

Sea Cliff Villa

**10 Lee Street & 122 Hilborn Street
Vallejo, CA**



2-story building, 8 – 2bd/1ba
and 1 – 3bd/2ba

Building size: 8,098 sq. ft.

Lot size: 15,000 sq. ft.

Year built: 1967

APNS: 0051-203-100 /
0051-203-120

Parking: 15 spaces, 8
covered – 10 open



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Income: \$185,940 – Projected Income: \$213,600

Unit	Unit Type	Unit sq.ft.	Current Rent	Market Rent
1	2bd/1ba	850	\$1,750	\$1,850
*2	2bd/1ba	850	\$1,515	\$1,850
3	2bd/1ba	850	\$1,750	\$1,850
*4	2bd/1ba	850	\$1,515	\$1,850
*5	2bd/1ba	850	\$1,515	\$1,850
6	2bd/1ba	580	\$1,750	\$1,850
7	2bd/1ba	850	\$1,600	\$1,850
8	2bd/1ba	850	\$1,600	\$1,850
9	3bd/2ba	1,350	\$2,500	\$3,000
Total			\$15,495	\$17,800

*Section 8 tenants

Expenses w/o Taxes: \$31,796

Insurance:	\$5,580
PG&E:	\$4,200
Landscaping:	\$840
Garbage:	\$5,796
Sewer & Sanitation:	\$2,100
Water Service:	\$4,320
Repairs & Maintenance:	\$8,840
Pest:	\$120

Asking Price: \$2,250,000 - CAP Rate: 5.70% - GRM: 11.00 – price per sq.ft.: \$271



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