



215 Semple Street, Modesto

A 5 UNIT RESIDENTIAL INVESTMENT OPPORTUNITY

- › IDEAL BEGINNER INVESTMENT PROPERTY
- › 15.3% RETURN ON DOWN PAYMENT
- › DAY ONE CASH FLOW
- › EXCELLENT FLOOR PLANS

\$285,000



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Colliers Walnut Creek

Confidential Offering Memorandum

215 Semple Street

Modesto, CA 95354

COLLIERS MULTI-FAMILY INVESTMENTS

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Colliers Multi-Family Advisory

September 2012

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PROPERTY DETAILS

Address	215 Semple St Modesto, CA 95354
Price:	\$285,000
Number of Units	5
Approx. Rentable SF	3,795
Year Built	1890
Lot Size	7,405
APN	111-007-031-000
Stories	2
Foundation	Concrete Pier / Crawl
Construction	Wood Frame & Siding
Roof	Composition Shingle
Parking	Surface Parking
Unit Mix	2 - 1 x 1 1 - 1+ x 1 2 - 2 x 2

ANNUALIZED OPERATING SUMMARY

	Current Rent		Market Rent	
Gross Scheduled Rent:		\$35,400		\$36,600
Other Income		\$0		\$0
Gross Scheduled Income:		\$35,400		\$36,600
Less Vacancy/Deductions:	5%	(\$1,770)	5%	(\$1,830)
Gross Operating Income:		\$33,630		\$34,770
Less Expenses:	32.5%	(\$11,038)	30.9%	(\$11,163)
Net Operating Income:	7.93%	\$22,592	8.28%	\$23,607
Debt Service:		(\$13,863)		(\$13,863)
Return on Down Payment:	15.31%	\$8,729	17.10%	\$9,744

FINANCIAL OVERVIEW

GIM - Current	8.47
GIM - Market	8.20
Cap Rate - Current	7.93%
Cap Rate - Market	8.28%
Price per Unit	\$57,000
Price/Rentable SF	\$75.10
Cash on Cash - Current	15.31%
Cash on Cash - Market	17.10%
Loan Amount	\$228,000
Interest Rate	4.5%
Ammortization	30 Years

PROPERTY SUMMARY

The subject property was built in 1890 as a two story single family residence on .17 acres and later converted into a five unit apartment building. The front door provides access to four units; two upstairs and two downstairs. The fifth unit is accessible from the rear of the property and is well suited to be used as an owner's unit. There is one driveway on each side of the property leading to an open parking area at the rear of the property. The property is well maintained and the exterior has recently been completely repainted. Each unit has its own gas water heater and each tenant pays their own gas and electricity.

INVESTMENT OPPORTUNITY

This is an excellent opportunity for an investor to buy an income producing property on a charming street in downtown Modesto with day one cash flow of over 15%. This is also a rare opportunity for a first time investor who is looking to build their real estate portfolio. The property has a laundry room that is not currently in use. A new owner can add value by making it operable and collecting monthly laundry income.



