

132-134 Broadway Street • Redwood City

134Broadway.com



FINANCIALS

Rent Roll - Type	Approx. Sq. Ft.	Current Rent	Market Rent
134 - 2BD, 1BA	1,050	\$ 3,150	\$ 3,300
132 - 1BD+, 1BA	885	\$ 2,500	\$ 2,700

PRO FORMA INCOME & EXPENSES

Property Expenses

Property Tax (new at 1.2%)	\$ 16,776
Water, Sewer & Garbage (tenants pays PG&E)	1,258
Insurance (includes flood)	4,475
Maintenance	3,332
Total Yearly Expenses	\$ 25,841

Operating Summary

Purchase Price	\$ 1,398,000
Gross Potential Income	72,000
Less Physical Vacancy 3%	(2,034)
Yearly Expenses	(25,841)
Net Operating Income	\$ 44,125

Investment Information

GRM	19.42
CAP Rate	3.16%
Price per unit	\$ 699,000
Price per sq. ft.	\$ 722

DUPLEX

One- 2BD, 1BA unit
 One- 1BD+, 1BA unit
 Single-level floorplans
 1,935± sf - total interior
 In-unit laundry areas
 Two-car garage/Carport
 6,000 ± sf lot

Unit 134: Rented

Updated unit
 New dual-pane windows
 New lighting
 Updated kitchen with
 Shaker-style cabinetry,
 granite countertops and
 stainless steel appliances
 Updated bathroom
 Hardwood floors

Unit 132: Rented

Partially updated unit
 Updated kitchen has
 Shaker-style cabinetry,
 granite countertops and
 adjoining dining area
 Updated tile bathroom floor
 and tub-shower surround
 Bonus room w/laundry area
 Fenced flagstone courtyard



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