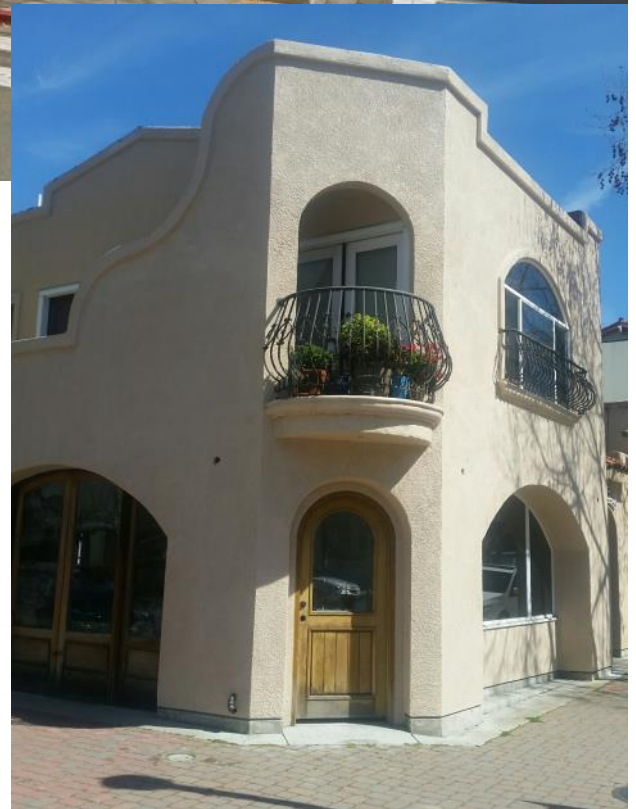
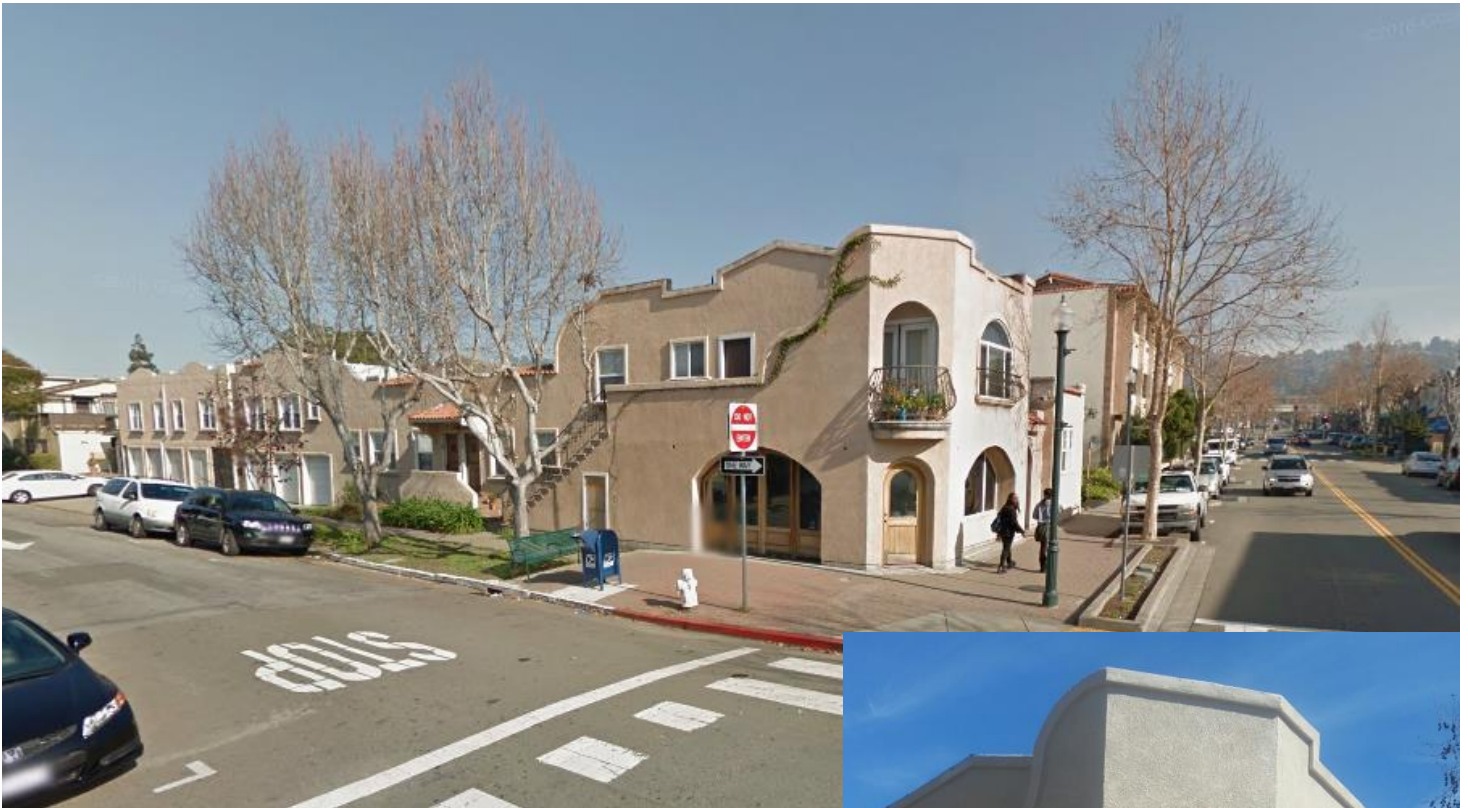


