

MULTIFAMILY FOR SALE

E STREET APARTMENTS

\$1,750,000

1250 E STREET, HAYWARD, CA 94541

8-UNITS

MTC



FOR SALE

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546



Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PRESENTED BY:

PAUL MADER, CCIM

Broker Associate
office: (510) 206-3156
cell: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
office: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

1250 E STREET | HAYWARD, CA 94541

MTC



Property Summary

| | |
|---------------|----------------------|
| Price: | \$1,750,000 |
| Units: | 8 |
| Price / Unit: | \$218,750 |
| NOI: | \$79,483 |
| CAP Rate: | 4.54% |
| GRM: | 12.10 |
| Occupancy: | 100% |
| Building SF: | 3,120 SF |
| Price / SF: | \$561/SF |
| Lot Size: | 6,970 SF |
| Parking: | 10 Carports |
| Renovated: | Remodeled/Upgraded |
| Year Built: | 1964 |
| Zoning: | RH: High Density Res |

Property Overview

Beautifully remodeled/upgraded 8-unit apartment building located near the base of the Hayward Hills. Five of the eight one-bedroom units have been completely remodeled over the last five years. The remodeling includes modern engineered flooring, granite countertops in the kitchen, new appliances, remodeled bathrooms, new lighting, mirrored closet doors and window coverings. Two of the remaining three units have two-year-old remodeled bathrooms and the eighth unit is in good shape.

The building was painted in 2022 and there are new dual pane windows.

There is a 10-car carport as well as an attractive outdoor space for the tenants at the rear of the site.

Excellent property to own and operate. Building plans are available for the new owner.

Location Overview

The property is located near the base of the Hayward Hills, convenient to Downtown Hayward and BART. Hayward High School and California State University East Bay are close by.

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546



Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

PROPERTY PHOTOS

1250 E STREET | HAYWARD, CA 94541

MTC



MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

MTC Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

PROPERTY PHOTOS

1250 E STREET | HAYWARD, CA 94541

MTC



MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

 Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

PROPERTY PHOTOS

1250 E STREET | HAYWARD, CA 94541

MTC



MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

MTC Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

UNIT RENT ROLL

1250 E STREET | HAYWARD, CA 94541



| Unit | Description | Approx. SF | Current Rent | Pro Forma Rent | Comments |
|------|-------------|------------|--------------|----------------|----------|
| 1 | 1+1 | 391 | \$1,650 | \$1,733 | |
| 2 | 1+1 | 391 | \$1,650 | \$1,733 | |
| 3 | 1+1 | 391 | \$1,165 | \$1,223 | |
| 4 | 1+1 | 391 | \$1,165 | \$1,223 | |
| 5 | 1+1 | 391 | \$1,928 | \$1,928 | |
| 6 | 1+1 | 391 | \$1,650 | \$1,733 | |
| 7 | 1+1 | 391 | \$1,795 | \$1,795 | |
| 8 | 1+1 | 391 | \$1,052 | \$1,105 | |

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

 Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

PRO FORMA SUMMARY

1250 E STREET | HAYWARD, CA 94541

MTC



Unit Mix & Annual Scheduled Income

| Type | Units | Actual | Total | Market | Total |
|---------------|----------|----------|------------------|----------|------------------|
| 1+1 | 8 | \$18,083 | \$144,660 | \$18,708 | \$149,664 |
| Totals | 8 | | \$144,660 | | \$149,664 |

Annualized Income

| Description | Actual | Market |
|-------------------------------|------------------|------------------|
| Gross Potential Rent | \$144,660 | \$149,664 |
| - Less: Vacancy | \$0 | \$0 |
| Effective Gross Income | \$144,660 | \$149,664 |
| - Less: Expenses | (\$65,177) | (\$50,585) |
| Net Operating Income | \$79,483 | \$99,079 |

Investment Summary

| | |
|-----------------|-------------|
| Price | \$1,750,000 |
| Year Built | 1964 |
| Units | 8 |
| Price/Unit | \$218,750 |
| RSF | 3,120 |
| Price/RSF | \$560.90 |
| Lot Size | 6,970 sf |
| Floors | 2 |
| APN | 427-21-50 |
| Cap Rate | 4.54% |
| Market Cap Rate | 5.66% |
| GRM | 12.1 |
| Market GRM | 11.69 |

