

Offering Memorandum

Exclusive Listing
140 Eastburn Court, San Bruno, CA 94066

5-Units | Offered at: \$2,600,000



- Well Located at End of Quiet Cul-de-Sac
- Extra Large Apartments
- Scenic Mountain Views

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COMPASS

COMMERCIAL

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Do not disturb tenants.
Please contact listing agent for showing instructions.

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EXECUTIVE SUMMARY

Address	140 Eastburn Court San Bruno, California
County	San Mateo County
APN	019-251-320
Zoning	High Density Residential

Price	\$2,600,000
Units	5
Price/Unit	\$520,000
Price/Sqft	\$430
Gross Building Square Feet	6,048
Lot Size	25,264
Year Built	1962
Current Cap Rate	3.06%
Current GIM	19.79
Projected Cap Rate	3.46%
Projected GIM	18.28

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PRO FORMA OPERATING SUMMARY

PRO FORMA INCOME	CURRENT	PROJECTED
Scheduled Gross Rent [1]	\$129,600	\$140,400
Laundry, Parking Income	\$1,800	\$1,800
Gross Scheduled Income	\$131,400	\$142,200
Less Vacancy (3.00%) [2]	(\$3,942)	(\$4,266)
EFFECTIVE GROSS INCOME	\$127,458	\$137,934
PRO FORMA EXPENSES		
New Property Taxes [3]	\$28,867	
Special Assessments [4]	\$163	
Insurance	\$2,423	
PG&E	\$1,343	
Water, Trash and Sewer	\$8,963	
Landscaping	\$1,440	
Repairs & Maintenance [5]	\$4,500	
Licence and Inspection	\$279	
TOTAL EXPENSES	\$47,978	
NET OPERATING INCOME	\$79,480	\$89,956

NOTES

- [1] Scheduled Gross Rent - Based on Owner's rent roll
- [2] Vacancy estimated at 3.00% of Gross Scheduled Income
- [3] Price (x) Composite Tax Rate (1.1103%)
- [4] Special Assessments derived from 2021-2022 Tax Bill
- [5] Estimated at \$900/unit/year

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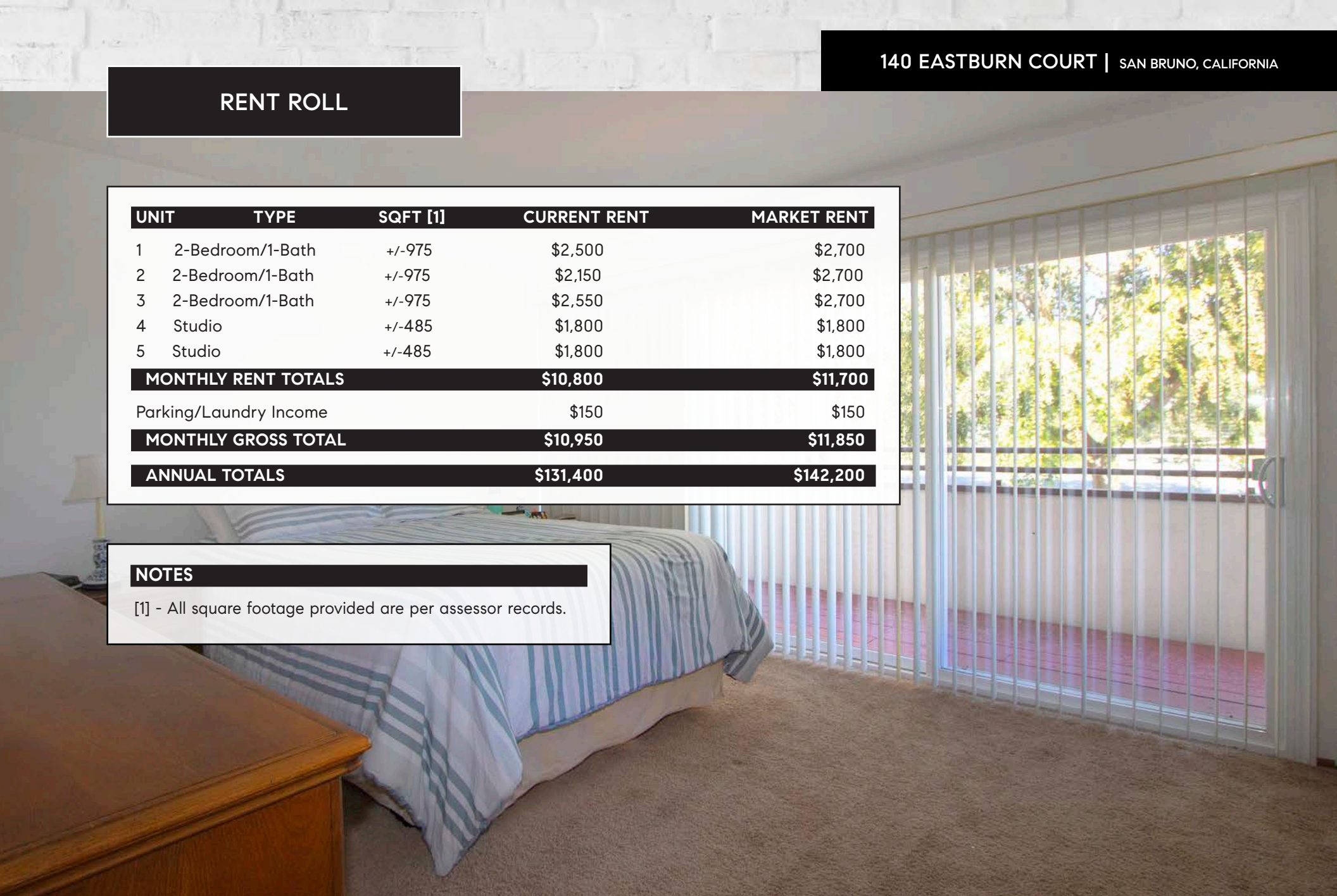
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RENT ROLL

