

SJP Commercial

Commercial Real Estate Services

FOR SALE

\$1,080,000

SOLD



Santa Cruz Apartments – 6 units
140 Hunolt Street, Santa Cruz, CA 95060

Features:

- Location: 140 Hunolt Street, Santa Cruz, CA 95060—located on quiet, dead-end street near Ocean Street and Highways 17 and 1 in Santa Cruz.
 - 1 mile to downtown coffee shops, restaurants and right on bus line
 - Less the 5 miles to U.C. Santa Cruz
- Building construction: The apartment is a single building constructed of a concrete slab foundation and all wood construction. The roof is a pitched composition shingle roof with rain gutters and downspouts.
- Unit mix: 6 units--2 bedroom, 1 bath, 2 story with a small private yard
 - Kitchen counter tops are tile – cabinets are compressed wood – stoves/oven units are electric
 - Bathroom counter tops are imitation marble – tub/shower enclosures are tile with sliding doors
 - Refrigerators are in all units
 - Smoke alarm in each unit – fire extinguishers on site
 - Gas wall heaters are in all units along with gas hot water heaters in each unit.
- Parking: 6 covered parking spots along with 3 uncovered guest parking spaces and public parking on street
- Laundry facilities--separate laundry/ storage room building with 1 set washer/dryer units
- Landscaping--low maintenance landscaping through-out the complex
- Separate Utility meters--property has 7 electrical meters (1 house meter)) and 7 gas meters (1 house meter) – tenants pay for gas and electricity

For More Information Contact: Steven Peck--SJP Commercial—DRE#00929101

2470 S. Winchester Blvd, Suite E, Campbell, CA 95008

Phone: 408-307-9785 FAX: 408-317-9542 E-mail: speck@sjpcommercial.com

The above information, while not guaranteed, has been secured from sources we believe to be reliable



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Investor Summary

Pro Forma

Number of Units	6 units	
List Price	\$1,080,000	
Price/Unit	\$180,000	
Price/Square Foot	\$187.76	
Net Operation Income	\$65,223	78,656
GRM	10.07	8.93
Cap Rate %	6.04	7.28
Scheduled Annual Income	\$107,280	\$121,008
Below Est. Market Rent	-11.34%	
Annual Expense	\$36,693	
Expense Per Unit:	\$6,115	
Expense Per Square Foot	\$6.38	
Avg. Rent for (6) 2 bed 2 bath	\$1,442	\$1,666
Building Square Foot	+/-5,752	
Lot Size:	+/-11,761 sq. ft	
Year Built:	1974	
Zoning:	Multiple Residential Medium Rise (RM)	
APN# :	008-232-33	

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