Annualized Expenses

| Description | Actual | Market |
|------------------------|-----------------|-----------------|
| Property Taxes 1.1724% | \$6,869 | \$19,345 |
| Special Assessments | \$1,125 | \$1,125 |
| Building Insurance | \$25,928 | \$6,850 |
| Water | \$7,724 | \$7,724 |
| Trash | \$3,531 | \$3,531 |
| Maintenance & Repairs | \$8,141 | \$8,351 |
| PG&E | \$1,667 | \$1,667 |
| Miscellaneous | \$10,192 | \$1,992 |
| Total Expenses | \$65,177 | \$50,585 |
| Expenses Per RSF | \$20.89 | \$16.21 |
| Expenses Per Unit | \$8,147 | \$6,323 |

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546



Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

LOCATION MAPS

1250 E STREET | HAYWARD, CA 94541



MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

 Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

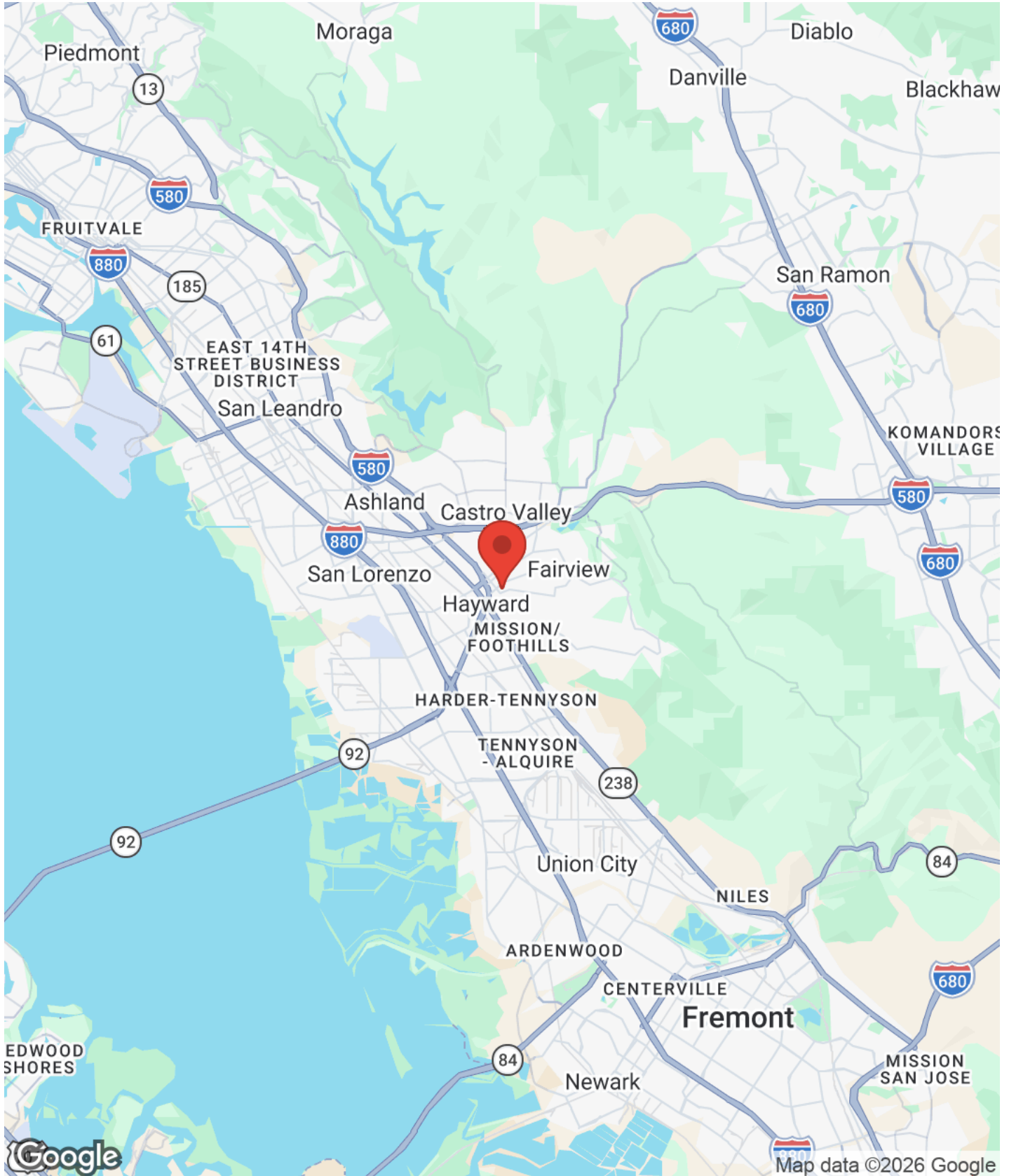
MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