UNIT	TYPE	SQFT [1]	CURRENT RENT	MARKET RENT
1	2-Bedroom/1-Bath	+/-975	\$2,500	\$2,700
2	2-Bedroom/1-Bath	+/-975	\$2,150	\$2,700
3	2-Bedroom/1-Bath	+/-975	\$2,550	\$2,700
4	Studio	+/-485	\$1,800	\$1,800
5	Studio	+/-485	\$1,800	\$1,800
MONTHLY RENT TOTALS			\$10,800	\$11,700
Parking/Laundry Income			\$150	\$150
MONTHLY GROSS TOTAL			\$10,950	\$11,850
ANNUAL TOTALS			\$131,400	\$142,200

NOTES

[1] - All square footage provided are per assessor records.



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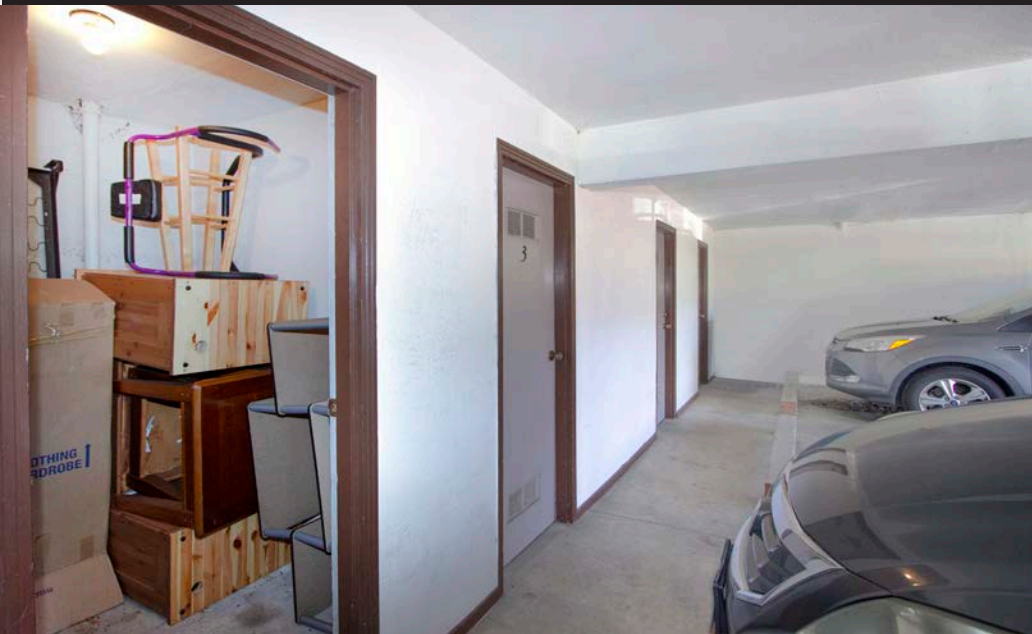
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EXTERIOR PHOTOS



Resident Storage Rooms



Bonus Lot Area:

Potentially Ideal for an ADU - Please Consult with
Your Architect and Building Department



Ideal Use for RV or Boat Storage

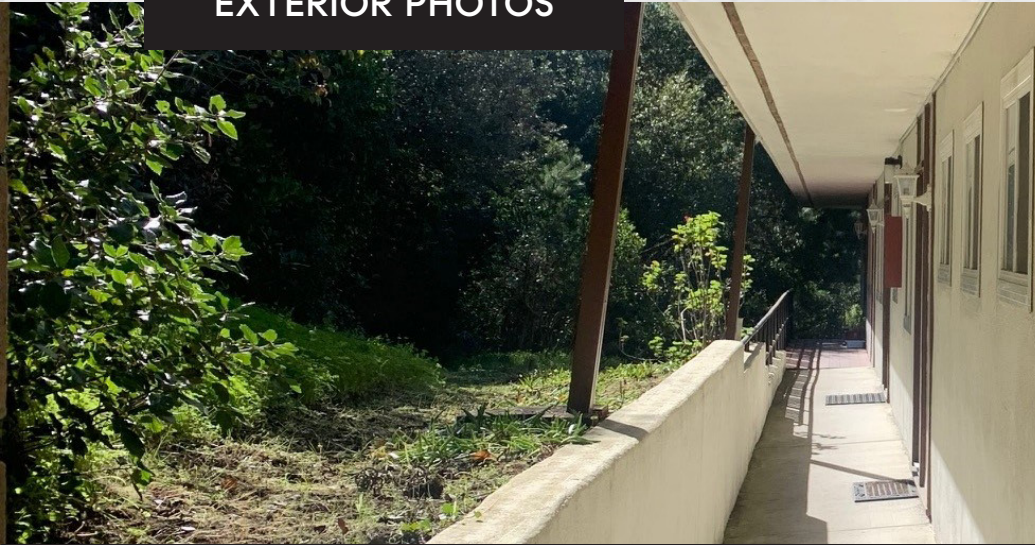
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EXTERIOR PHOTOS



