

OFFERING  
MEMORANDUM

Multifamily/4-Units | \$2,400,000

1110 Douglas Avenue, Burlingame CA 94010



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Cameron D. Foster, SVP | 415.699.6168  
cameron@camerondfoster.com  
CA DRE 00972394

Nate Gustavason, SVP | 415.786.9410  
nate.gustavason@compass.com  
CA DRE 01898316





# EXCLUSIVELY LISTED

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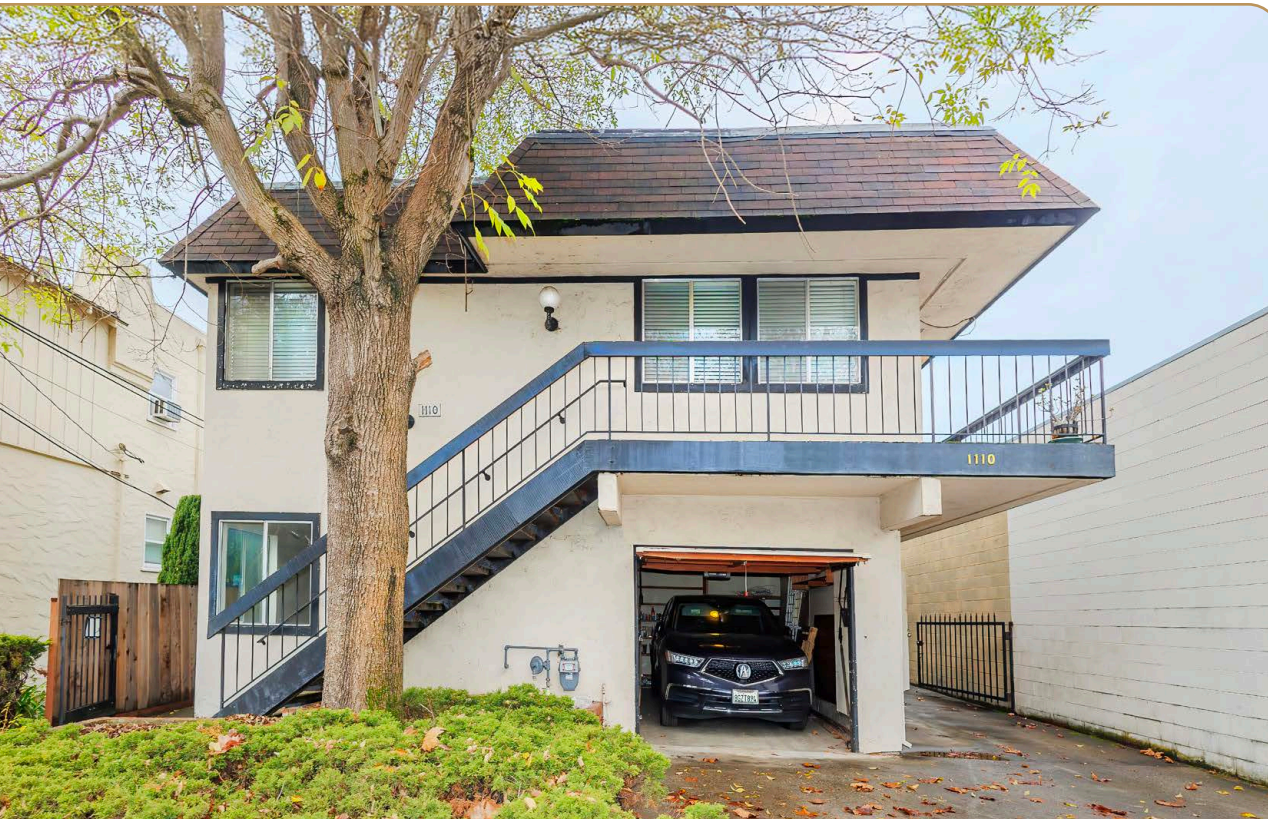
Cameron D. Foster

Senior Vice President

415.699.6168

[cameron@camerondfoster.com](mailto:cameron@camerondfoster.com)

DRE CA: 00972394



## NATE GUSTAVSON

Senior Vice President

415.786.9410

[nate.gustavson@compass.com](mailto:nate.gustavson@compass.com)

DRE CA: 01898316

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1290 Howard Avenue, Suite 201  
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# CONFIDENTIALITY & DISCLAIMER

The information contained in the offering is confidential, furnished solely for the purpose of review by a prospective purchaser of the subject property. The material is based in part upon information supplied and in part upon information obtained by Compass Commercial from sources it deems reasonably reliable. No warranty or representation, expressed or implied, is made by the owner, Compass Commercial, or any of their respective affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the Property. No legal liability is assumed or to be applied in connection with the information or such other communications. Without limiting the generality of the foregoing, the information shall not be deemed a representation of the state of affairs of the subject property or constitute an indication that there has been no change in the business or affairs of the subject property since the date of preparation of the information. Prospective purchasers should make their own projections and conclusions without reliance upon the materials contained herein and conduct their own independent due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the site.

