



MIRIAM CARRERO
REALTOR®
CAL DRE #02235693
707.972.2853
MIRIAM@LUXEPLACES.COM

LUXE PLACES
INTERNATIONAL REALTY

Live Luxe.

Table Of Contents	
TABLE OF CONTENTS	2
PROPERTY SUMMARY	4
PRO FORMA	6
RENT ROLL	7
AERIAL MAP	9
LOCATION MAP	10
PHOTOS	12
PHOTOS	13
PHOTOS	14
DEMOGRAPHICS MAP & REPORT	16

Confidentiality & Disclaimer

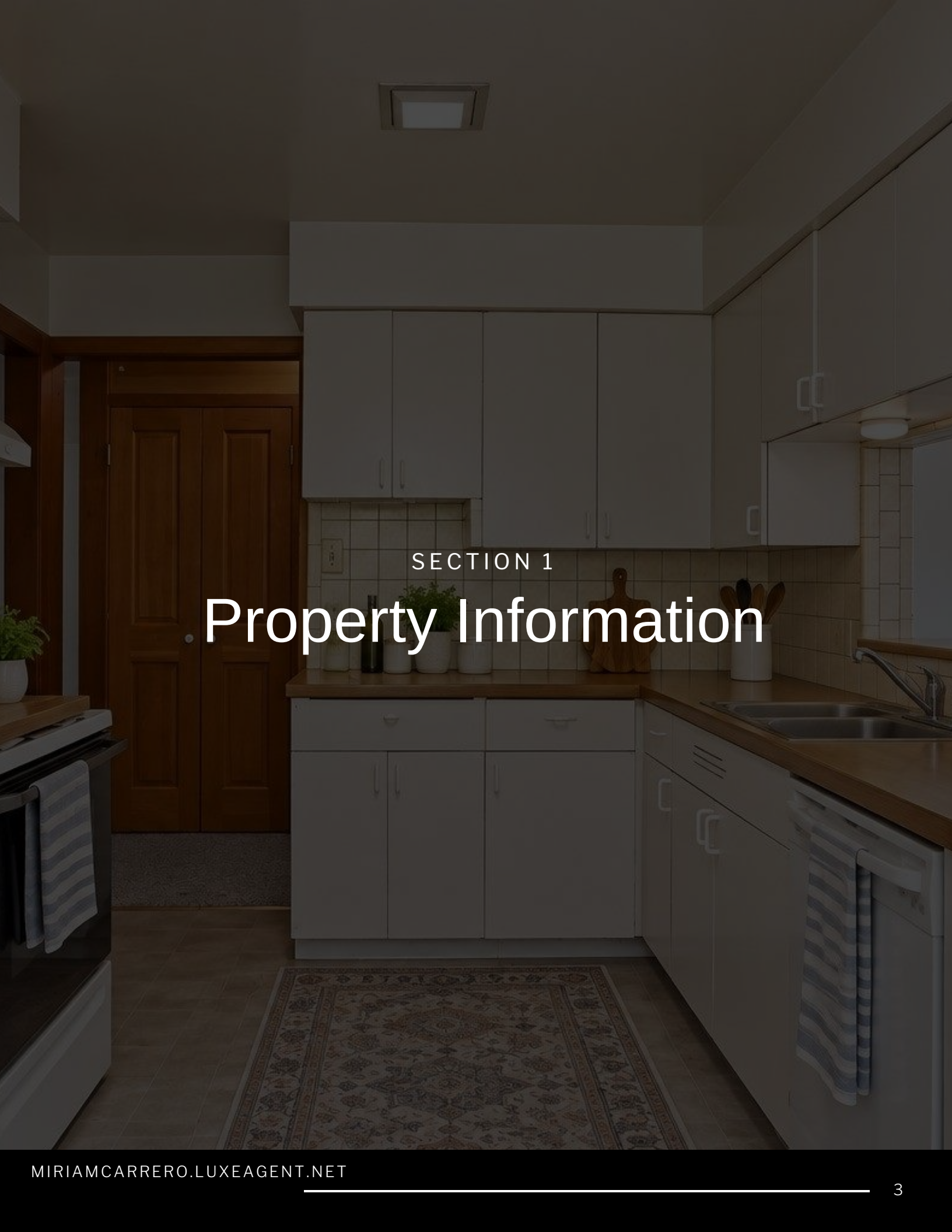
All materials and information received or derived from Luxe Places Realty its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness , veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party’s intended use or any and all other matters.