11 Unit Multi-Family Apartment Complex For Sale

(±800 SF) commercial space vacant

6401 Fairmount Avenue, El Cerrito, California

This is fully leased Garden Style apartment building with a small retail/commercial space (±800 SF,) that is vacant. It is on the corner of Fairmount Avenue and Kearney Street in El Cerrito. Within walking distance to the El Cerrito BART station, and El Cerrito Plaza. Amenities within walking distance include: Pete's Coffee, Starbucks, Macaroni Grill, Pasta Pomodoro and the Pacific East Mall.



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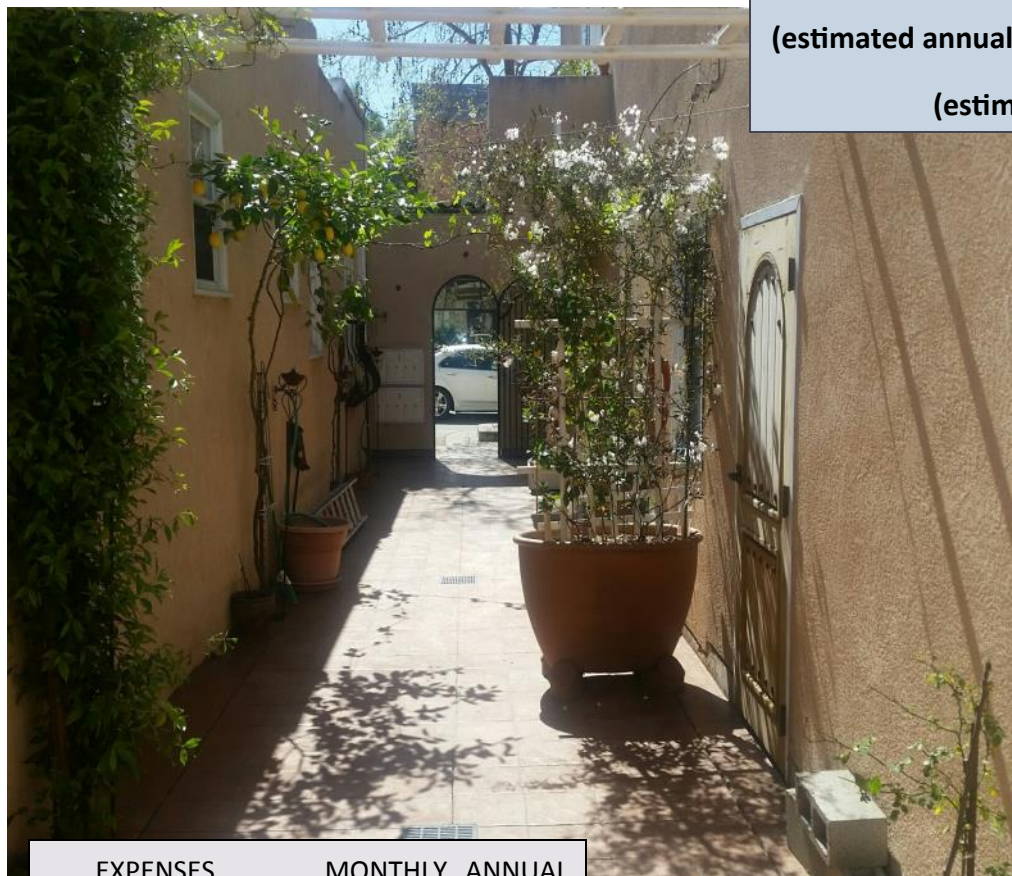
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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyer/tenants should have the experts of their choice inspect the property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage or other such matters.

