



The Walker Real Estate Group



2600 BRAVADO DR.

FOR SALE

2600 Bravado Drive

Rancho Cordova, CA 95670

PROUDLY OFFERED BY:

The Walker Real Estate Group

Coldwell Banker Commercial

Jim Walker

916-284-3194

jim.walker@cbnorcal.com

CalBRE# 01408846

9280 W. Stockton Blvd Ste 120

Elk Grove, California 95758

2600 Bravado Dr. | Rancho Cordova, CA 95670

EXECUTIVE SUMMARY

THE PROPERTY

2600 Bravado Dr.

Rancho Cordova, CA 95670

PROPERTY SPECIFICATIONS

Property Type	Apartments
APN	075-0054-001-0000
Building Size	20,720± SF
Land	1± Acre
Number of Stories	2
Number of Units	30
Year Built	1964
Zoning	R-4



PRICE

Sale Price	\$2,800,000
------------	-------------

PROFIT & LOSS OVERVIEW

Income	\$270,000
Maintenance	\$32,000
Property Taxes	\$25,845
Utilities	\$33,651
Insurance	\$13,037

OPERATING STATEMENTS

January 2016	July 2016
February 2016	August 2016
March 2016	September 2016
April 2016	October 2016
May 2016	November 2016
June 2016	December 2016



2600 Bravado Dr. | Rancho Cordova, CA 95670

PROPERTY OVERVIEW





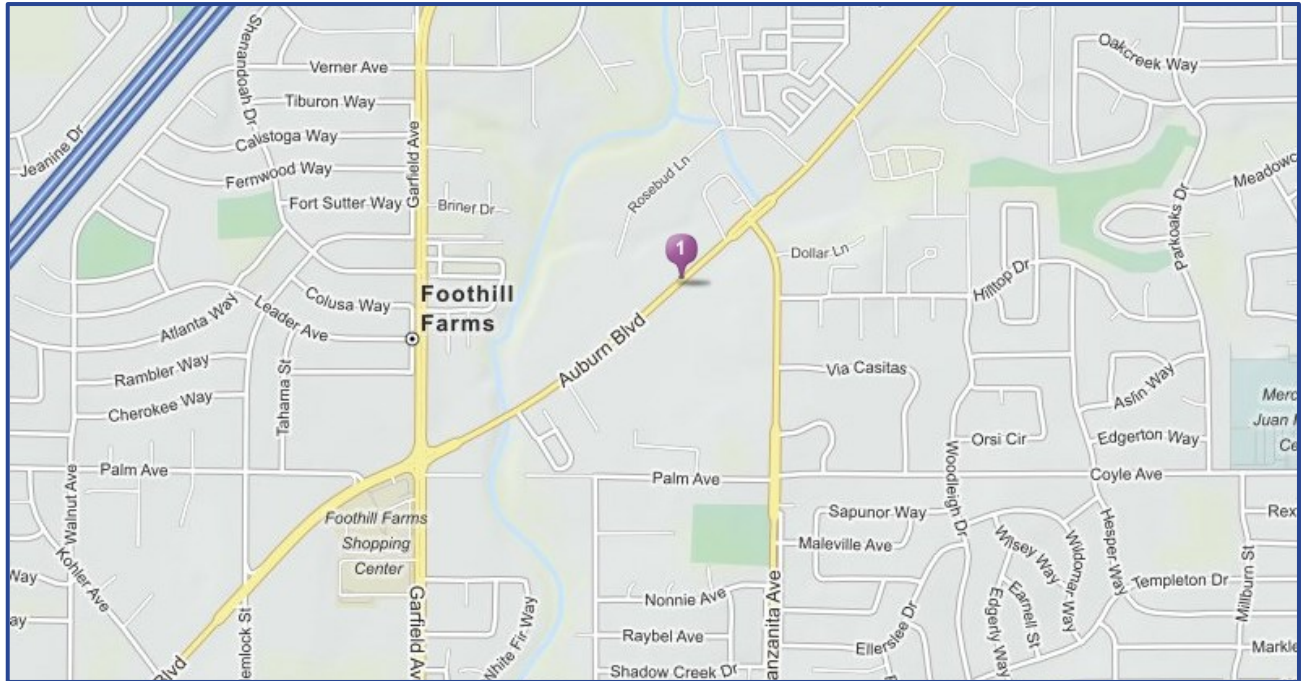
2600 Bravado Dr. | Rancho Cordova, CA 95670