Neither Luxe Places, its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party’s active conduct of its own due diligence to determine these and other matters of significance to such party. Luxe Places will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Luxe Places Realty makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Luxe Places does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions,vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Luxe Places in compliance with all applicable fair housing and equal opportunity laws.



SECTION 1

Property Information

Property Description

Presenting a one-of-a-kind investment opportunity! The property features a main permitted residence alongside additional detached structures. Three buildings consisting of a total of 5 units that are all rented. This 1.49 acre property has plenty of room to roam and explore, to grow or garden. The heart of the property is a 1949 sq ft dwelling, a 3bd/2ba Mid Century Modern, Ranch style single level home. Keep it as your residence or enjoy the current rental income. Two Additional structures grace the property, each house a studio and a 1bd/1ba unit. With no known current vacation rental restrictions in this area, the sky is the limit as to property usage. Located on the West side of Highway 1, a short walk to MacKerricher State Park. Rarely do you find a larger parcel like this, so close to the Beach and trails with unlimited income potential and flexible opportunities. The privacy of the location, proximity to the town of Fort Bragg, walkability to trails and beach all lend to an amazing investment opportunity or even multi-generational living. With a little elbow grease, updates and love this property lends itself to increase value quickly.

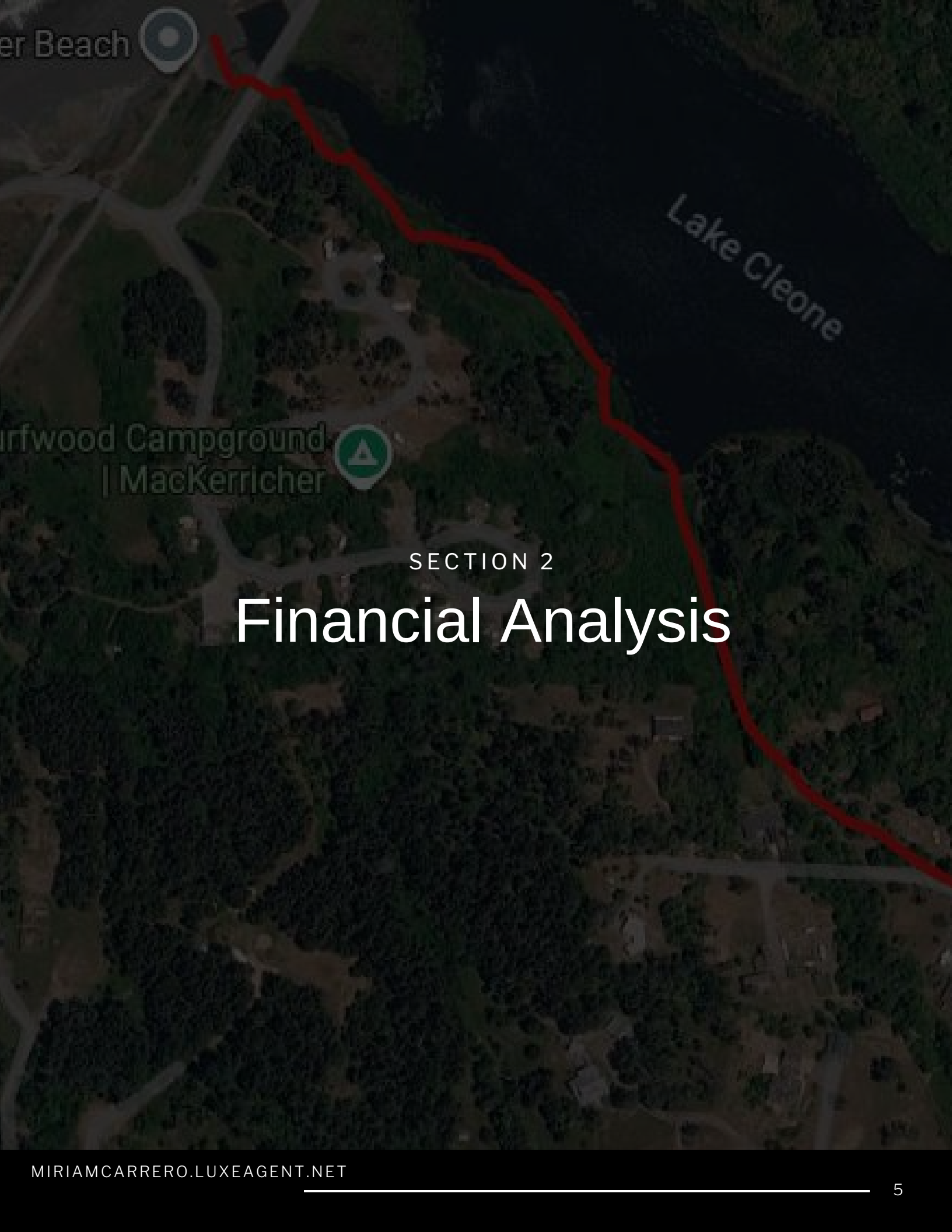


OFFERING SUMMARY

Sale Price:	\$899,000
Number of Units:	4+
Lot Size:	1.49 Acres
Building Size:	1,949 SF +/-
NOI	\$49,729
: Cap Rate:	5.5%
APN:	069-161-12-00

DETAILS

Utilities	Well & Septic System
Laundry	Hookups available



SECTION 2

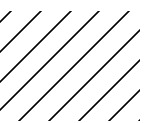
Financial Analysis

Pro Forma

MULTI-FAMILY INVESTMENT OPPORTUNITY | FORT BRAGG

INCOME SUMMARY	ACTUAL	PRO FORMA
GROSS INCOME	\$56,660	\$66,075
EXPENSES		
SUMMARY		
Property Tax	\$7394	\$8,700
Insurance	\$2500	\$3,000
Cleaning & Landscaping	\$2880	\$1,200
Maintenance Reserves	\$2862	\$5,280
Property Managment	\$5287	\$5287
Utilitiles	\$7642	\$7642
OPERATING EXPENSES	\$22,837	\$25,125
NET OPERATING INCOM	\$56,661	\$66,075
CAP RATE	5.5%	6.0%

