

OFFERING
MEMORANDUM

Charming San Mateo Duplex

Rare San Mateo Park Location! 4 & 6 Warren Road, San Mateo, CA

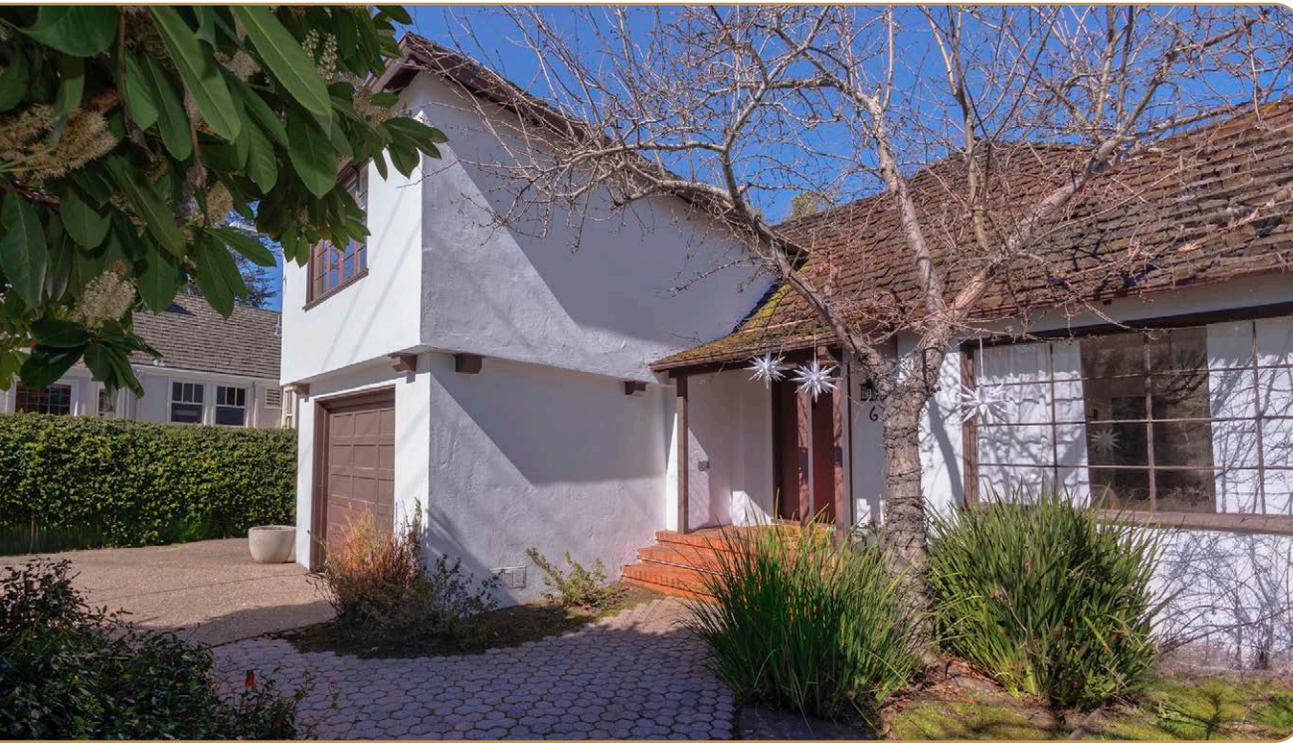
~~Price: \$2,400,000~~ Reduced: \$2,198,000