Quiet and Private Entrances with Lush Landscaping



View from Apartments

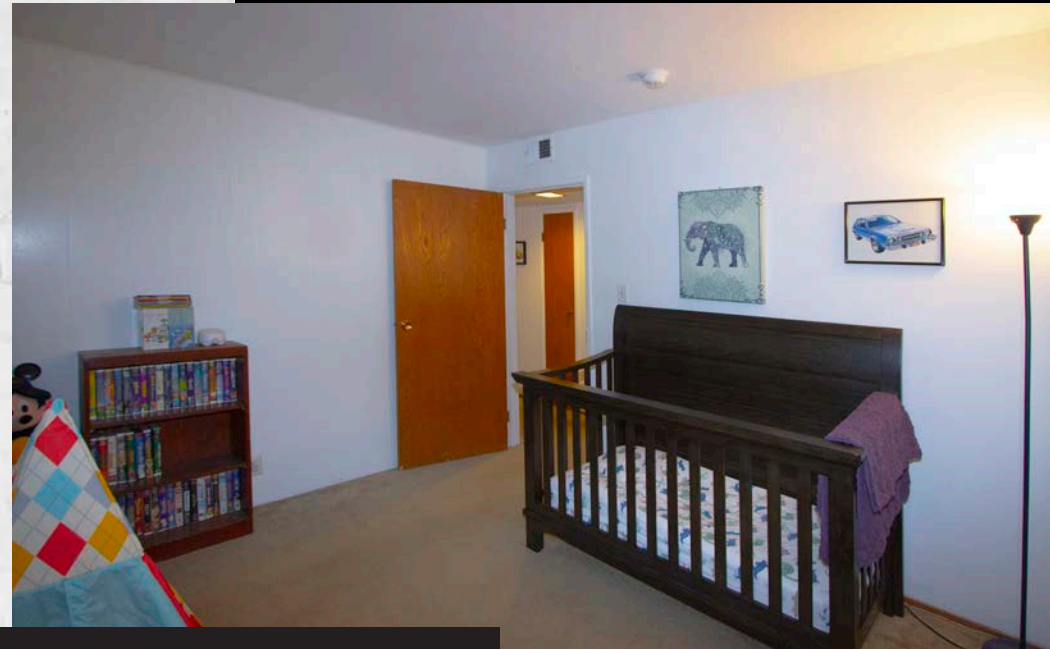


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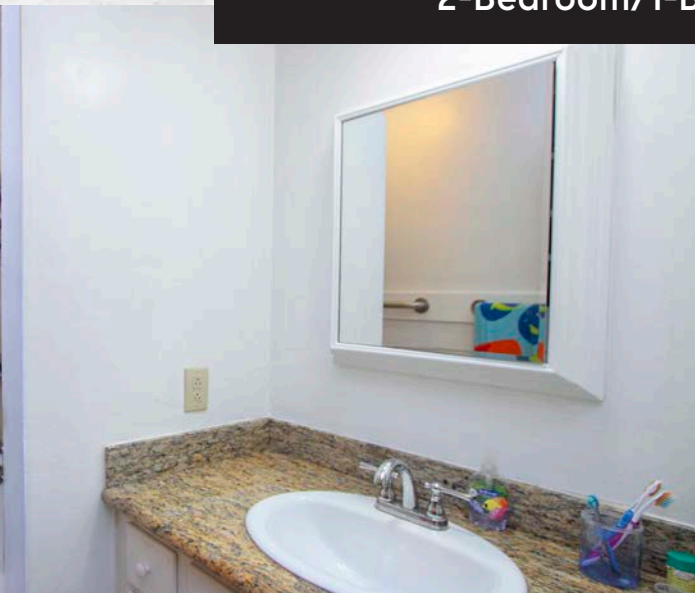
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INTERIOR PHOTOS