* Expenses are estimated

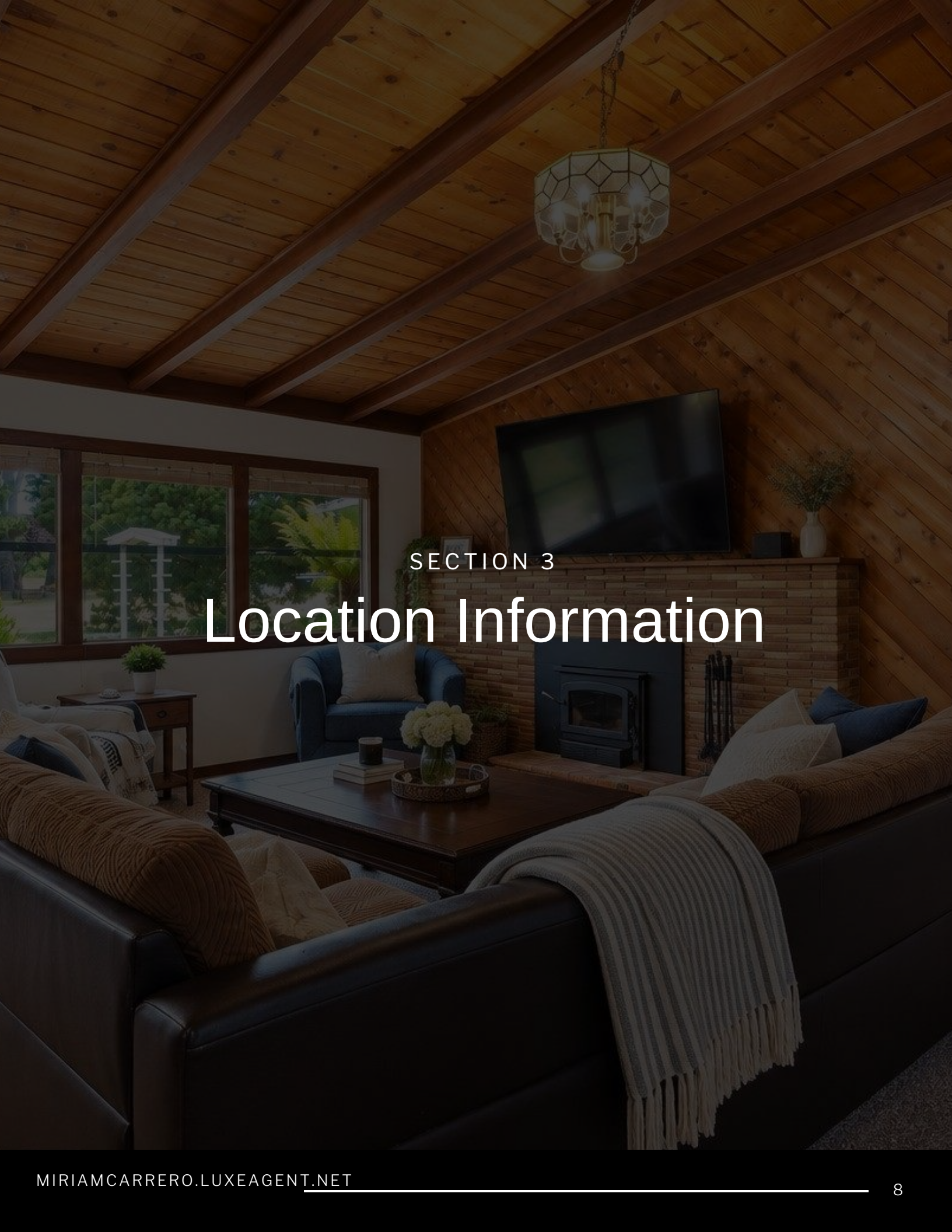


Rent Roll

MULTI-FAMILY INVESTMENT OPPORTUNITY | FORT BRAGG

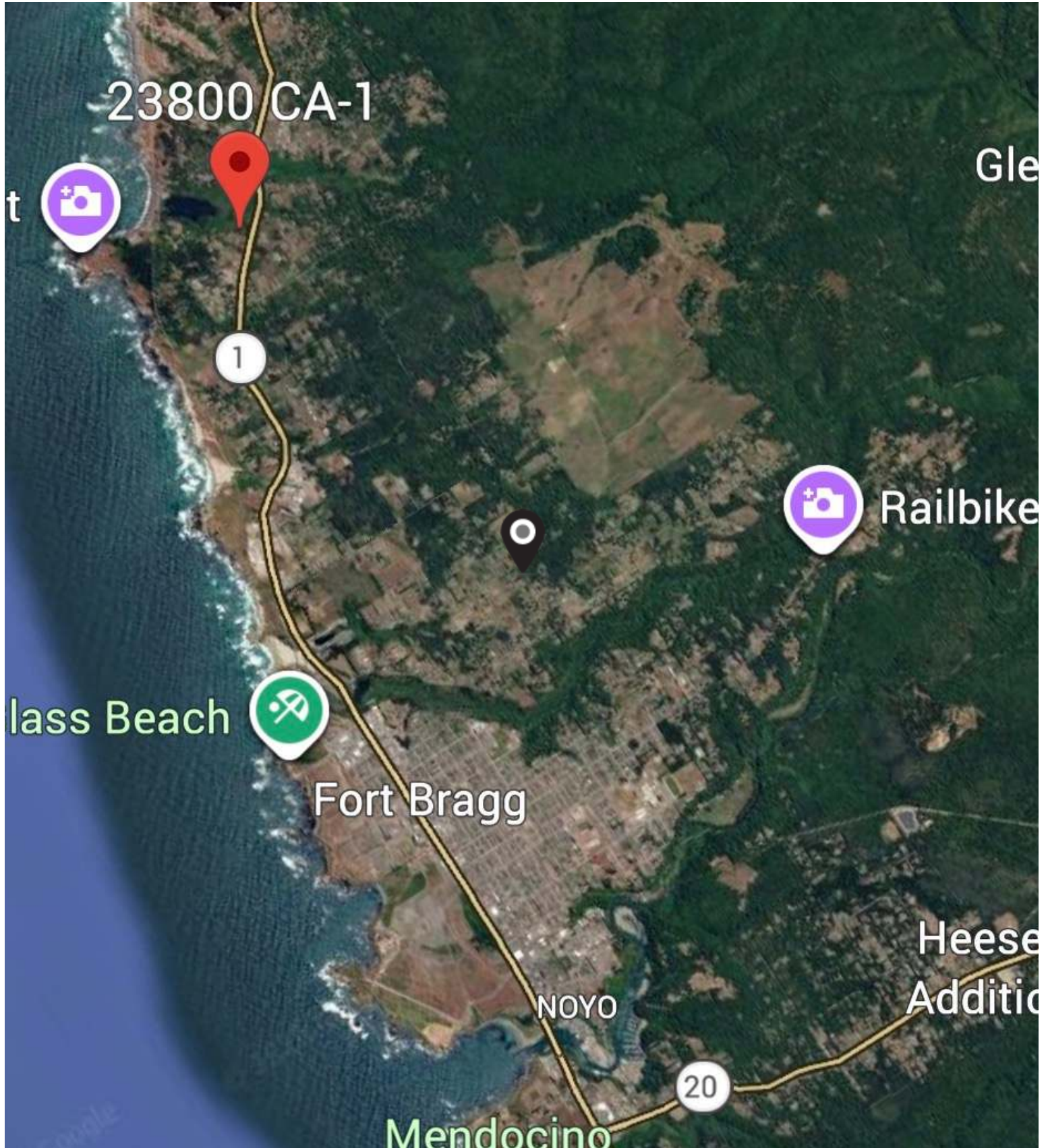
SUITE	BED	BATH	RENT	MARKET RENT	SECURIY DEPOSIT	LEASE START	LEASE END
MAIN	3	2	\$2200	\$2500	\$2200		Month-to-Month
A	1	1	\$1300	\$1500	\$1300		Month-to-Month
B	0	1	\$850	\$1,050	\$1625		Month-to-Month
C	1	1	\$1325	\$1,500	\$1575		Month-to-Month
D	0	1	\$950	\$1050	\$1425		Month-to-Month
TOTALS			\$6625	\$7600	\$8125		