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**EXCLUSIVELY
LISTED**

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

EXECUTIVE SUMMARY

DUPLEX

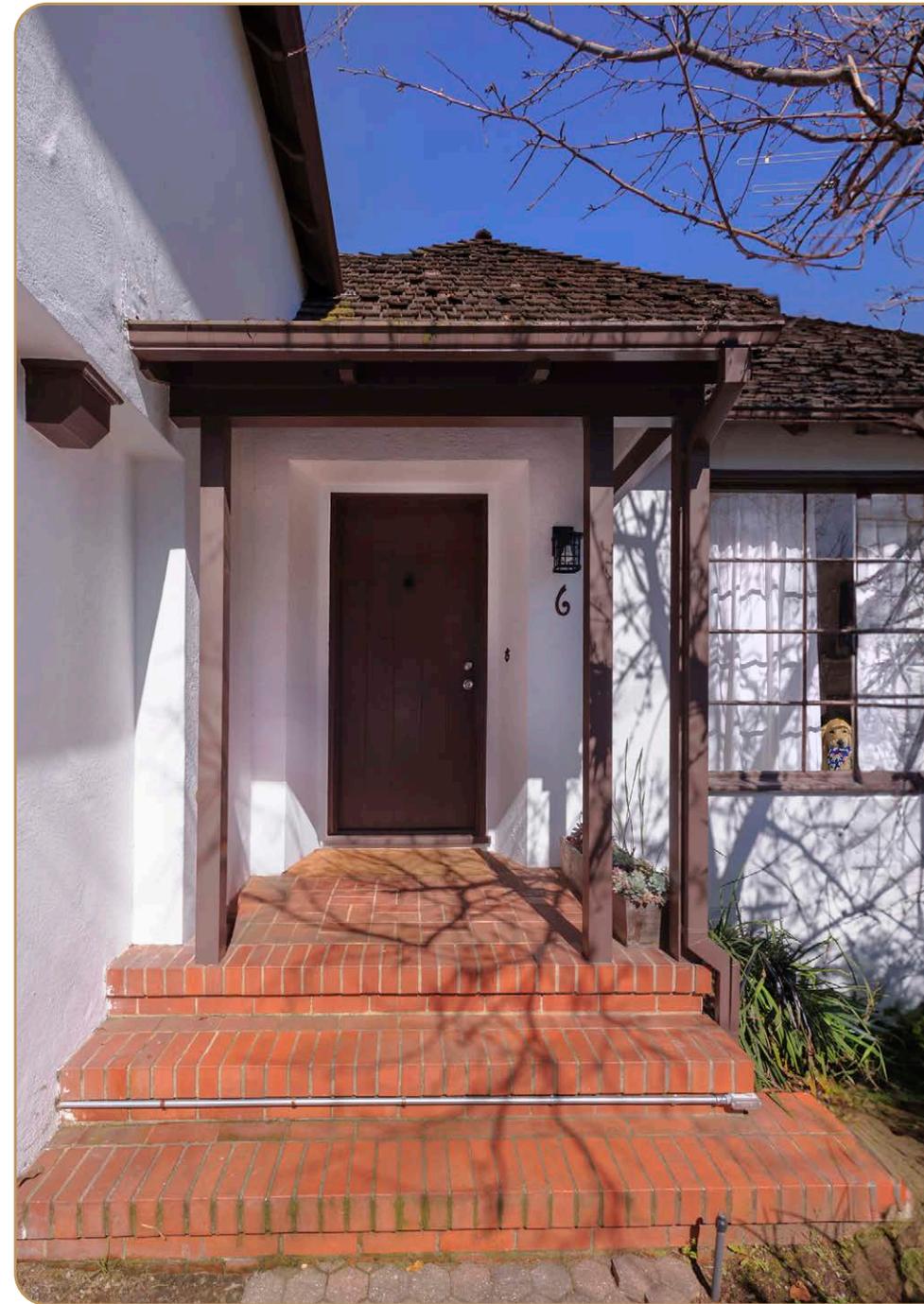
Property Address:	4 & 6 Warren Road San Mateo, CA 94966
Neighborhood:	San Mateo Park
County:	San Mateo
APN:	032-061-010
County Use:	R-2
Reduced Price:	\$2,400,000 \$2,198,000
Units:	2
Unit Mix - Spacious Multi-level Residences:	2-Bedroom/1-Bathroom 2 Bedroom/1 Bathroom
Unit Livable Square Footage:	4 Warren - 1,607 sqft livable space** 6 Warren - 1,291 sqft livable space**
Price/Sqft Gross:	\$637
Gross Building Sqft ±:	3,450*
Lot Size Sqft ±:	6,852*
Year Built:	1941