2-Bedroom/1-Bathroom | Unit 1



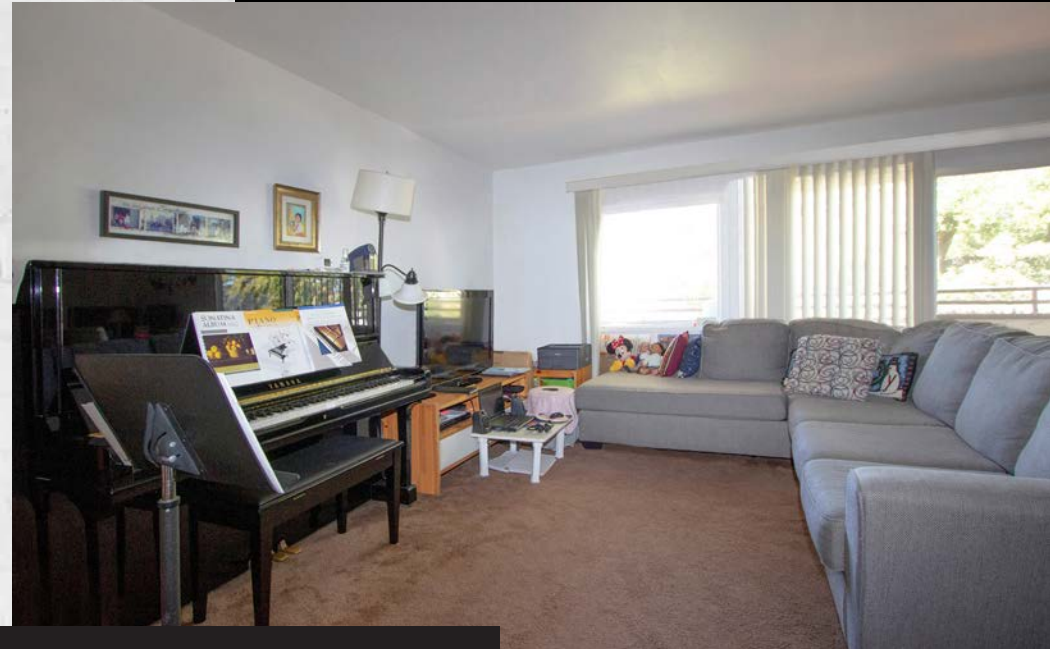
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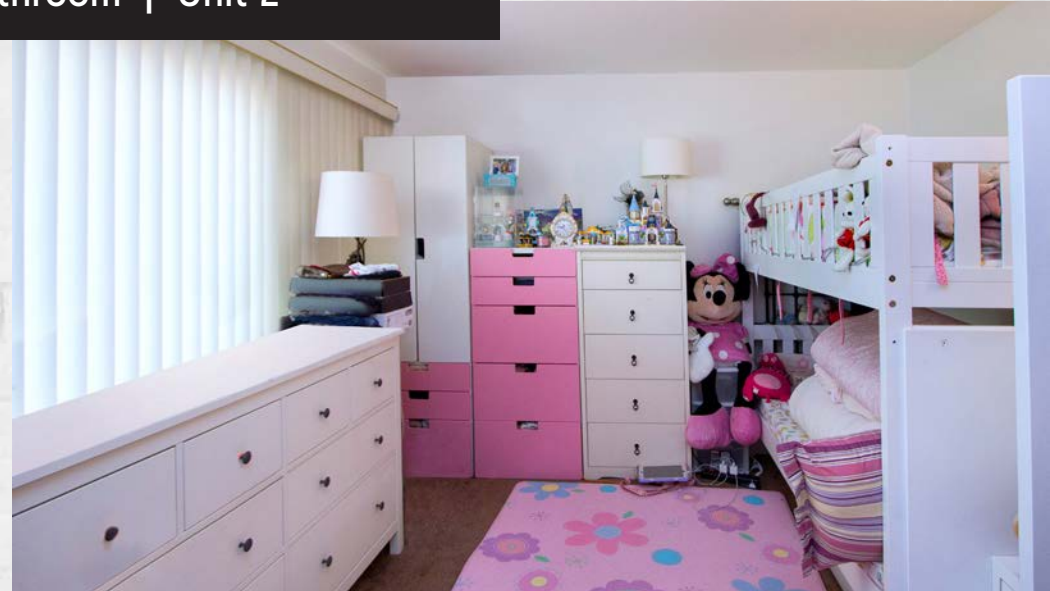
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INTERIOR PHOTOS