PROPERTY OVERVIEW



2600 Bravado Dr. | Rancho Cordova, CA 95670

MAPS & AERIALS



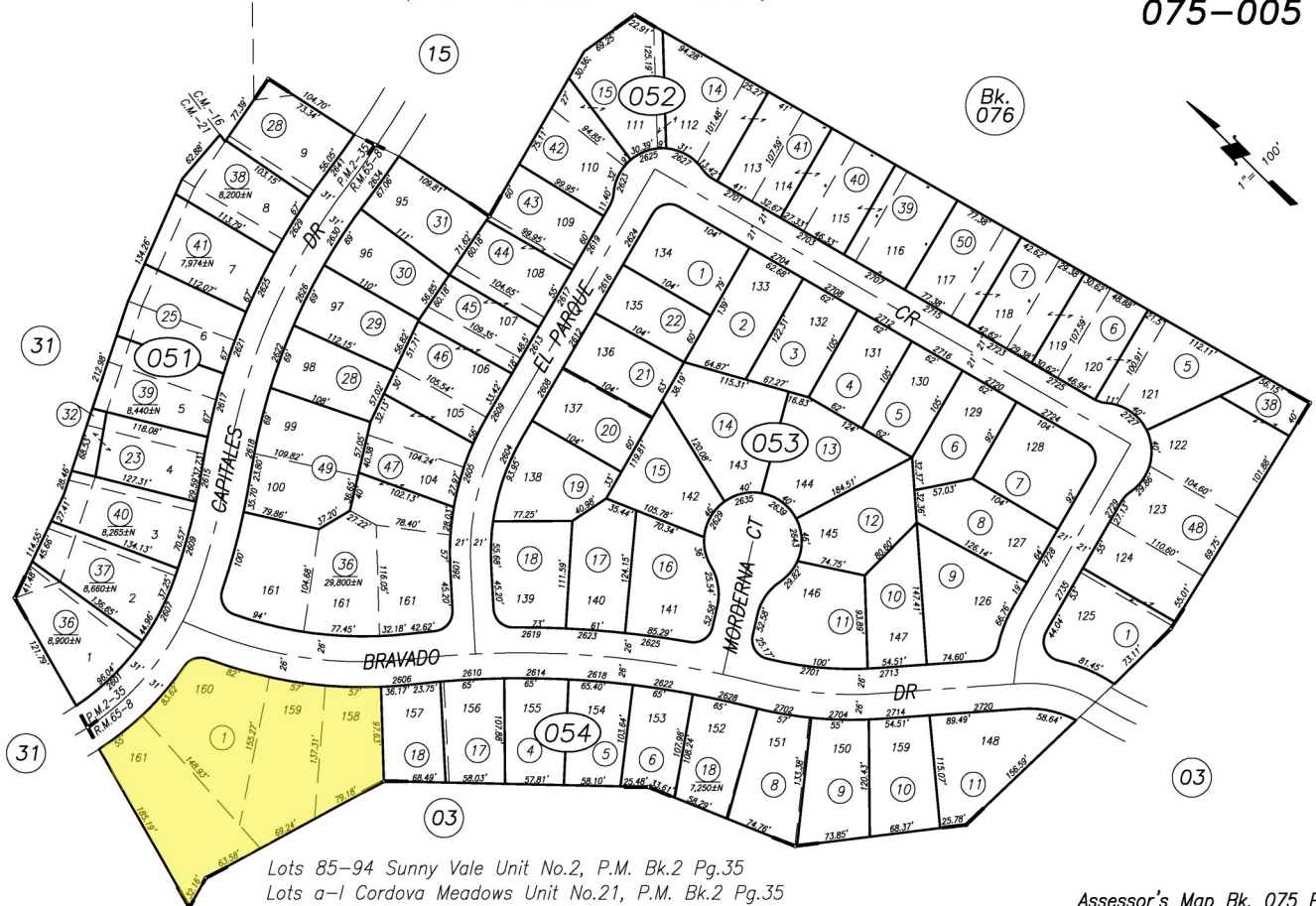
2600 Bravado Dr. | Rancho Cordova, CA 95670

TAX MAP

DISCLAIMER: ASSESSOR'S PARCELS ARE FOR TAX ASSESSMENT PURPOSES ONLY AND DO NOT INDICATE EITHER PARCEL LEGALITY OR A VALID BUILDING SITE. THE COUNTY OF SACRAMENTO ASSUMES NO RESPONSIBILITY ARISING FROM USE OF THIS INFORMATION.