* Per assessors records

** From a source deemed reliable, but not guaranteed. Buyer to independently verify.

BUILDING FEATURES

- Prestigious & Rare San Mateo Park Location
- 3/4 mile to the "Ave" downtown Burlingame
- 1 mile to downtown San Mateo
- Tenant pays all utilities
- Spacious residences
- Private yards
- Fireplaces



RENT ROLL SUMMARY

UNIT	TYPE	CURRENT RENT	MOVE-IN	CURRENT LEASE TERM
4 Warren Road	2-Bedroom/1-Bath	\$2,400	9/30/2015	Month to Month
6 Warren Road	2-Bedroom/1-Bath	\$3,100	7/15/2014	8/1/23 - 7/31/2024
MONTHLY TOTALS		\$5,500		
ANNUAL TOTALS		\$66,000		

PRO FORMA OPERATING SUMMARY



Expenses	Pro Forma
New Property Taxes (@1.1288%) ^[1]	\$24,811
Special Assessments & Direct Charges	\$492
Sewer (paid with tax bill)	\$2,738
Insurance /Estimated	\$2,800
Utilities	Tenants Pay
Repairs & Maintenance/Estimated	\$3,500
Total Expenses:	\$34,341

Notes:

^[1] Based on offering price.

Annualized Operating Data	Current
Scheduled Gross Income:	\$ 66,000
Less Vacancy Rate: 3.0%	\$1,980
Gross Operating Income:	\$64,020
Less Expenses:	\$ 34,341
Net Operating Income:	\$29,679



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AERIAL PHOTO



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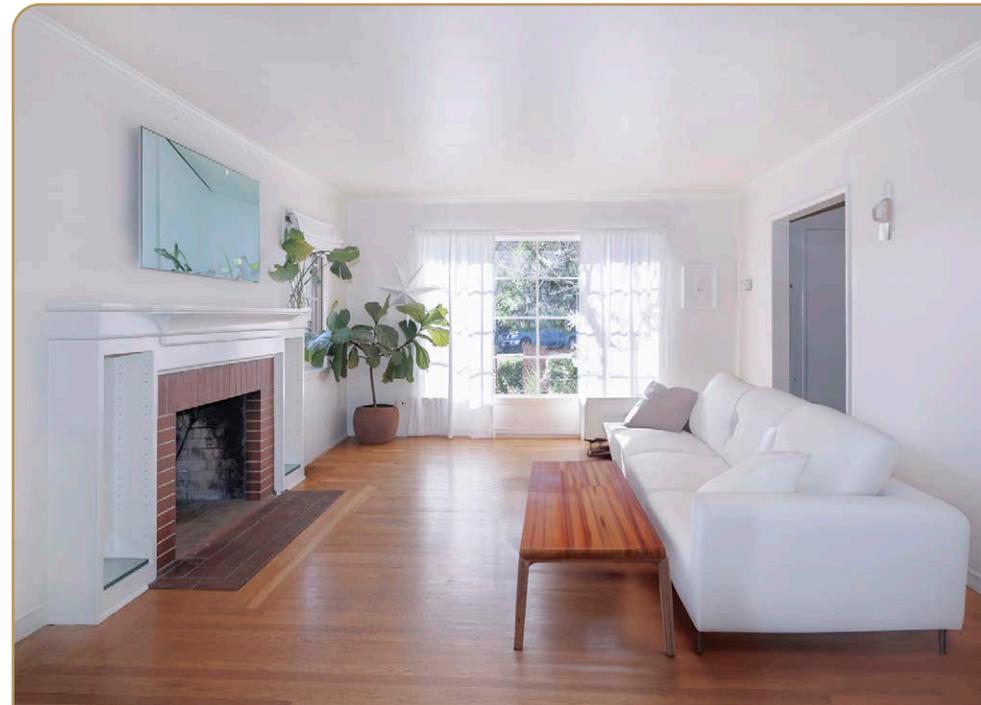