2-Bedroom/1-Bathroom | Unit 2



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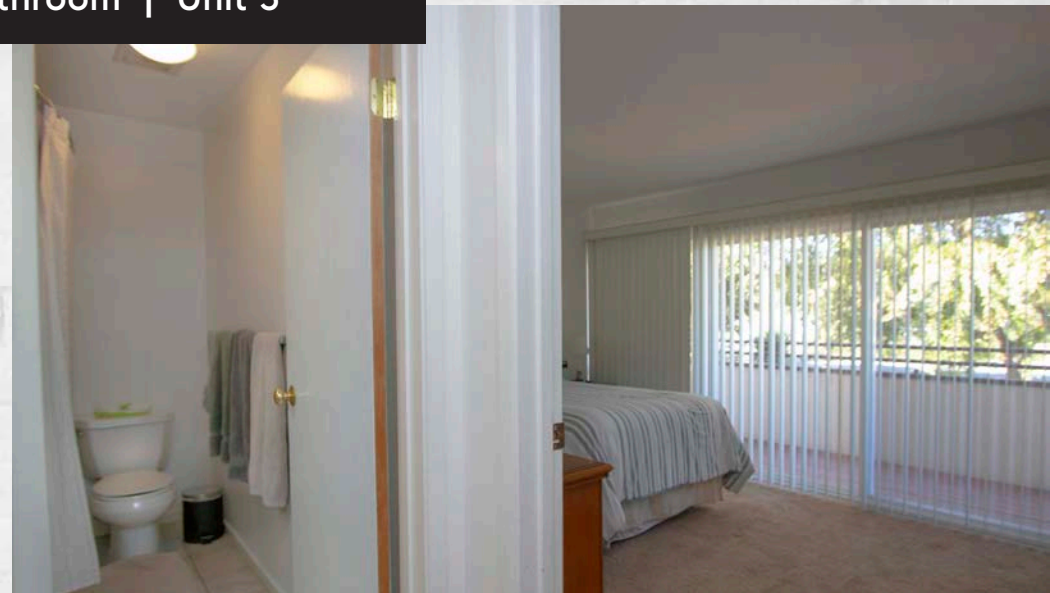
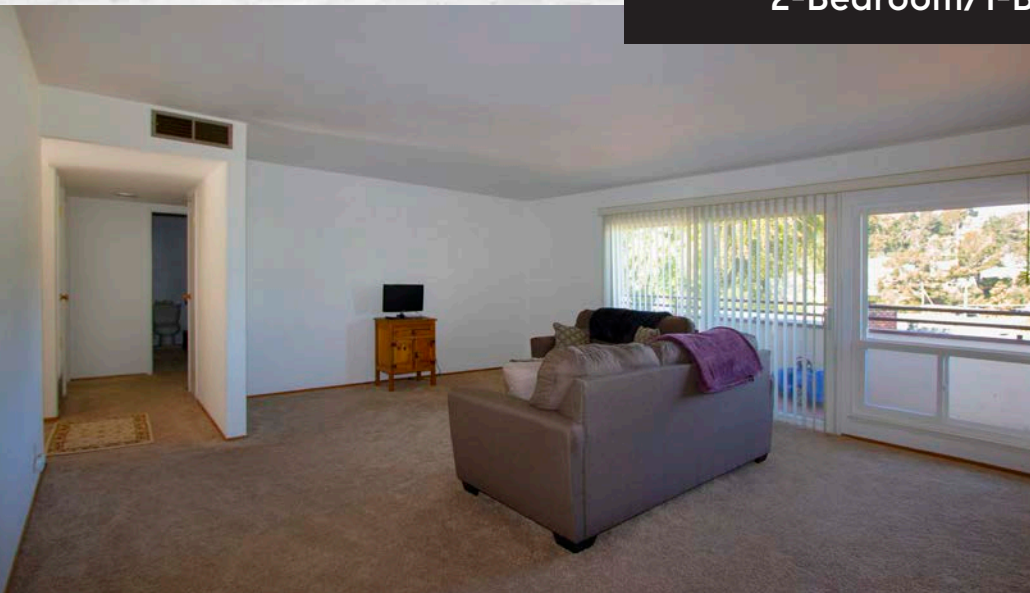
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INTERIOR PHOTOS