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**DO NOT DISTURB TENANTS.  
PLEASE CONTACT LISTING AGENT FOR SHOWING INSTRUCTIONS.**



# EXECUTIVE SUMMARY

## MULTIFAMILY / 4 UNITS

**Property Address** 1110 Douglas Avenue, Burlingame, CA 94010

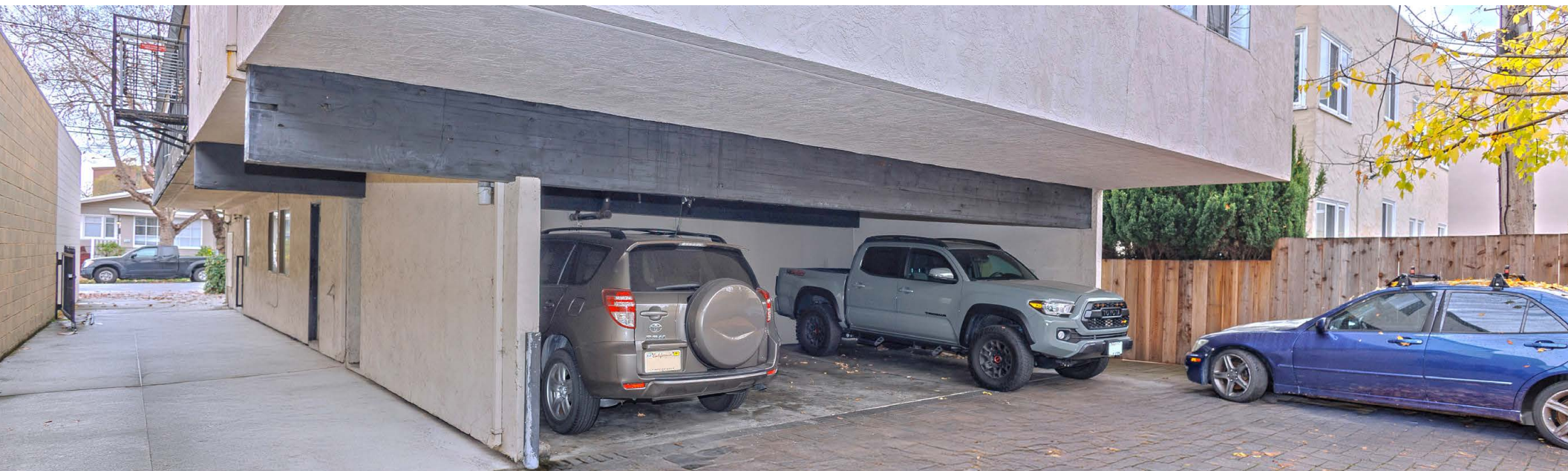
County	San Mateo
APN	029-132-140
Zoning	Multifamily Residential
Price	\$2,400,000
Units	4
Unit Mix	(1) 3Br/2Ba; (3) 2Br/1Ba
Price/Unit	\$600,000
Price/Sqft	\$547
Gross Building Sqft	4,380
Lot Size Sqft	4,387
Year Built	1971

## BUILDING FEATURES

- Vacant 3 bed/ 2 bath "Owners Unit" with enclosed garage
- Unit #2 - kitchen remodeled 2010
- 3 Carports, Unit #1 has garage
- New pavers in front of carports
- Coin-operated laundry on-site
- Sewer Lateral compliant - Dec 2024

## BUILDING LOCATION

- 2 blocks to shops and restaurants on Burlingame Ave
- Walking distance to Burlingame CalTrain Station and Burlingame High School
- 0.1 Miles to Burlingame Library
- Nearby Parks: Washington Park, Alpine Park, Bayside Park
- Nearby Schools: Burlingame High School, McKinley Elementary, Washington Elementary





# RENT ROLL SUMMARY



RENT ROLL SUMMARY					
Unit	Type	Current Rent	Market Rent	Sizes ± Sq.Ft	Lease Term
Apt 1	3-Bedroom/2-Bath	\$4,000	\$4,000	1,113	Vacant
Apt 2	2-Bedroom/1-Bath	\$2,450	\$2,850	702	5/1/2019 - 4/30/2020
Apt 3	2-Bedroom/1-Bath	\$2,400	\$2,850	702	5/1/2019 - 4/30/2021
Apt 4	2-Bedroom/1-Bath	\$2,650	\$2,850	736	3/1/2020 - 2/28/2021
	<b>Monthly Income</b>	<b>\$11,500</b>	<b>\$12,550</b>		
	<b>Annual Income</b>	<b>\$138,000</b>	<b>\$150,600</b>		



# PRO FORMA OPERATING SUMMARY



OPERATING EXPENSES	
New Property Taxes (@1.2161%)	\$27,026
Special Assessments & Direct Charges	\$502
Insurance <sup>[1]</sup>	\$2,500
<b>Utilities:</b>	
Water	\$6,609
PG&E Common Area	\$2,650
Recology	\$1,851
Landscaping	\$480
Repairs and Maintenance	\$4,400
Miscellaneous	\$678
<b>Total Expenses</b>	<b>\$46,696</b>