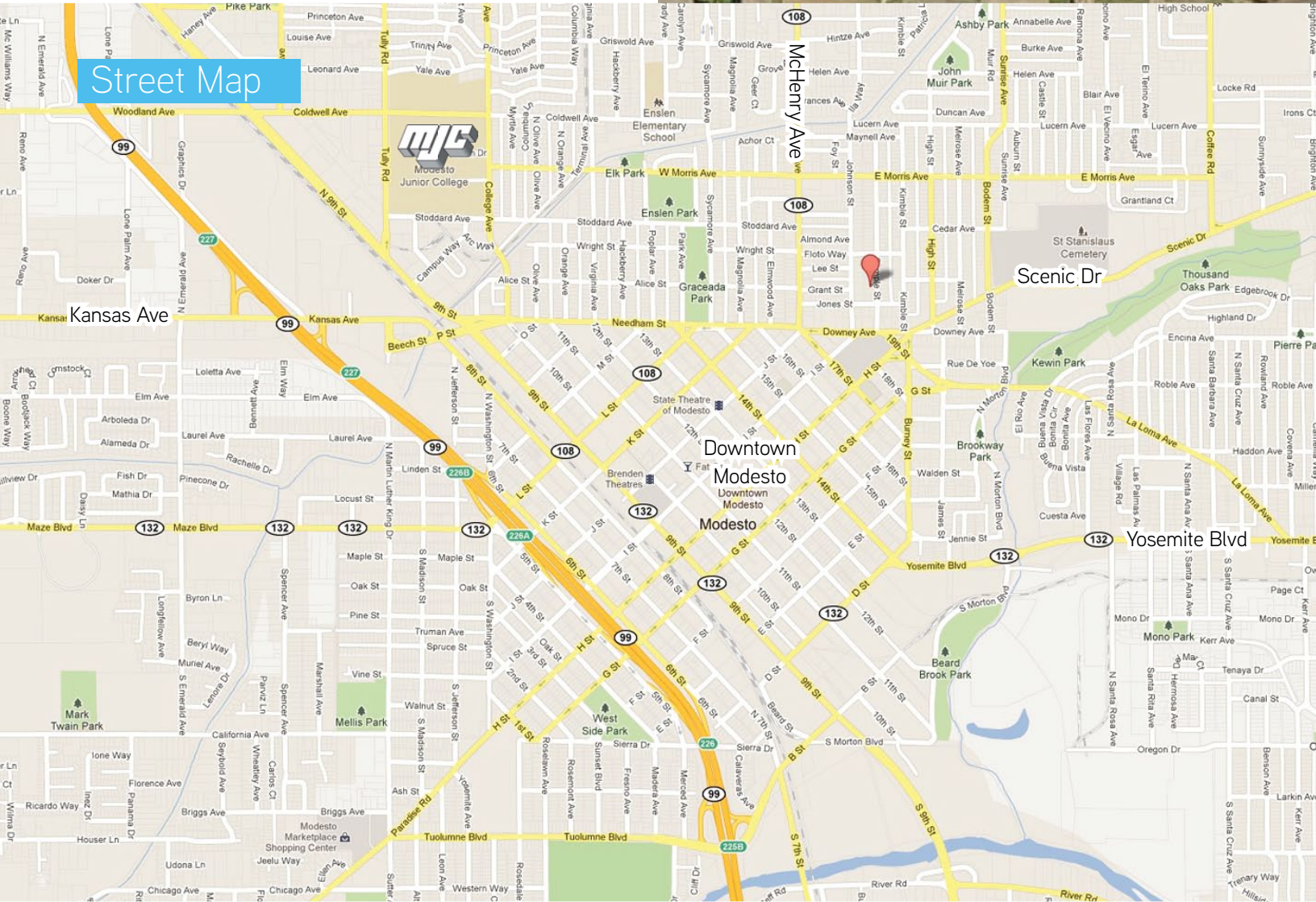
LOCATION DESCRIPTION

The subject property is near downtown Modesto on a tree lined street in a quiet residential neighborhood on Semple Street. Semple Street is perpendicular to Needham Street and Highway 108, one block north of SaveMart and Starbucks Coffee. The property is located in close proximity to McHenry Avenue, Scenic Drive and Yosemite Boulevard; Modesto's main arteries. The property is just minutes from downtown Modesto, major Modesto employment centers like Gallo Winery and Highway 99.

Site Detail



Street Map





Rent Roll

Unit #	Type	Sq Ft	Current Rent	Stabilized Rent	Market Rent	Notes
1	1 x 1	635	\$550	\$550	\$575	
2	1 x 1	635	\$550	\$550	\$575	
3	2 x 2	875	\$0	\$650	\$650	Vacant
4	2 x 2	875	\$600	\$600	\$650	
5	1 x 1	775	\$600	\$600	\$600	

AVERAGES

Amount	Type	Sq Ft	Current Rent	Stabilized Rent	Market Rent	Notes
3	1 x 1	682	\$567	\$567	\$583	
2	2 x 2	875	\$300	\$625	\$650	
5	Total	3,795	\$2,300	\$2,950	\$3,050	

* Unit square footage is approximate. This information is estimated based on basic market knowledge. Colliers International makes no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Client must verify the information and bears all risk for any inaccuracies.



Estimated Current Rent & Expenses

Unit Mix & Rent Schedule							
Units	Type	Unit SF (Est.)	Total SF	Rent / Unit (Avg.)	Rent / SF	Monthly Rent (Avg.)	Annual Rent (Avg.)
3	1 x 1	682	2,045	\$567	\$0.83	\$1,700	\$20,400
2	2 x 2	875	1,750	\$625	\$0.71	\$1,250	\$15,000
5		759	3,795	\$590	\$0.78	\$2,950	\$35,400
Income - In Place Rent and Market Vacancy							
Gross Scheduled Rent							\$35,400
Plus: Other Income							\$0
Gross Scheduled Income							\$35,400
Less: Vacancy							5.00%
Gross Effective Income							\$2,802.50
							\$33,630
Expenses - Updated from Actual							
			% of GSR	Per RSF	Annual / Month	Annual / Unit	Annual Expense
Real Estate Taxes (Est new)	1.07120%		8.62%	\$0.80	\$51	\$611	\$3,053
Special Assessments	est		0.00%	\$0.00	\$0	\$0	\$0
Management Fees	0.0%		0.00%	\$0.00	\$0	\$0	\$0
Insurance	Act		2.68%	\$0.25	\$16	\$190	\$950
Fixed Expenses			11.31%	\$1.05	\$67	\$801	\$4,003
Administrative	est		0.42%	\$0.04	\$3	\$30	\$150
Repairs & Maintenance	Act		8.14%	\$0.76	\$48	\$576	\$2,882
Unit Turnover	est		0.64%	\$0.06	\$4	\$45	\$225
Utility - Water (master meter)	est		3.53%	\$0.33	\$21	\$250	\$1,250
Utility - Garbage	Act		2.35%	\$0.22	\$14	\$166	\$832
Utility - PG&E (separate gas/elec)	Act		1.85%	\$0.17	\$11	\$131	\$656
Contract Services (Pest & Yard)	Act		2.94%	\$0.27	\$17	\$208	\$1,040
Operating Expenses			19.87%	\$1.85	\$117	\$1,407	\$7,035
Total Expenses			31.18%	\$2.91	\$184	\$2,208	\$11,038
Net Operating Income						\$377	\$4,518
Down Payment	\$57,000	20.00%	Loan Amt	\$228,000	80.00%		
Ammortization	30	360	Interest Rate	4.50%			
Less: Debt Service		(\$1,155)	monthly		Less:		(\$13,863)
Projected Net Cash Flow							\$8,729
Cash-on-Cash Return (Based on List Price)							15.31%
Pricing Analysis							
			Price	\$/Unit	\$/ Rentable Foot	GIM	Cap Rate
List Price			\$285,000	\$57,000.00	\$75.10	8.47	7.93%