2-Bedroom/1-Bathroom | Unit 3

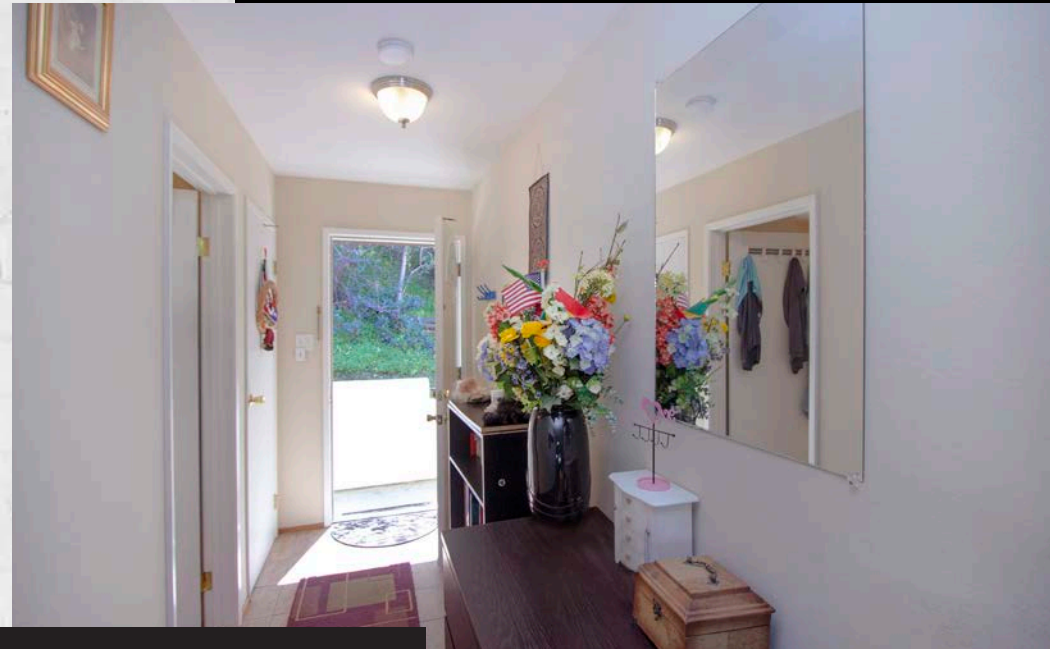


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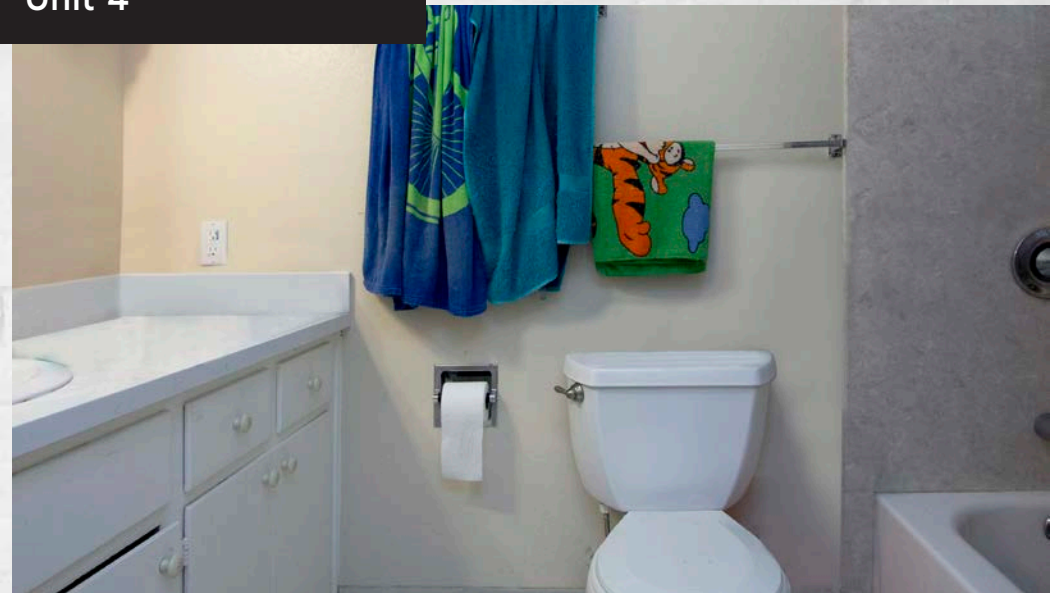
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INTERIOR PHOTOS