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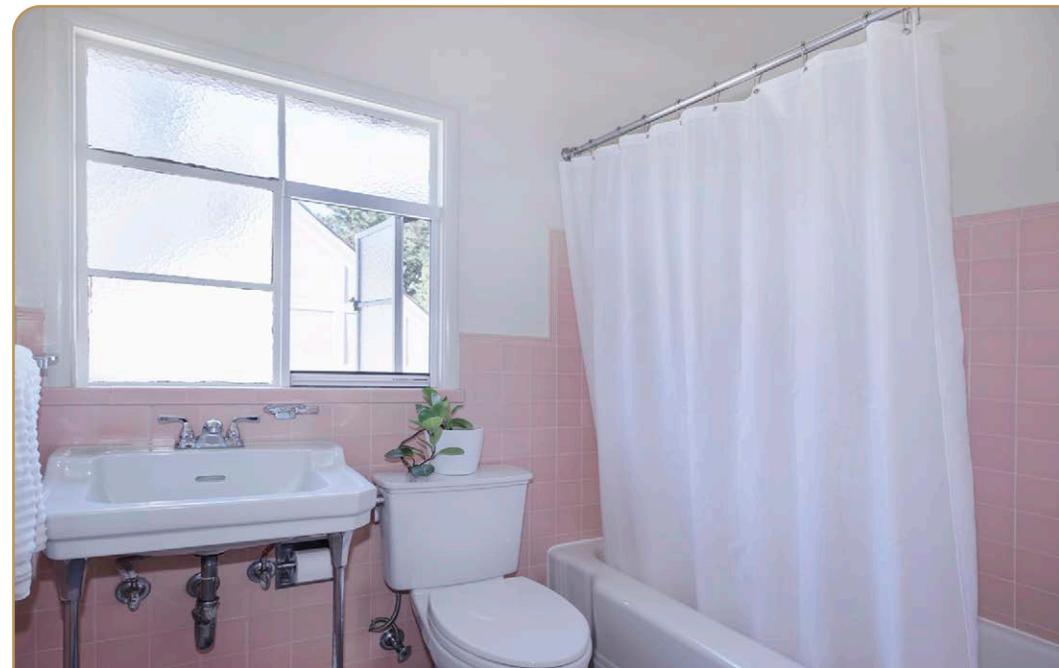
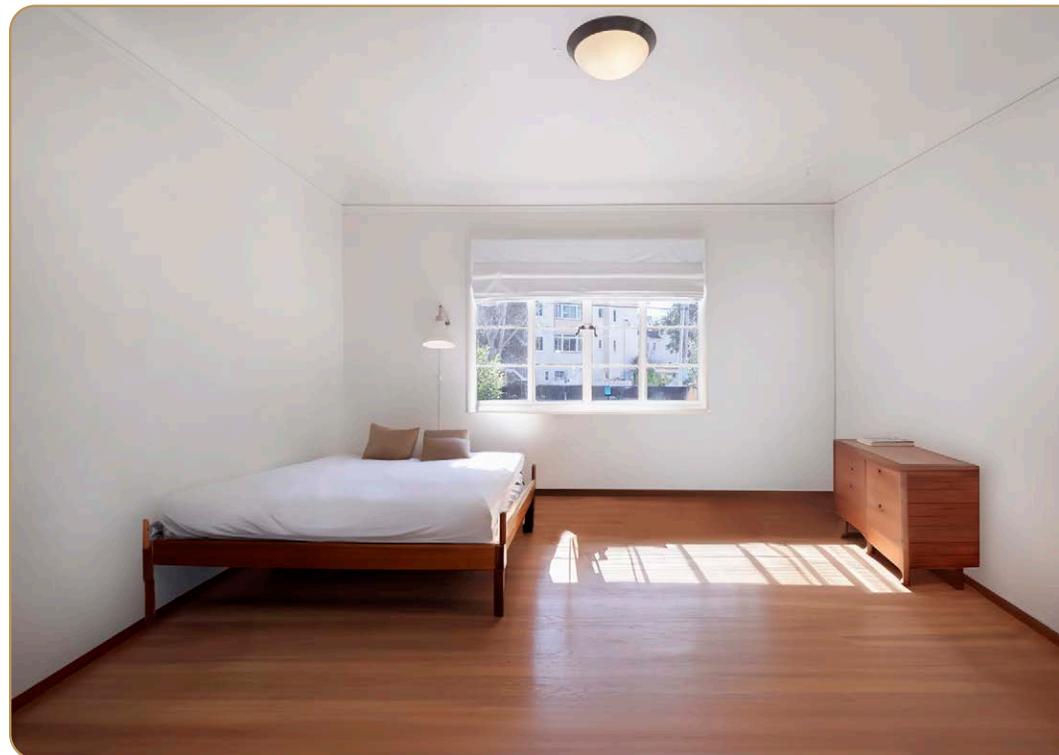