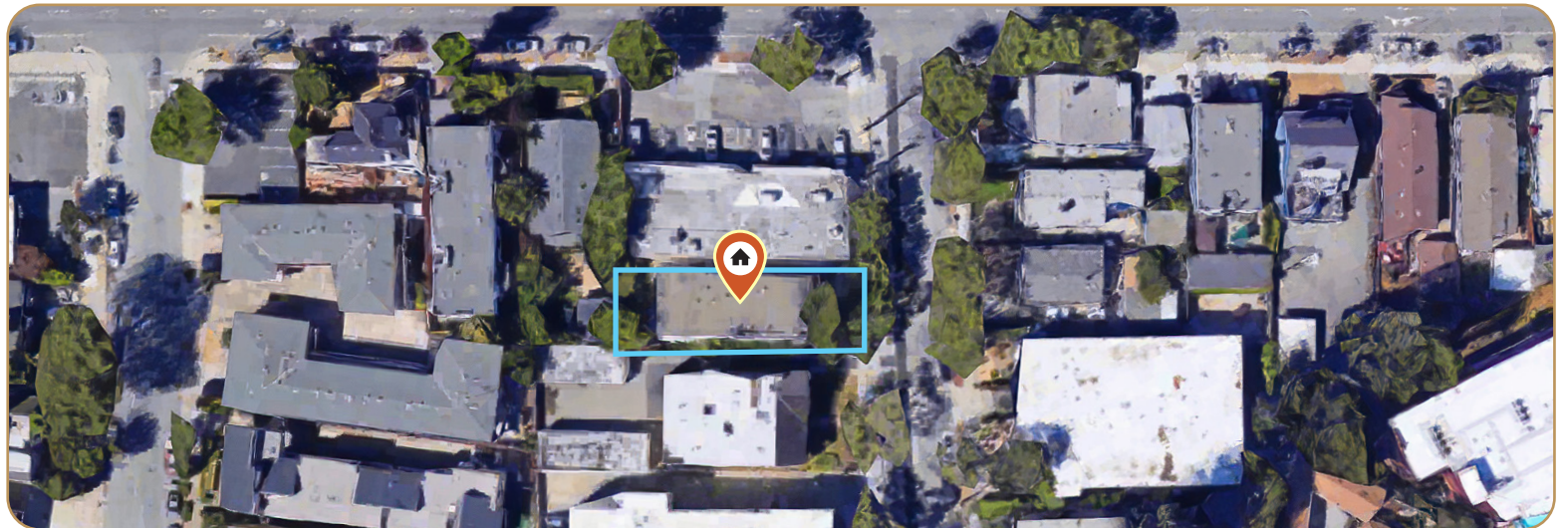
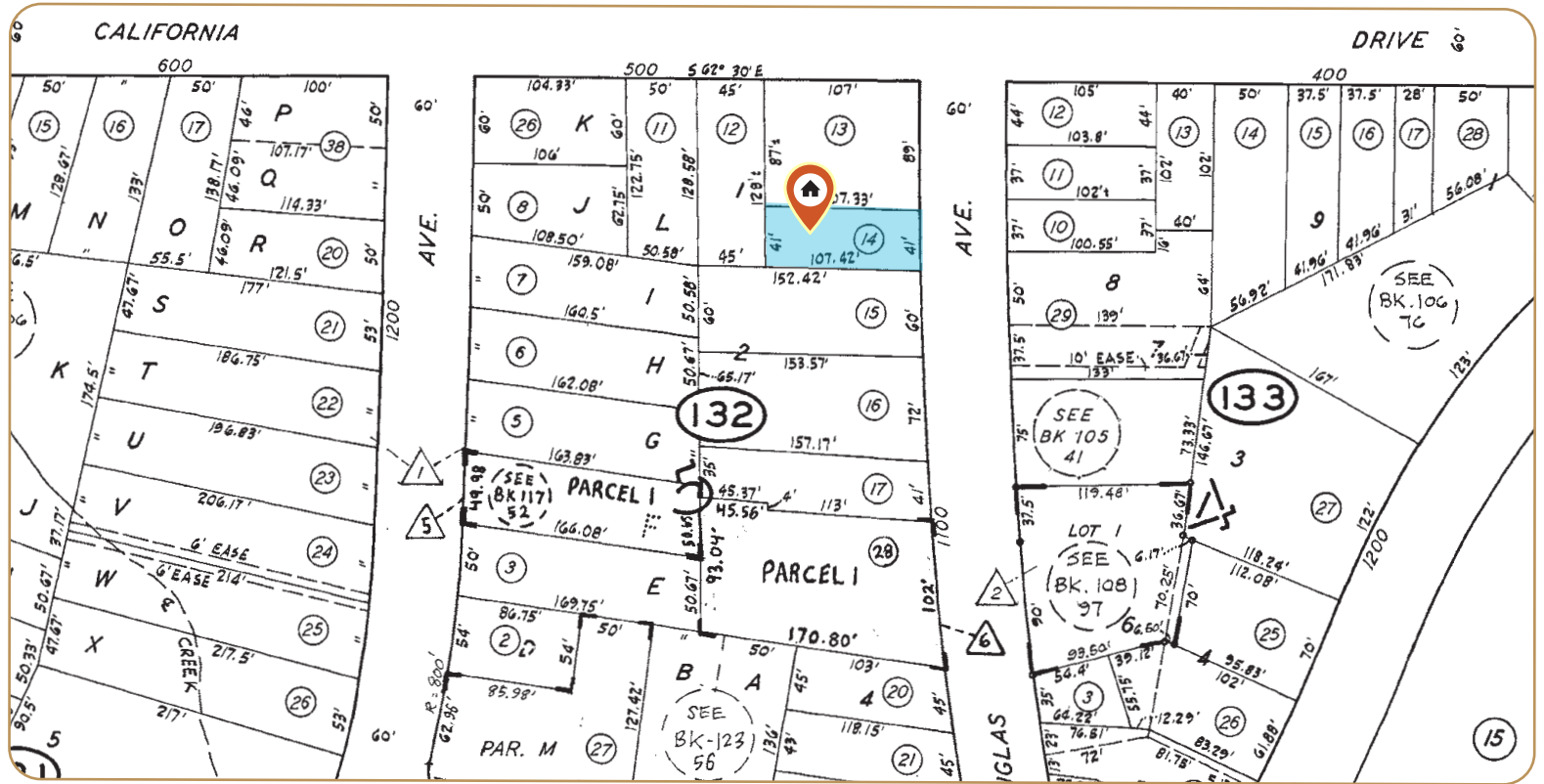
NOTES | <sup>[1]</sup> New Insurance Quote, JSW