Studio | Unit 4



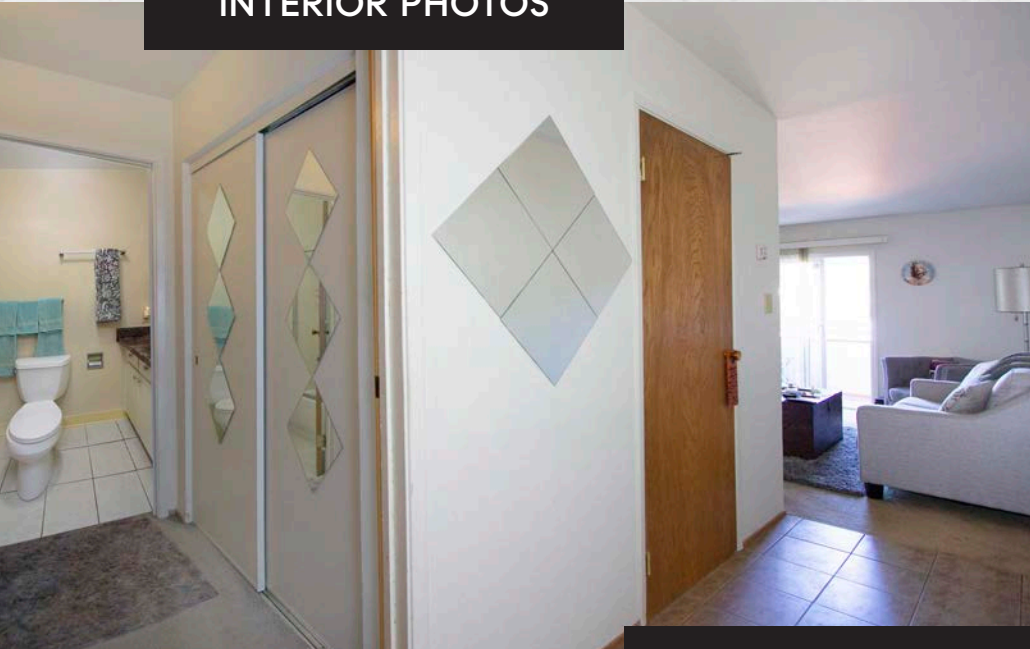
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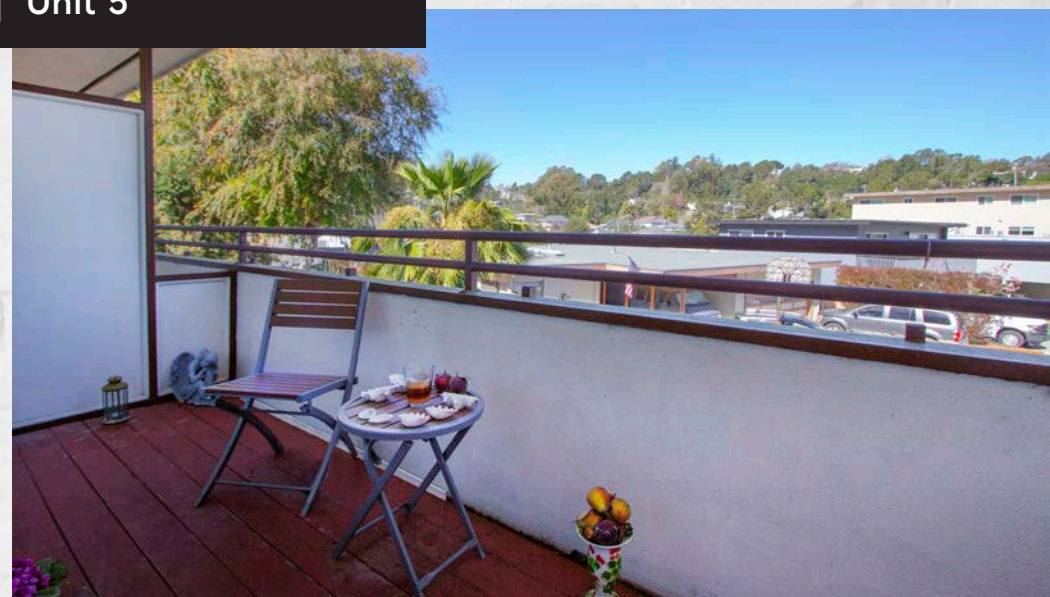
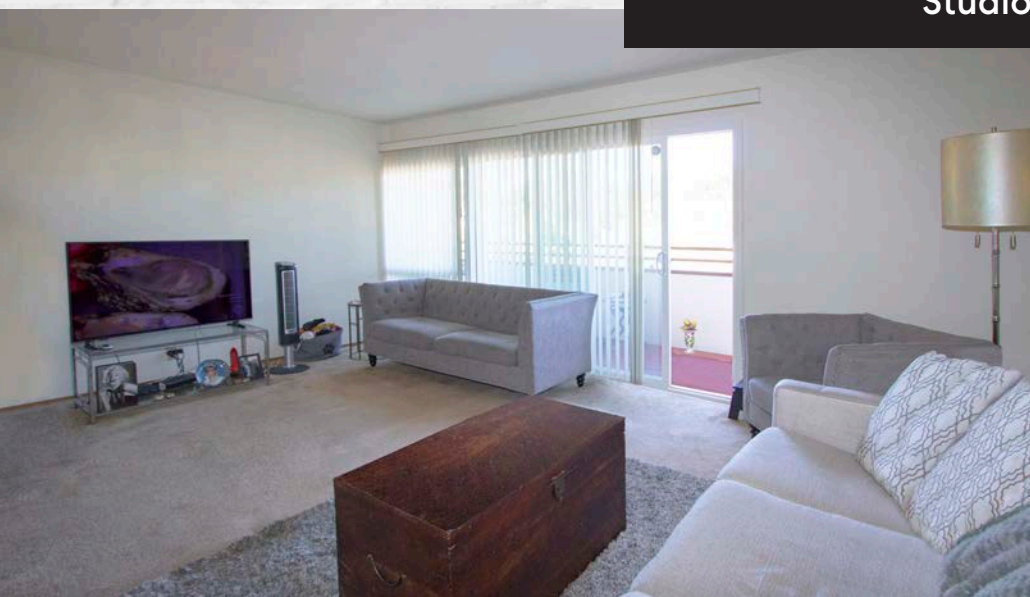
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INTERIOR PHOTOS



Studio | Unit 5



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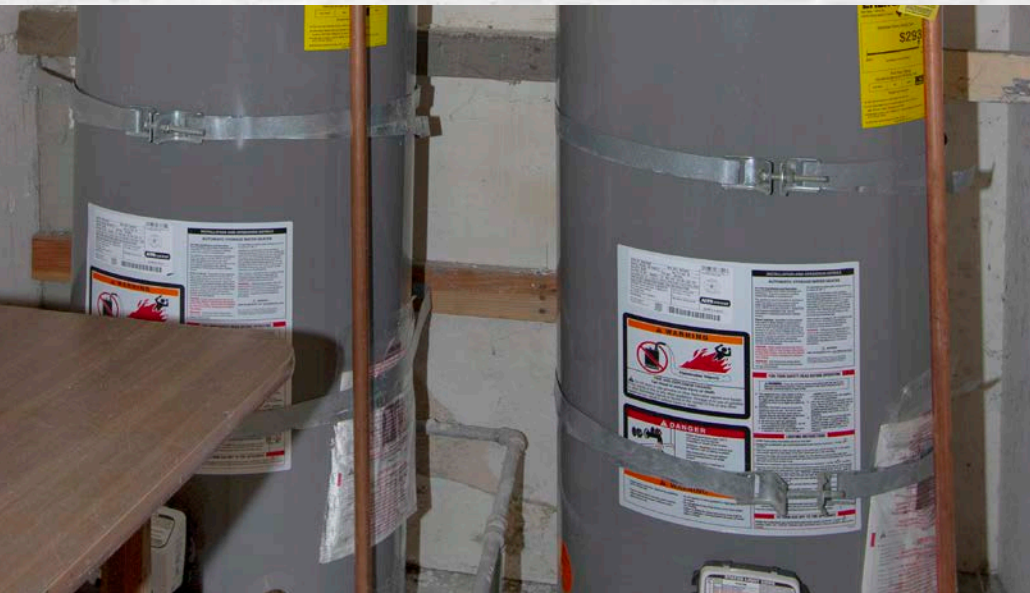
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UTILITIES PHOTOS