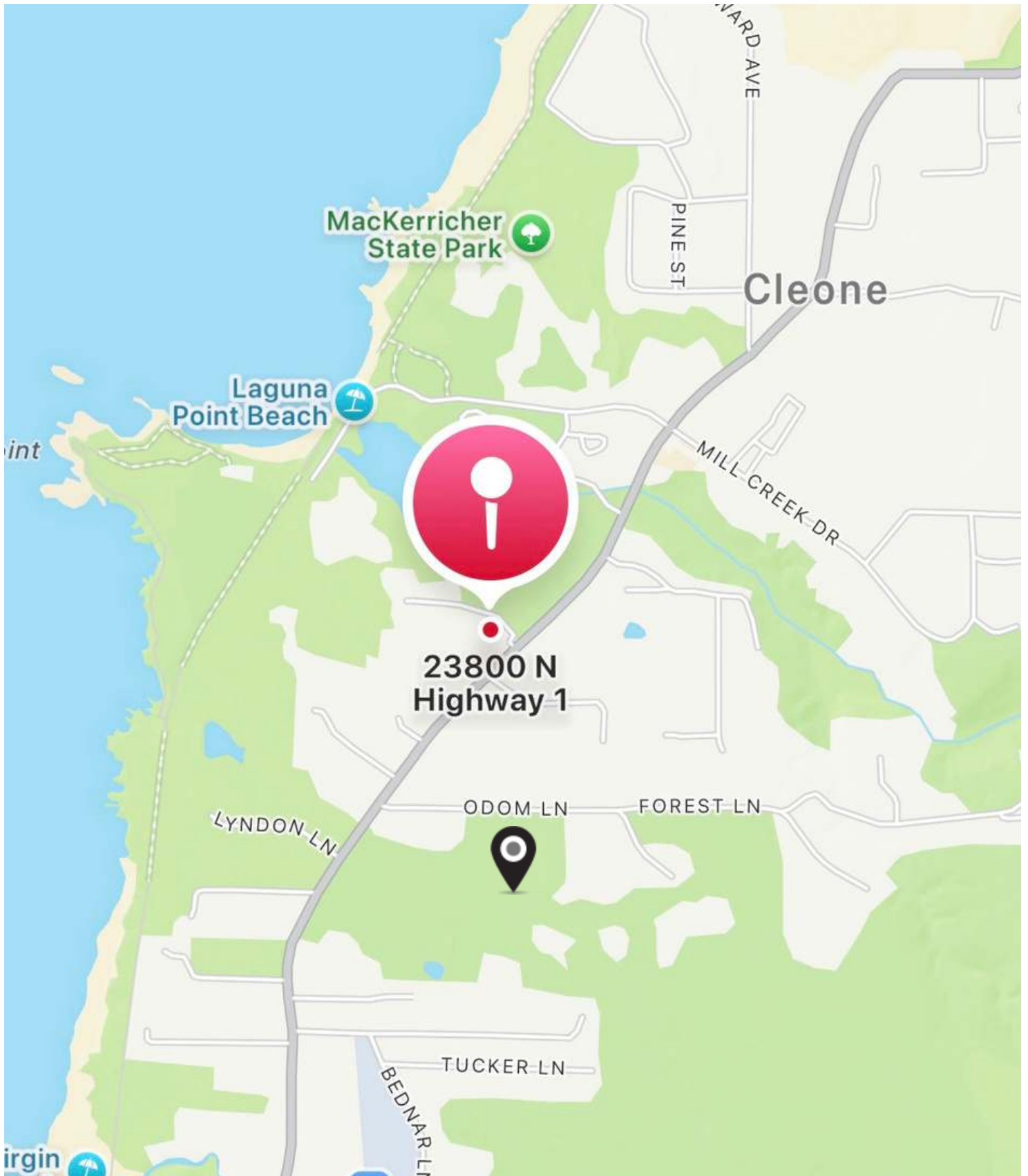
Tenants pay all utilities



SECTION 3

Location Information



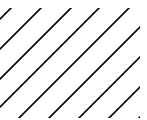




SECTION 4

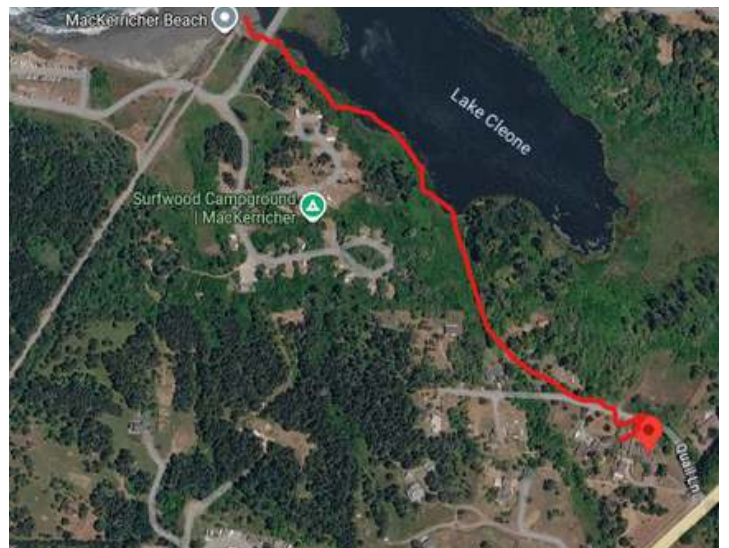
Photos





Photos

MULTI-FAMILY INVESTMENT OPPORTUNITY | FORT BRAGG







SECTION 5

Demographics



Population
7,032



Median Home
Value
\$592,000



Average
Household Income
\$60,712



Average
Age
49