11 Unit Multi-Family Apartment Complex For Sale

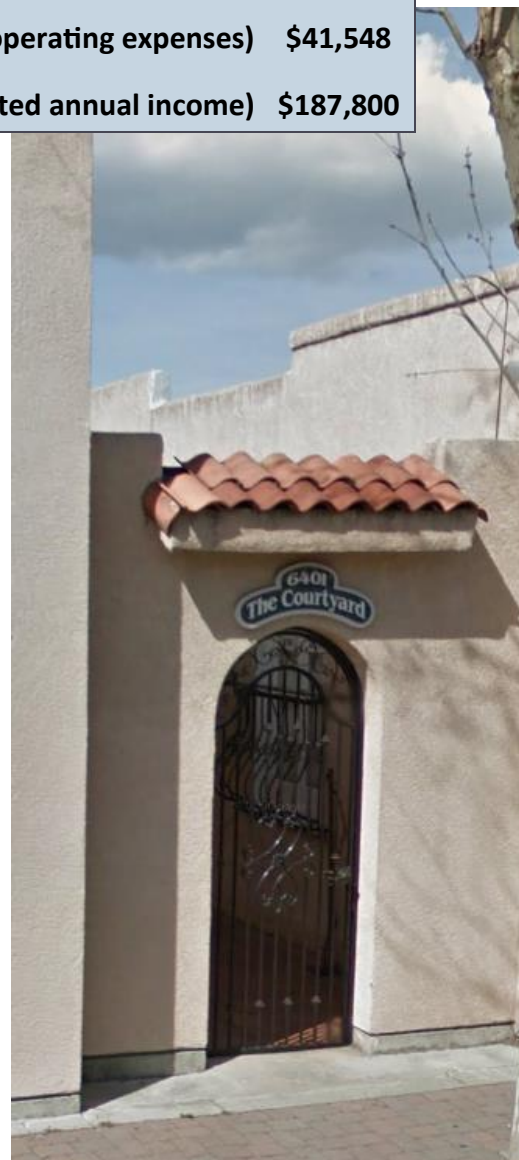
(±800 SF) commercial space vacant

6401 Fairmount Avenue, El Cerrito, California



(estimated annual operating expenses) \$41,548

(estimated annual income) \$187,800



Asking Price:
\$4,500,000

EXPENSES	MONTHLY	ANNUAL
PG&E:	\$600 - \$900	
East Bay Sanitation:	\$254.00	
East Bay Muni:	\$300.00	
Landscape:	\$200.00	
Insurance:		\$3,000
Taxes:		\$18,700

Number of units: 11
±800 SF commercial unit
±6,298 Total Square Feet
Year Built :1925
Lot size: 17,250 SF
APN: 504-151-027-1

No of Units	Unit Type	Approx. SF	Market Rents	Potential Monthly Income
1	2 Bdr 1 Bath	1,100	\$1,900.00	\$1,900.00
6	1 Bed 1 Bath	484 - 518	\$1,400.00	\$8,400.00
4	Studio	286 - 386	\$1,050 - \$1,200	\$4,800.00
1	Parking, non-tenant		\$600.00	\$600.00
1	Commercial space	800	(VACANT)	\$1,600.00
Potential monthly income				\$17,300.00

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