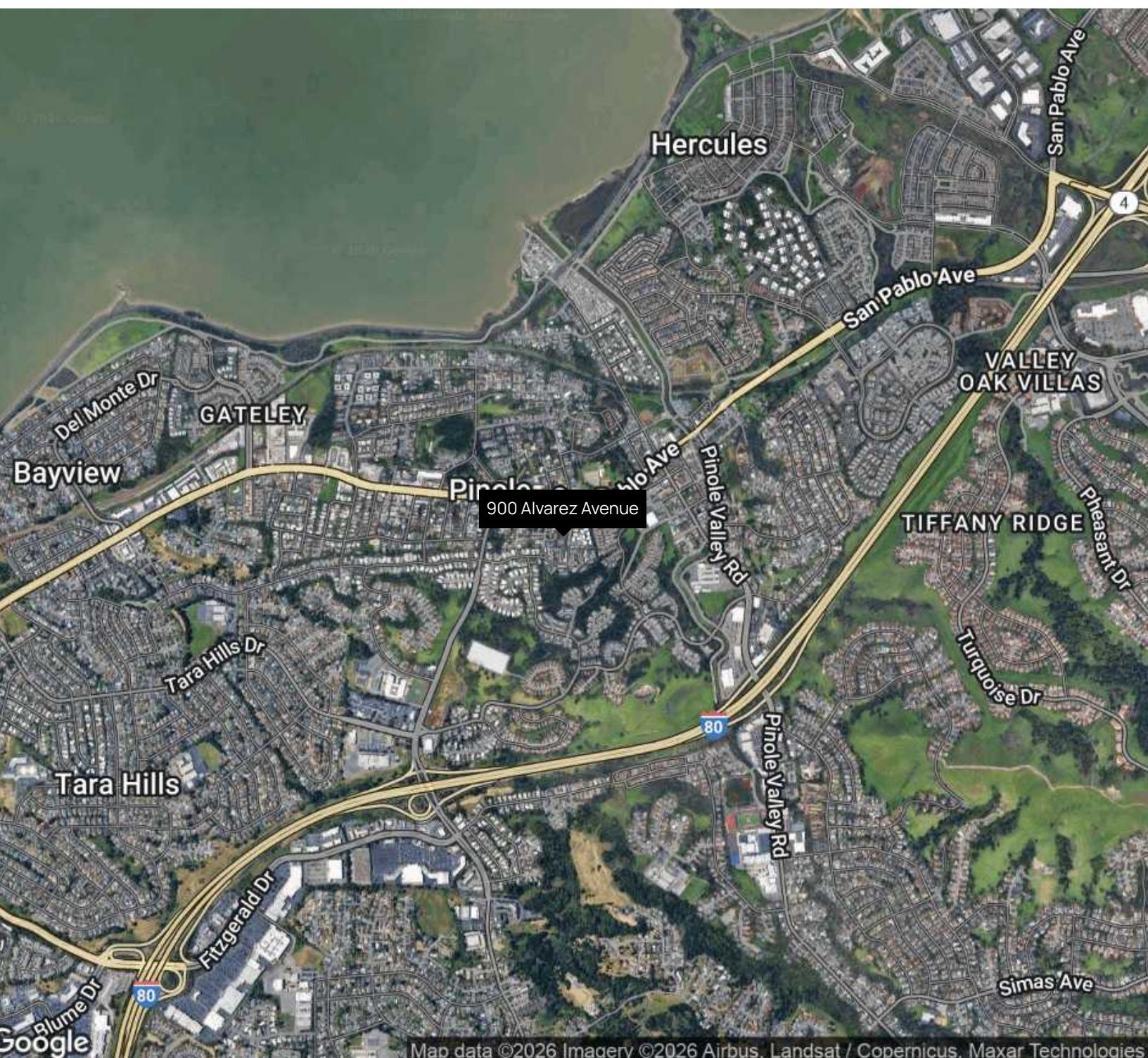
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Regional Map