Washer/Dryer Seller Owned and Transfer with Title



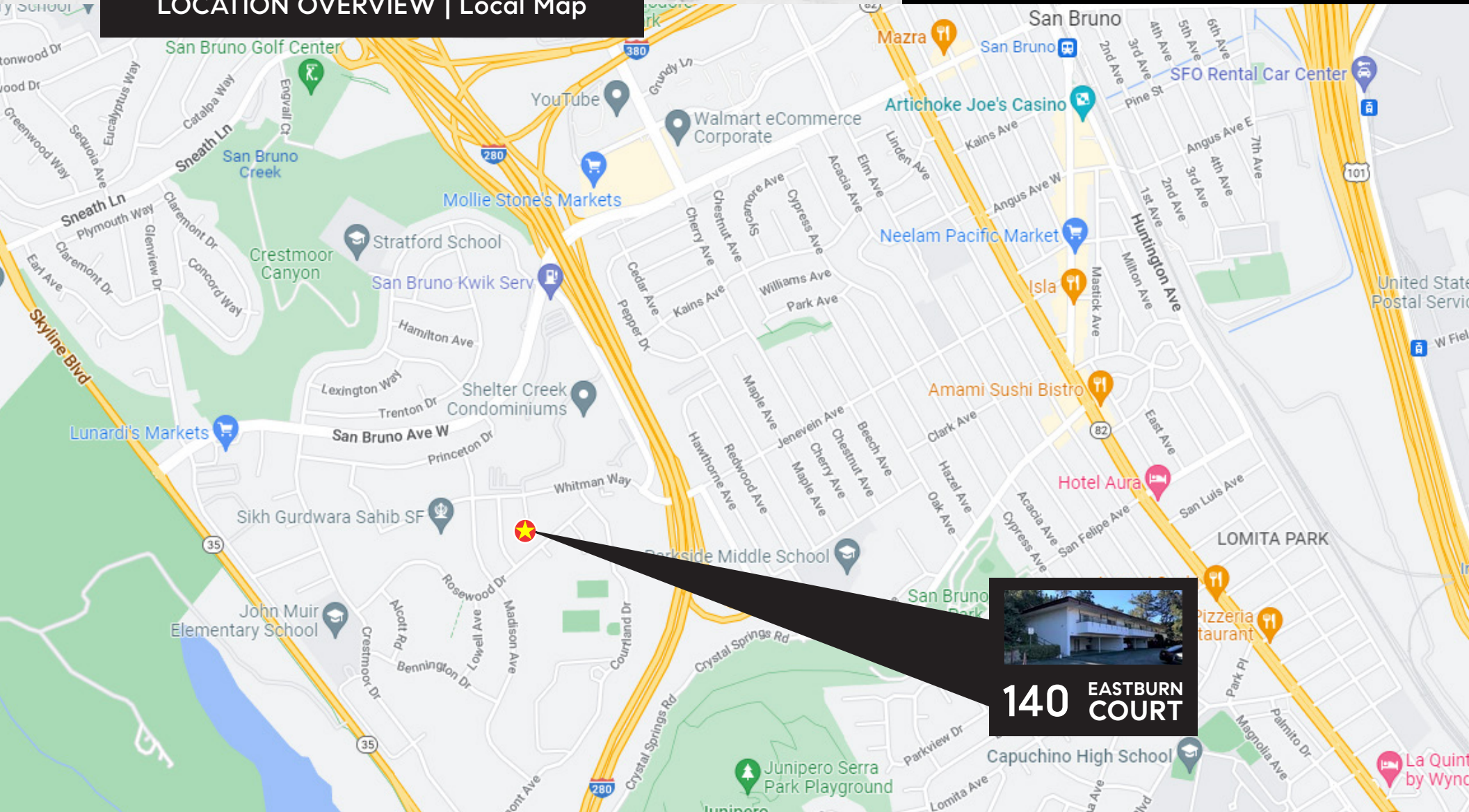
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LOCATION OVERVIEW | Local Map



140 EASTBURN COURT

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LOCATION OVERVIEW | Tax Map



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SAN BRUNO



San Bruno is “the City with a Heart”. Located in San Mateo County, San Bruno is twelve miles south of San Francisco and adjacent to the San Francisco International Airport. San Bruno is an ethnically and culturally rich and vibrant city of approximately 42,000 residents. The community offers a small town atmosphere within a large metropolitan setting. A variety of housing opportunities, an excellent school system, access to a world-class transportation system, and proximity to cultural and sporting institutions are among the amenities that make San Bruno a desirable place to live and work.

Major employers in San Bruno include Walmart Global eCommerce, YouTube, Artichoke Joe’s and Skyline College. San Bruno is well served with three major highways: U. S. Route 101, I-380 and I-280. Caltrain provides train access to the Bay Area and SamTrans provides local bus service.

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