ANNUALIZED OPERATING DATA	Current	Market
Scheduled Gross Income	\$138,000	\$150,600
Less Vacancy Rate 3.0%	\$ 4,140	\$ 4,518
Gross Operating Income	\$ 133,860	\$ 146,082
Less Expenses	\$ 46,696	\$ 46,696
<b>Net Operating Income</b>	<b>\$ 87,164</b>	<b>\$ 99,386</b>
<b>Cap Rate</b>	<b>3.63%</b>	<b>4.14%</b>
<b>GRM</b>	<b>17.39</b>	<b>15.94</b>



# TAX MAP

APN: 029-132-140





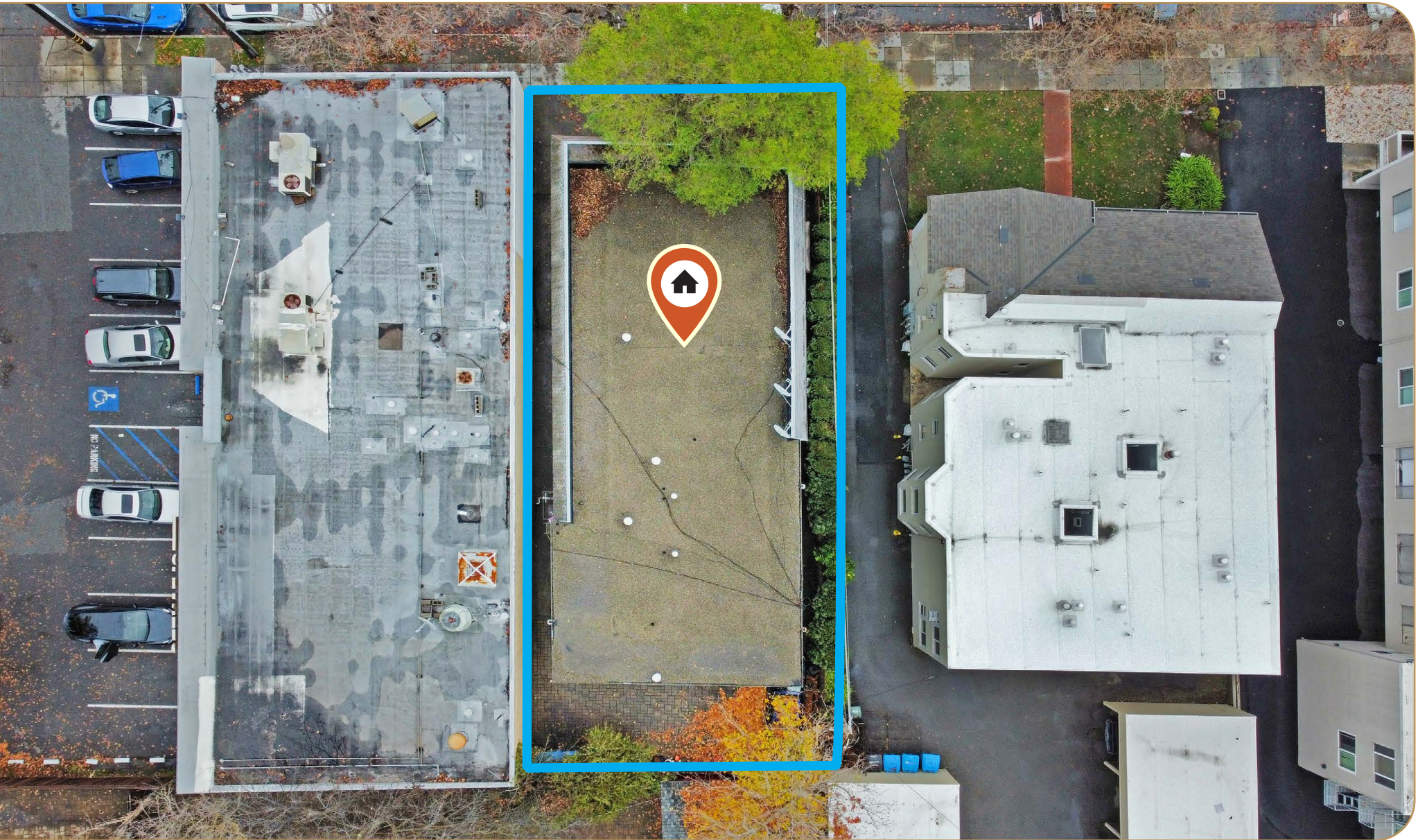
AERIAL

BURLINGAME HIGH SCHOOL





# AERIAL PHOTO



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# PHOTOS

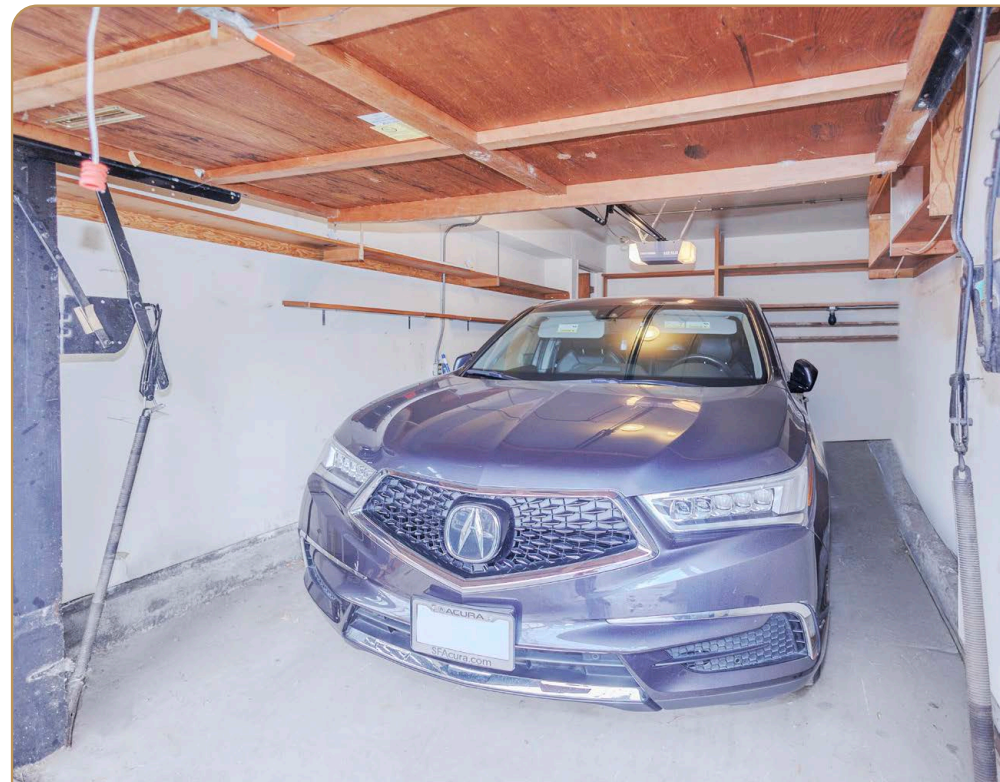
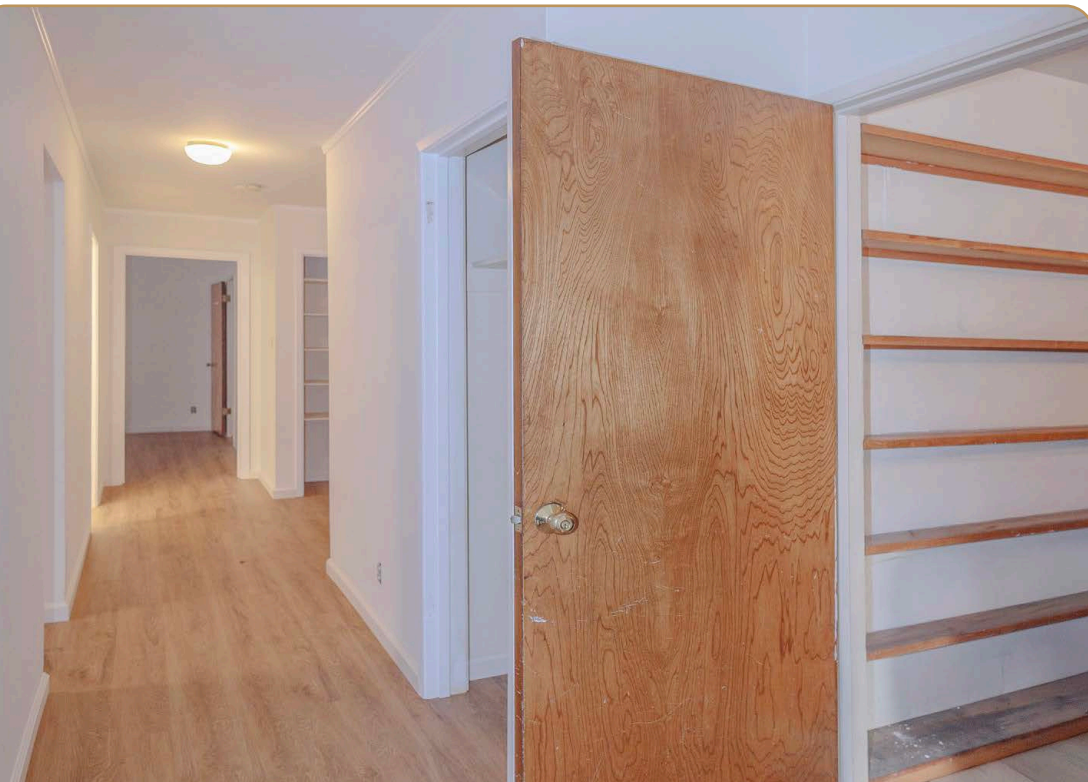
APARTMENT 1  
3 Bedroom / 2 Bath