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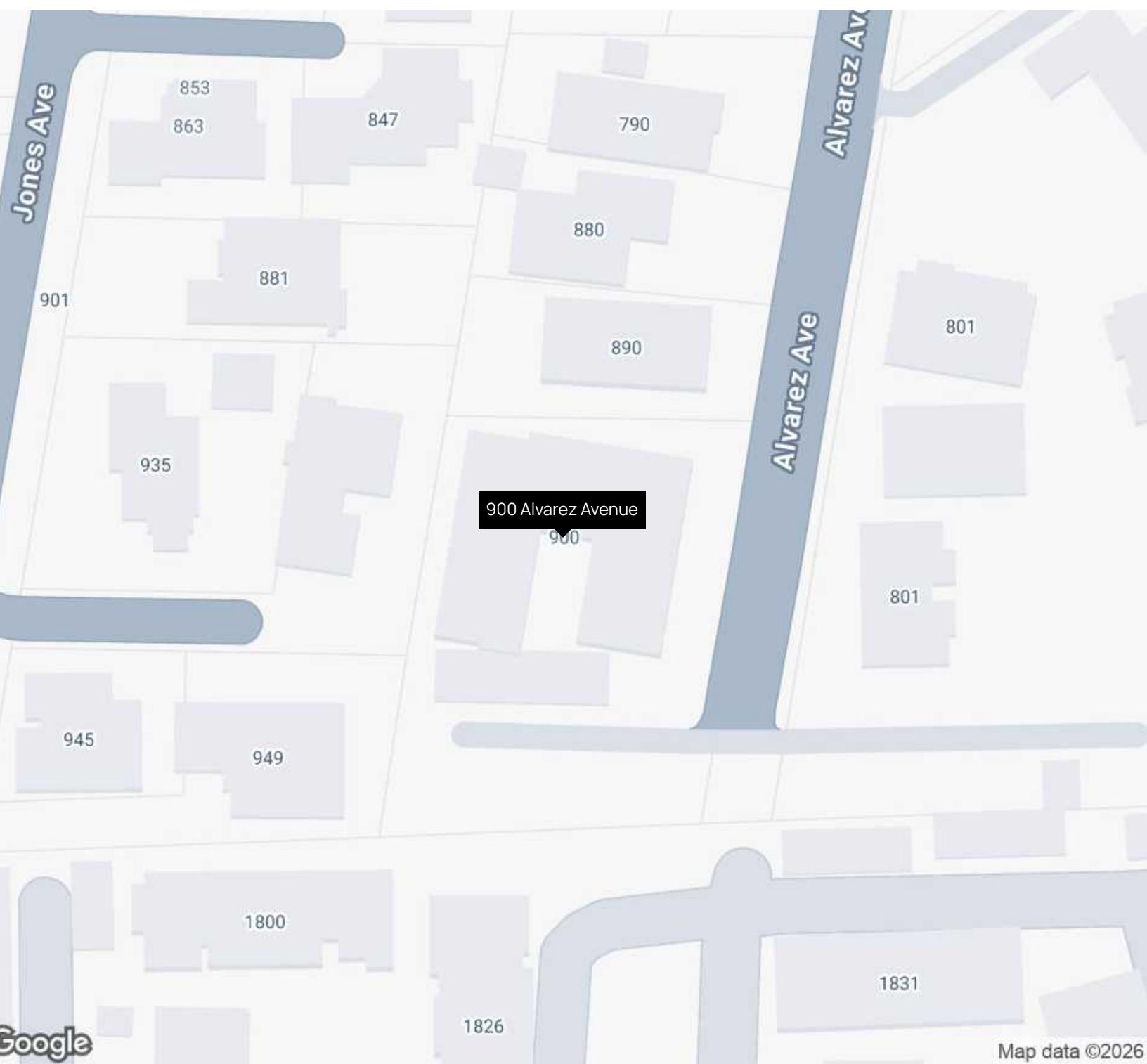
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Location Map