REGIONAL MAP

1250 E STREET | HAYWARD, CA 94541

MTC



MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

MTC Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

AERIAL MAP

1250 E STREET | HAYWARD, CA 94541

MTC



MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

MTC Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate

O: (510) 206-3156

C: (510) 206-3156

paul@paulmaderccim.com

DRE #00795784

MIKE TANZILLO

Broker

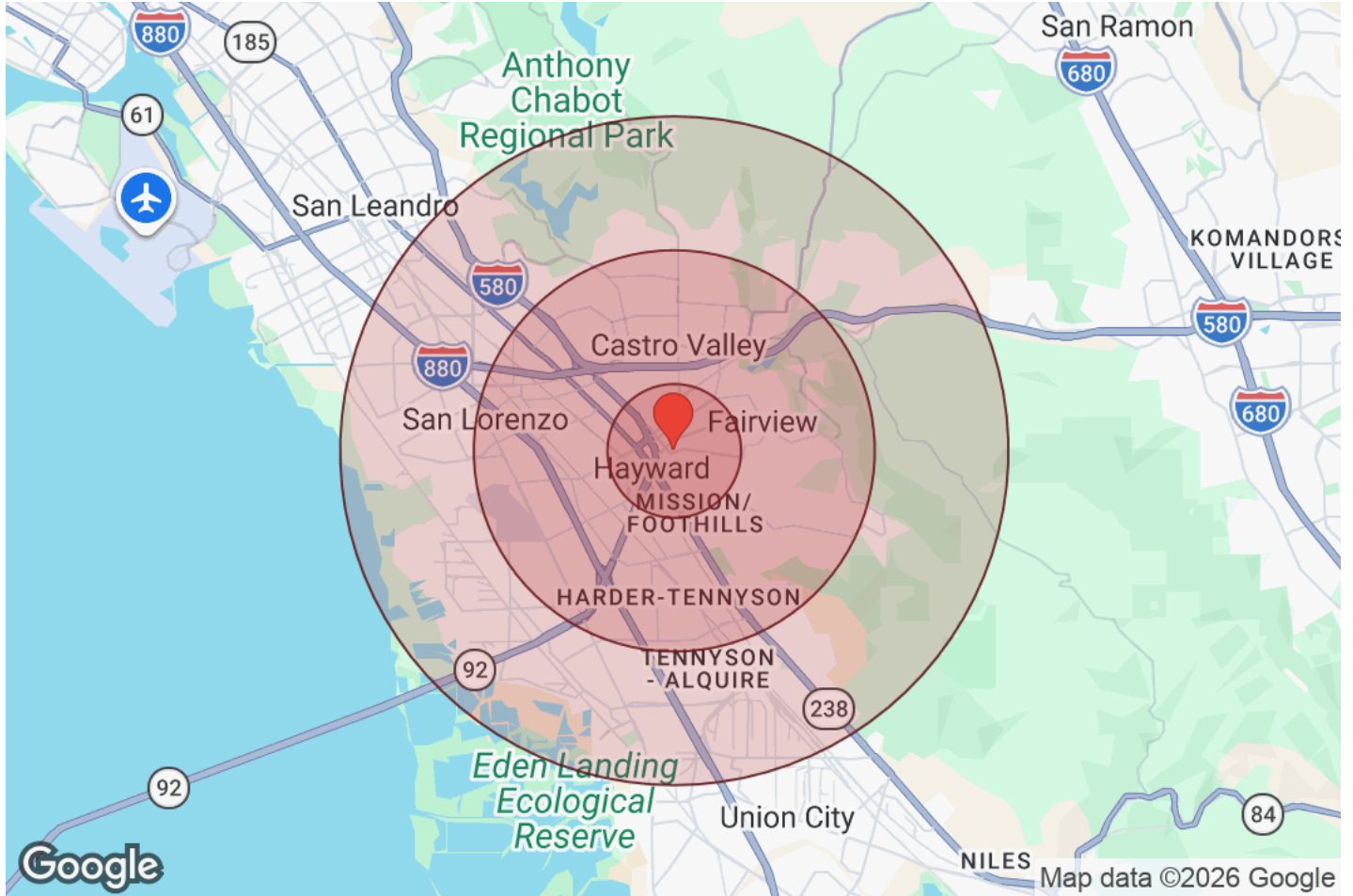
O: 510-889-9157

mtcre@sbcglobal.net

DRE #00688066

DEMOGRAPHICS

1250 E STREET | HAYWARD, CA 94541



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|--------|---------|---------|
| Population | | | |
| Male | 14,008 | 108,192 | 173,699 |
| Female | 13,941 | 107,447 | 174,821 |
| Total Population | 27,949 | 215,639 | 348,520 |
| Race / Ethnicity | | | |
| White | 6,149 | 44,422 | 69,878 |
| Black | 3,812 | 21,370 | 31,994 |
| Am In/AK Nat | 42 | 302 | 488 |
| Hawaiian | 372 | 2,717 | 4,287 |
| Hispanic | 9,972 | 77,393 | 112,990 |
| Asian | 6,459 | 60,573 | 115,221 |
| Multiracial | 1,098 | 8,302 | 12,895 |
| Other | 45 | 539 | 802 |
| Housing | | | |
| Total Units | 11,681 | 78,257 | 126,112 |
| Occupied | 10,729 | 72,923 | 117,722 |
| Owner Occupied | 4,193 | 36,724 | 66,061 |
| Renter Occupied | 6,536 | 36,199 | 51,661 |
| Vacant | 952 | 5,333 | 8,391 |

| | 1 Mile | 3 Miles | 5 Miles |
|-----------------|-----------|-----------|-----------|
| Age | | | |
| Ages 0 - 14 | 4,424 | 36,262 | 56,322 |
| Ages 15 - 24 | 3,304 | 27,651 | 42,312 |
| Ages 25 - 54 | 12,712 | 94,147 | 150,366 |
| Ages 55 - 64 | 3,368 | 26,108 | 44,752 |
| Ages 65+ | 4,142 | 31,471 | 54,769 |
| Income | | | |