# PHOTOS

APARTMENT 1  
3 Bedroom / 2 Bath





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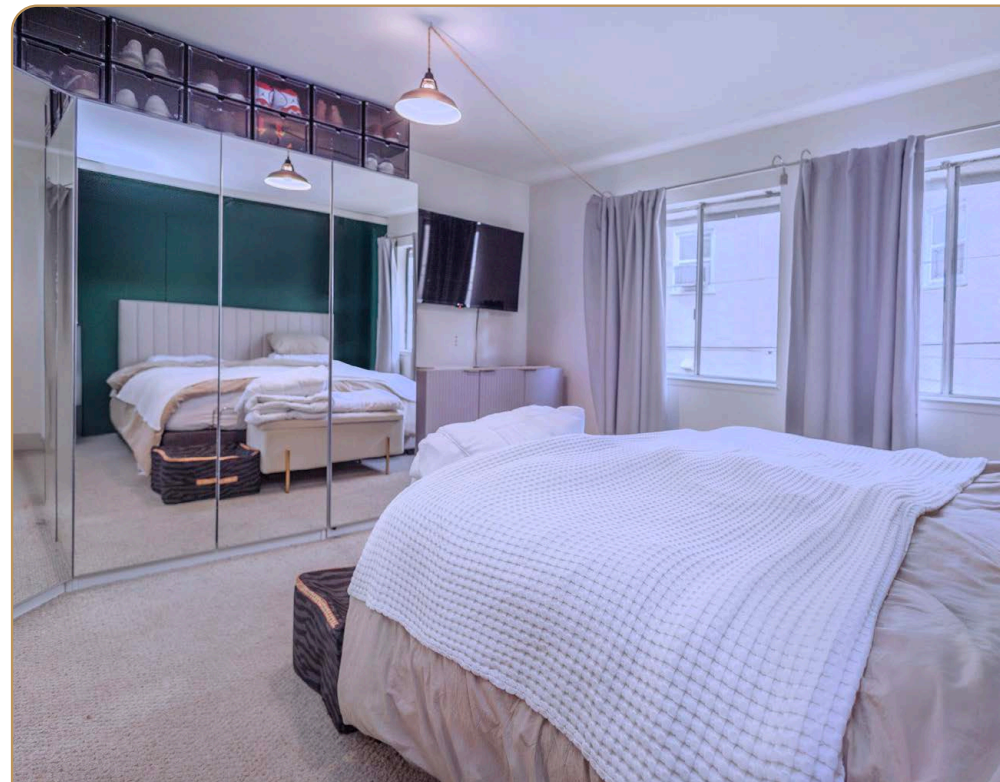
APARTMENT 2  
2 Bedroom / 1 Bath