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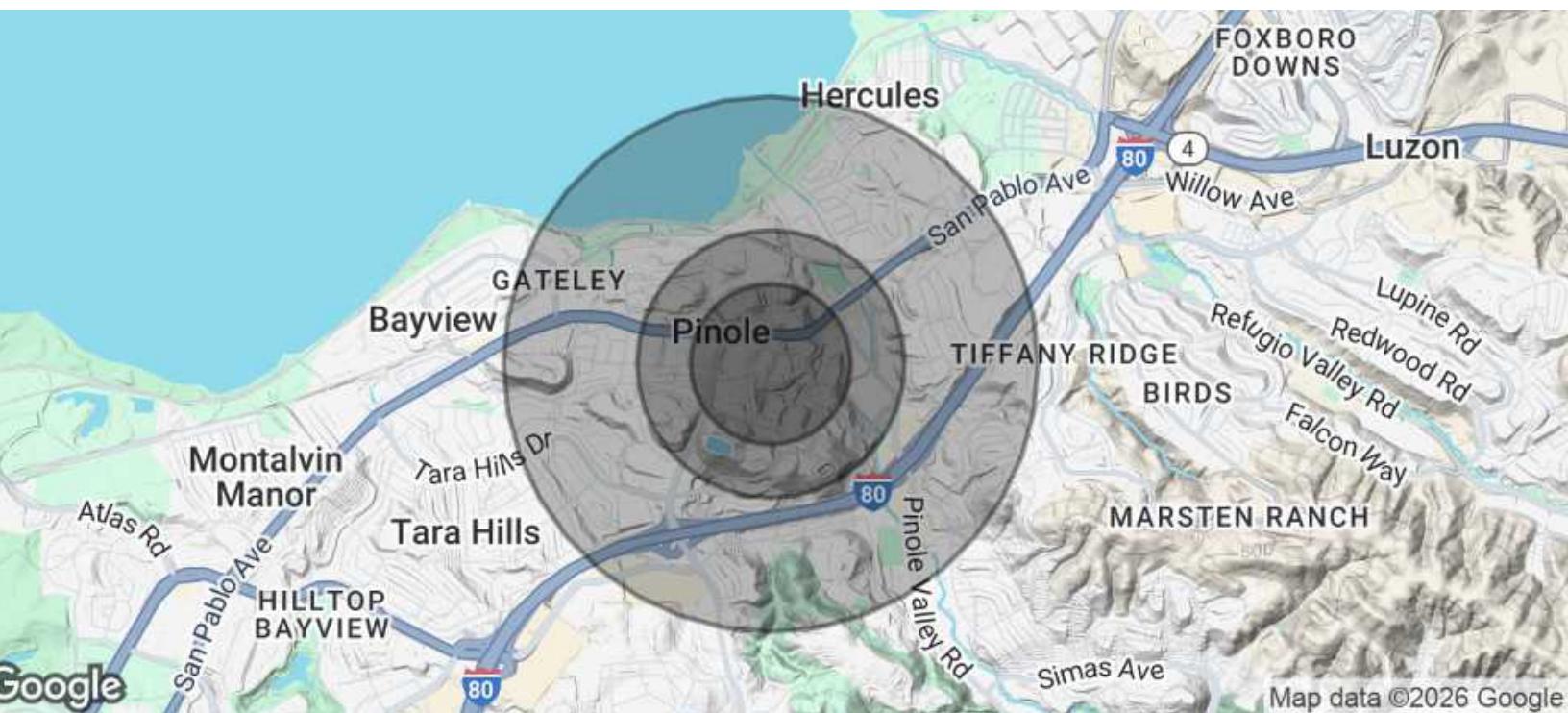
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Demographics Map & Report

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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	2,116	4,599	15,649
Average Age	42	42	43
Average Age (Male)	40	41	42
Average Age (Female)	43	44	44

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	797	1,706	5,678
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$139,604	\$131,519	\$139,813
Average House Value	\$708,815	\$727,376	\$756,258

Demographics data derived from AlphaMap

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