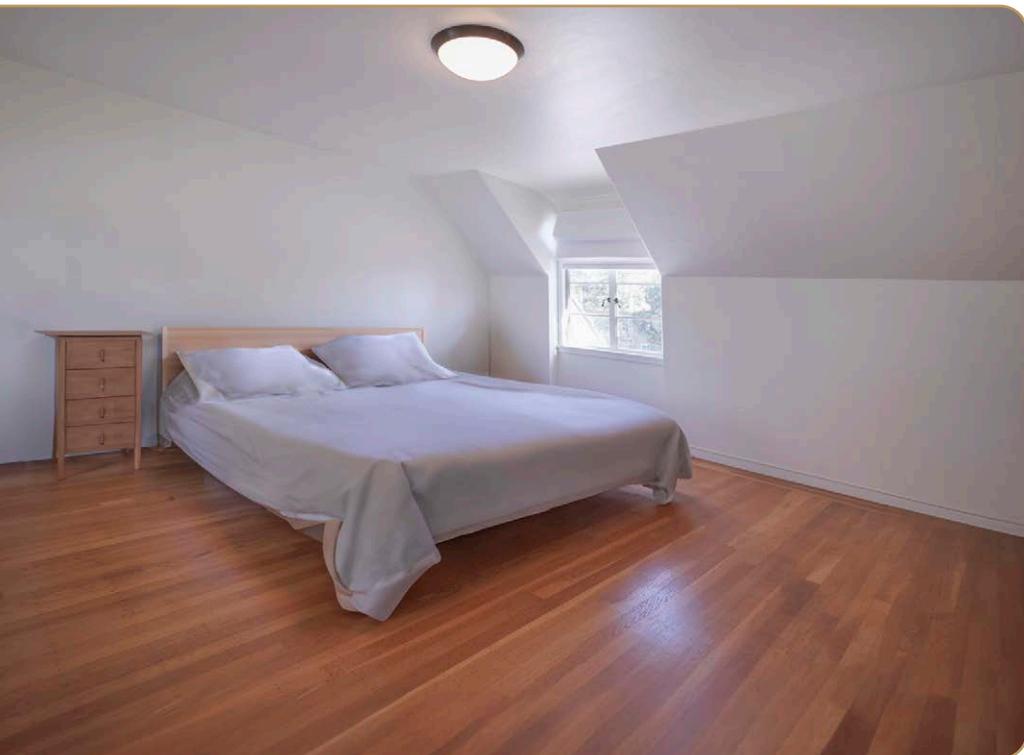
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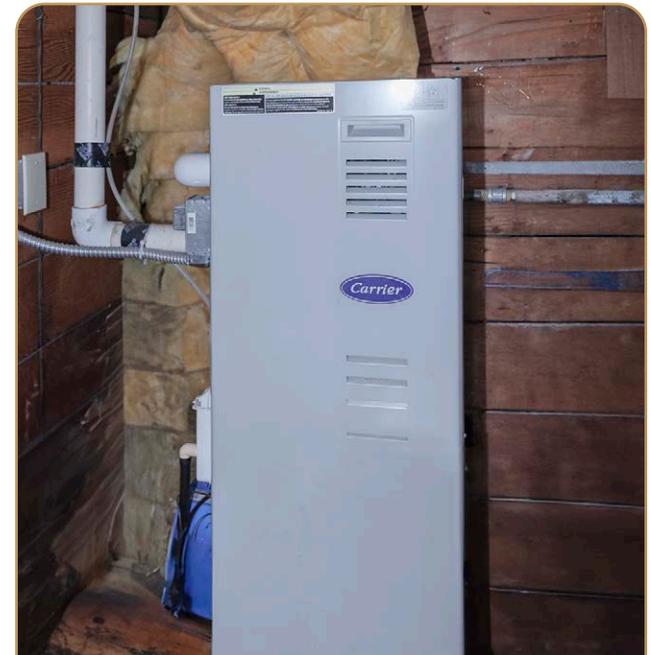
PHOTOS | 6 Warren Road