| Median | \$112,656 | \$117,543 | \$120,177 |
| Under \$15k | 777 | 4,503 | 7,020 |
| \$15k - \$25k | 313 | 2,610 | 4,671 |
| \$25k - \$35k | 437 | 2,732 | 4,442 |
| \$35k - \$50k | 781 | 5,055 | 7,601 |
| \$50k - \$75k | 1,393 | 8,228 | 12,300 |
| \$75k - \$100k | 1,217 | 8,436 | 13,698 |
| \$100k - \$150k | 1,839 | 13,559 | 21,399 |
| \$150k - \$200k | 1,544 | 9,215 | 14,585 |
| Over \$200k | 2,428 | 18,586 | 32,004 |

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546

Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PAUL MADER, CCIM

Broker Associate
O: (510) 206-3156
C: (510) 206-3156
paul@paulmaderccim.com
DRE #00795784

MIKE TANZILLO

Broker
O: 510-889-9157
mtcre@sbcglobal.net
DRE #00688066

DISCLAIMER

1250 E STREET



All materials and information received or derived from Michael Tanzillo & Company 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 Michael Tanzillo & Company its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. Michael Tanzillo & Company 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. Michael Tanzillo & Company makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Michael Tanzillo & Company 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 Michael Tanzillo & Company in compliance with all applicable fair housing and equal opportunity laws.

MICHAEL TANZILLO & COMPANY

20980 Redwood Rd Suite 210
Castro Valley, CA 94546



Michael Tanzillo & Co.
Commercial Real Estate Brokerage
Sales and Leasing

PRESENTED BY:

PAUL MADER, CCIM

Broker Associate

O: (510) 206-3156

C: (510) 206-3156

paul@paulmaderccim.com

DRE #00795784

MIKE TANZILLO

Broker

O: 510-889-9157

mtcre@sbcglobal.net

DRE #00688066

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.