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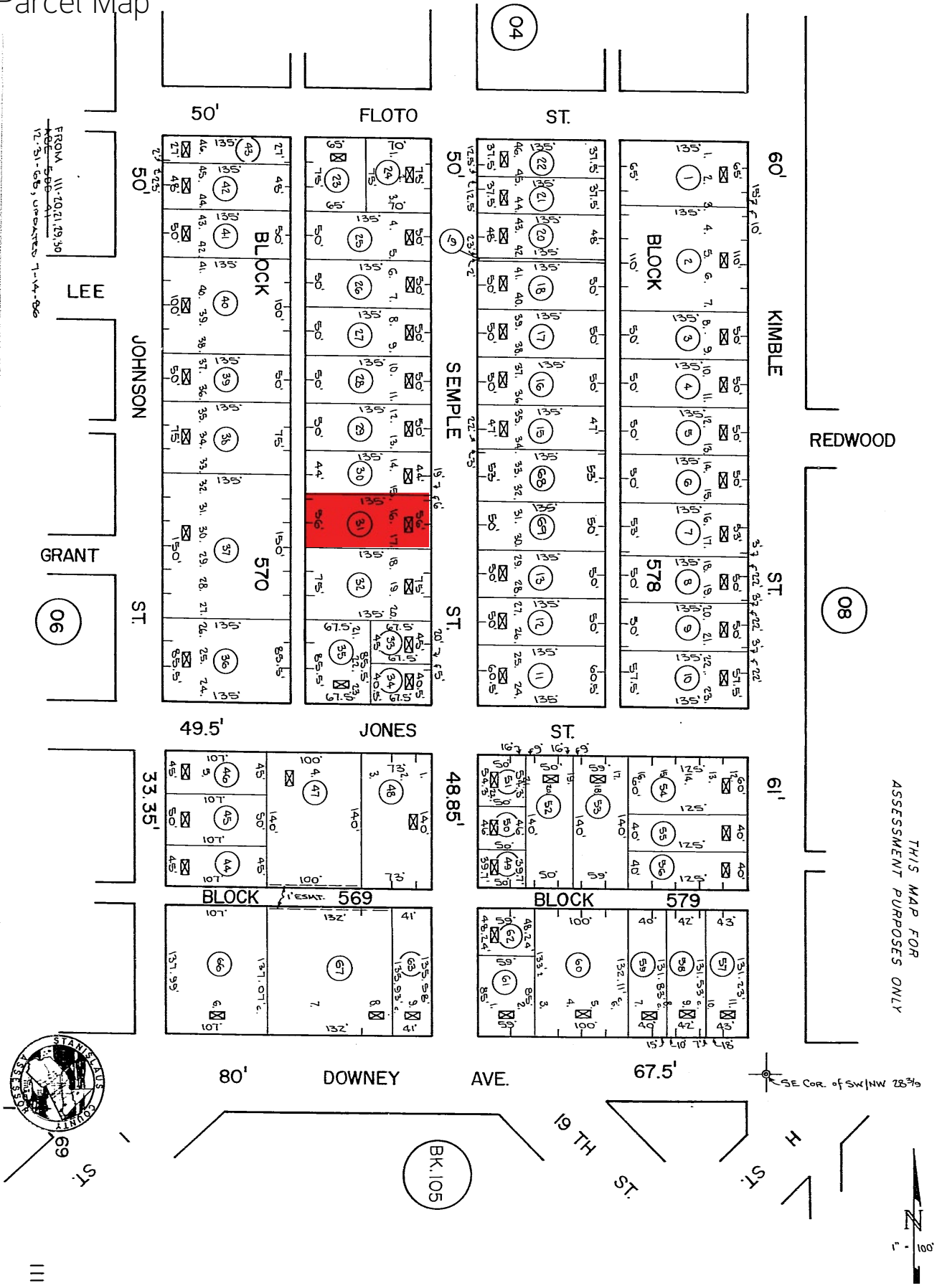
PORTION NW 1/4 SECTION 28 T.3S. R.9E. M.D.B. 8.M.
CITY OF MODESTO - BLOCKS 569, 570, 578 & 579

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

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Parcel Map



FROM 111-20,21,29,30
405 SEE A-1
17-31-65, UNRECORDED T-14-86



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