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PHOTOS | External & Utilities Photos





El Camino Real Roadway Renewal Project

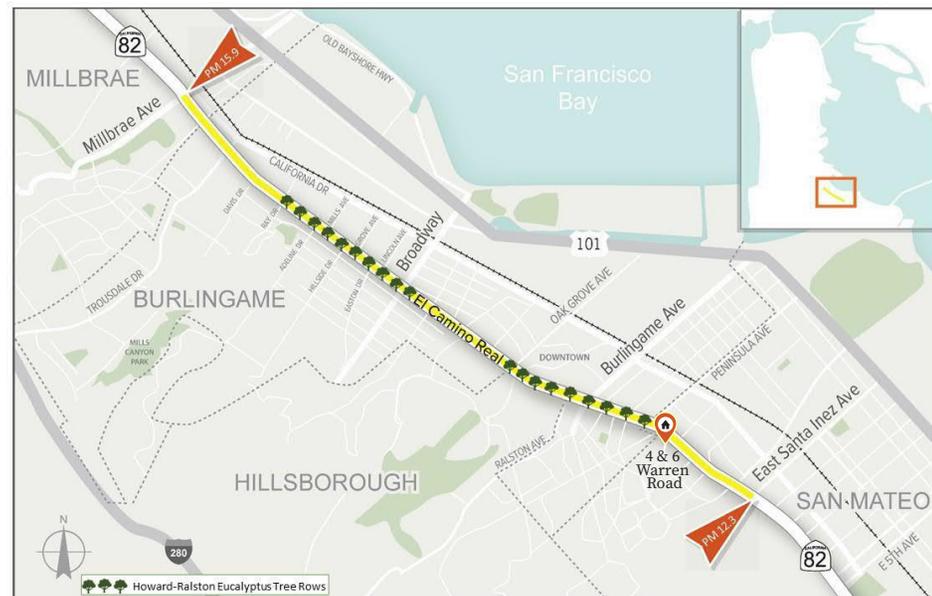
The El Camino Real Roadway Renewal Project is a collaborative initiative led by Caltrans in close coordination with the City of Burlingame and neighboring cities of Hillsborough, San Mateo and Millbrae. The project will revitalize a critical section of State Highway 82, commonly known as El Camino Real, that traverses through the community. This revitalization effort will extend from East Santa Inez Ave in San Mateo to Millbrae Avenue in Millbrae.

- Wider, ADA-compliant sidewalks to improve accessibility
- Upgraded drainage system to reduce flooding
- Well-planned plantings to improve visibility of all travelers
- New lighting and buried power lines
- Landscape buffer between sidewalks and road to improve safety of pedestrians
- Replanting and maintenance program for all trees
- New, smoother pavement for better ride quality

The El Camino Real Renewal Roadway Project will draw from the insight of the Burlingame community, with the aim of improving the safety of the roadway and sidewalks, while retaining the character of the historic tree grove. The project will include significant improvements to enhance road safety and usability, including measures to mitigate localized flooding, enhance visibility and upgrade pedestrian infrastructure, ensuring accessibility for all community members.

With this complete roadway renewal, Caltrans has the opportunity to tackle not just the problem areas for drivers, but also improve travel experiences for pedestrians. In total, this project will provide several benefits to the community including:

Source: <https://ecralternatives>.



INVESTMENT ADVISORS



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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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