# PHOTOS

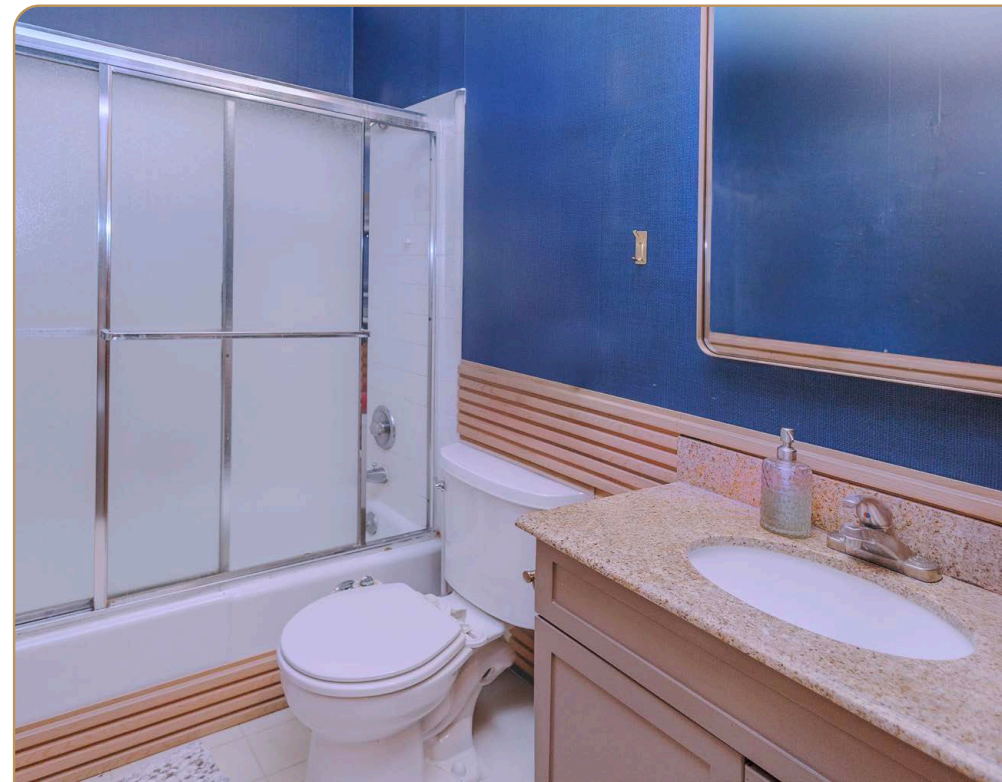
APARTMENT 3  
2 Bedroom / 1 Bath





# PHOTOS

APARTMENT 3  
2 Bedroom / 1 Bath





PHOTOS

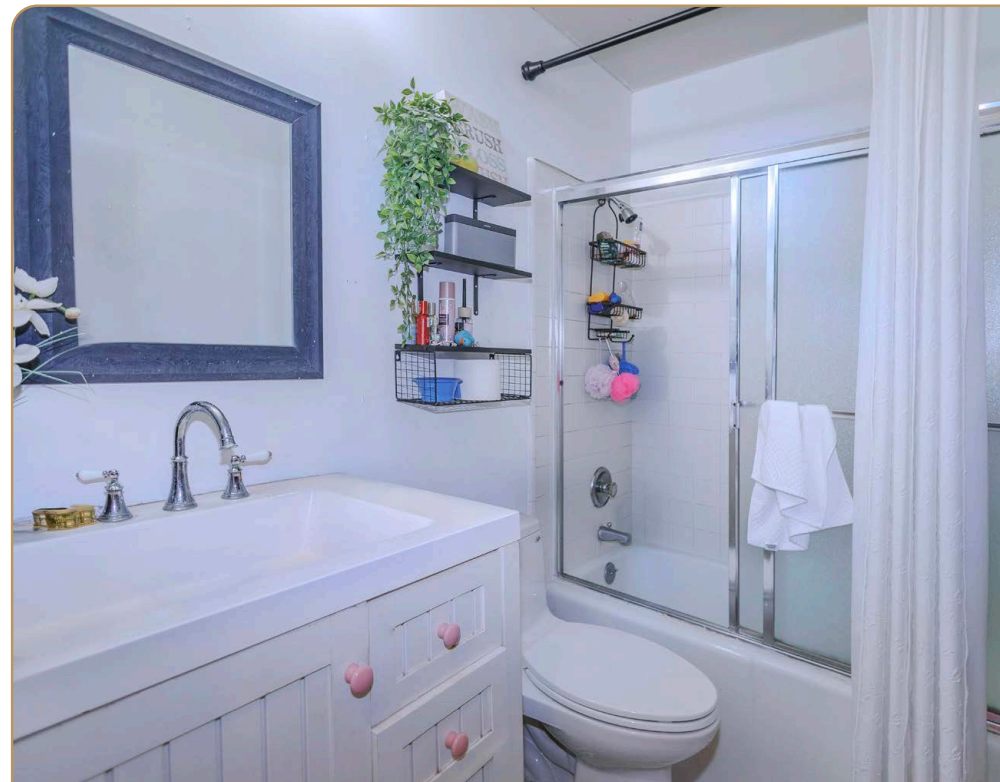
APARTMENT 4  
2 Bedroom / 1 Bath





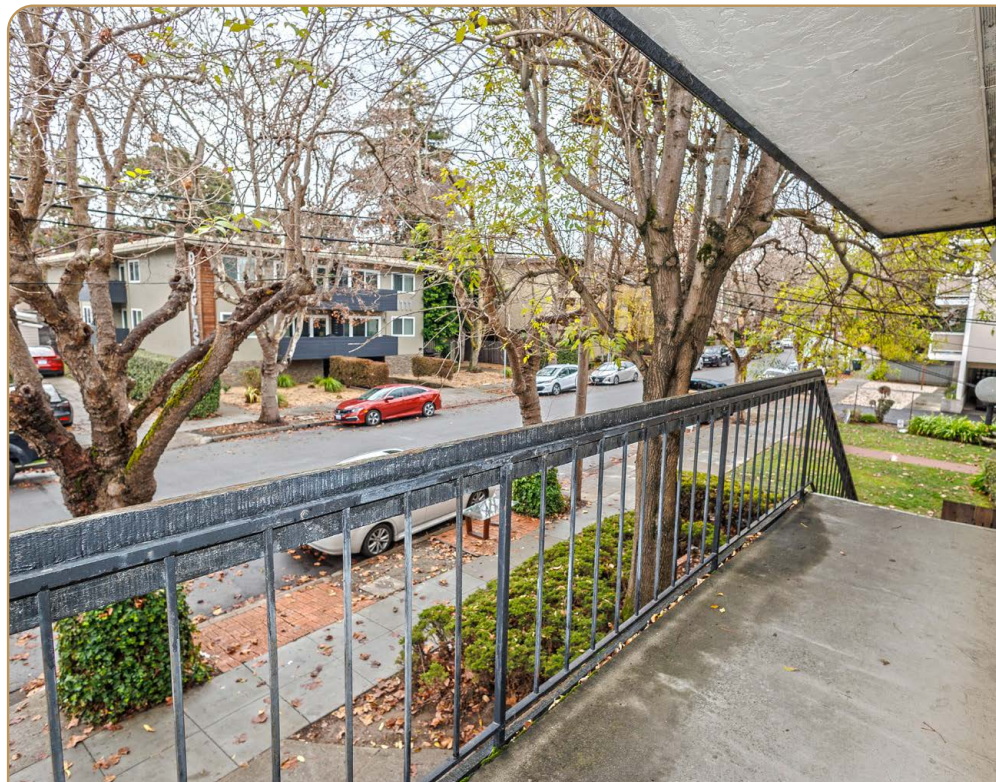
# PHOTOS

APARTMENT 4  
2 Bedroom / 1 Bath



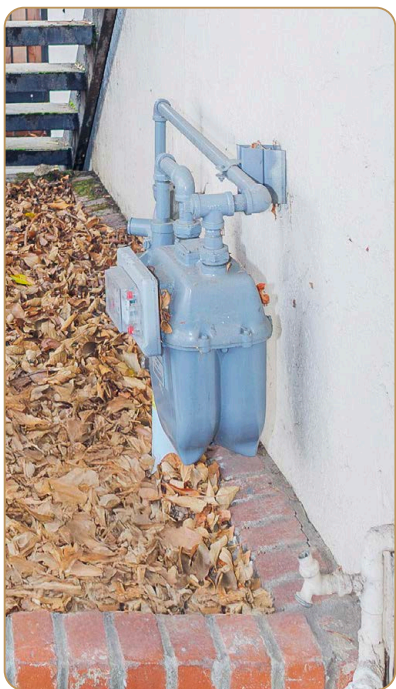


# PHOTOS | Exterior



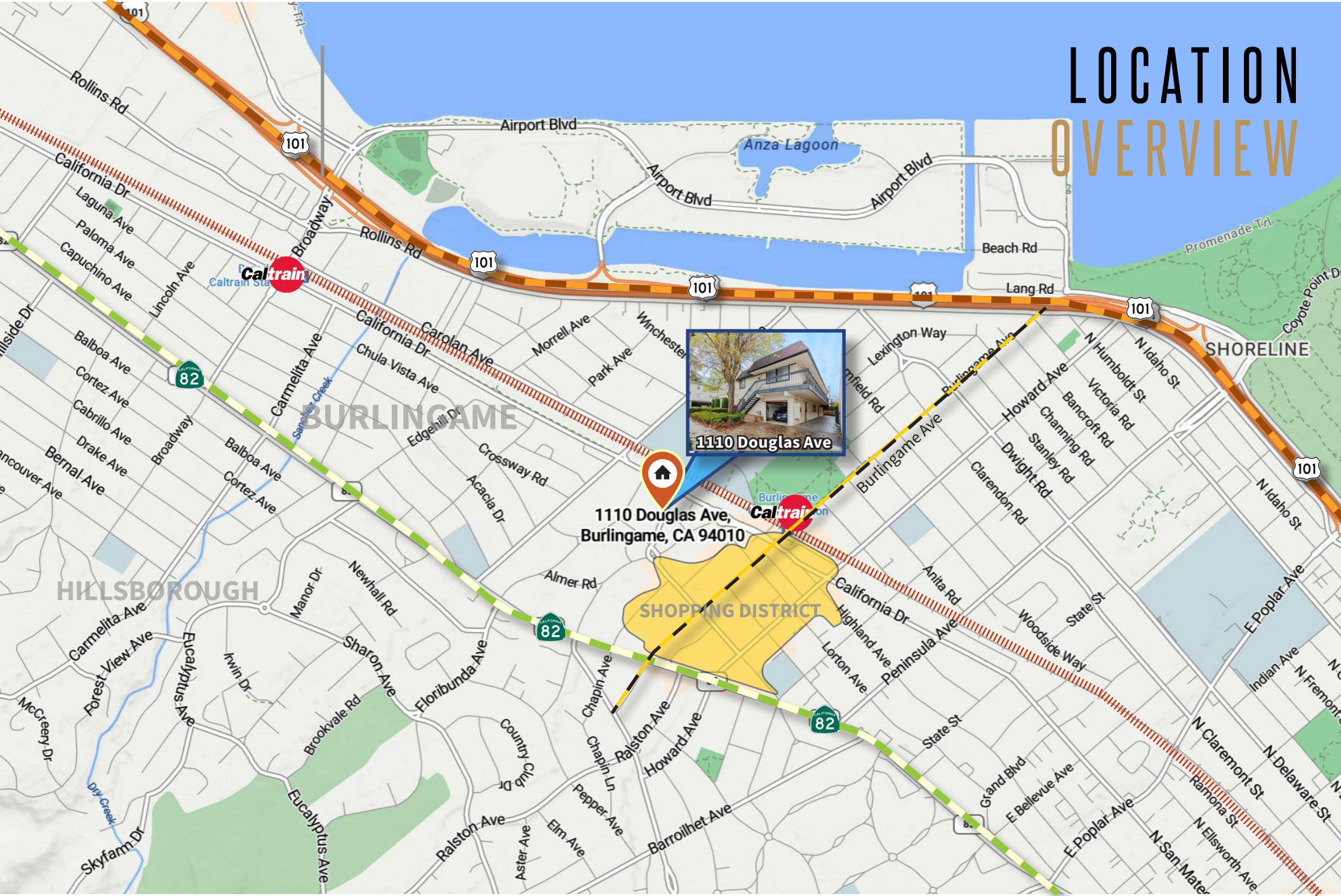


# PHOTOS | Exterior





# LOCATION OVERVIEW



1110 Douglas Ave,  
Burlingame, CA 94010



# INVESTMENT ADVISORS



**Cameron D. Foster**

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CA DRE: 00972394



**Nate Gustavson**

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## CLIENT RECOMMENDATIONS

*“Cameron and Nate, We would like to sincerely thank you for your hard work on this transaction. Given the market conditions and the 1031 requirements, this transaction could have had its difficulties. However, your professionalism and expertise have made this a smooth transaction. It was a pleasure working with you all, and we very much appreciate you guys.”*

*– J.P. and A.P., Menlo Park*

我們很慶幸可以找到Cameron跟Nathan這兩位專業地產經紀人代表我們。Cameron跟Nathan專精灣區商業地產，懂市場、會分析。在聽取我們的想法、充份了解我們的需要之後，在我們想要的地段幫我們買到了適合的出租物業。

*– K.Tu, Burlingame*

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