POR. SEC'S. 33 & 34, T.9N., R.6E., M.D.B. & M.
(PROJ. INTO RANCHO RIO DE LOS AMERICANOS)

075-005

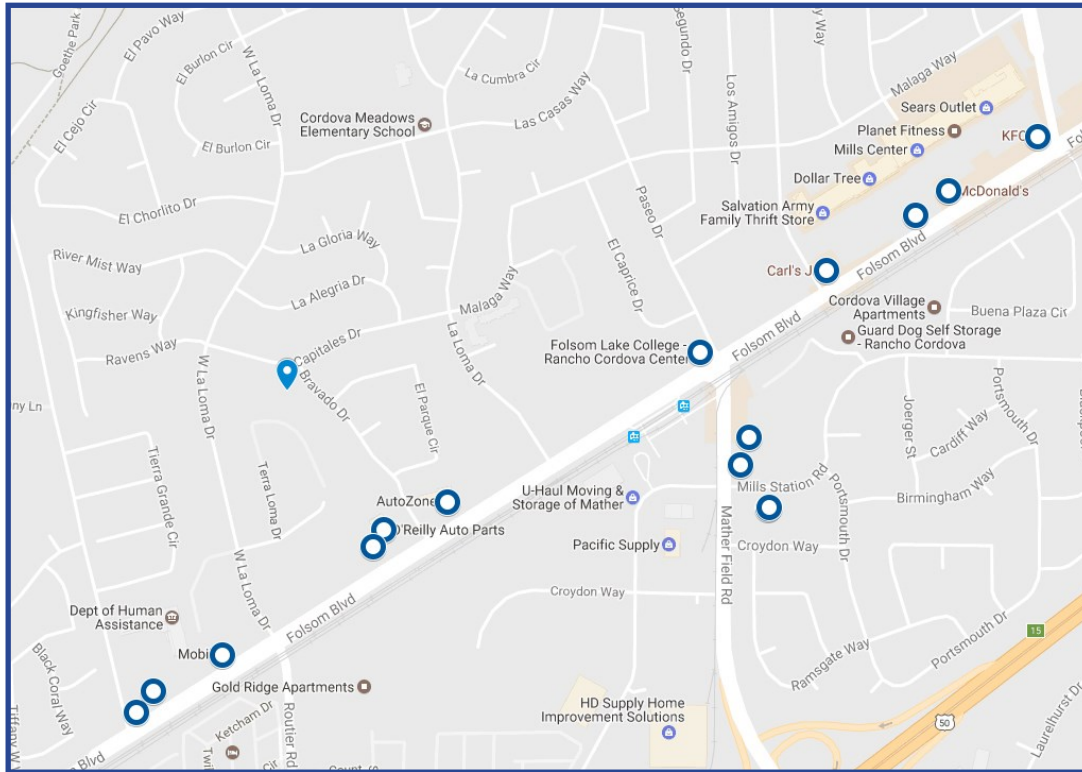


Lots 85-94 Sunny Vale Unit No.2, P.M. Bk.2 Pg.35
 Lots a-I Cordova Meadows Unit No.21, P.M. Bk.2 Pg.35
 Por. Lot 4 Cordova Meadows Unit No.16 P.M. Bk.2 Pg.35
 Por. Cordova Meadows Unit No.21, PM. Bk.81 Pg.29(3-12-68)
 Sunny Vale Unit No.2 R.M. Bk.65 Pg.8

Assessor's Map Bk. 075 Pg. 005
 County of Sacramento, Calif.

JUL 9, 2015

2600 Bravado Dr. | Rancho Cordova, CA 95670

NEARBY AMENITIES

POPULAR LOCATIONS

Carl's Jr	10311 Folsom Blvd.
McDonald's	10355 Folsom Blvd.
A&W KFC	10399 Folsom Blvd.
Papa John's Pizza	9989 Folsom Blvd.
Starbucks	10345 Folsom Blvd.
Straw Hat Pizza	2929 Mather Field Rd.
Baskin-Robbins	10109 Folsom Blvd.
O'Reilly Auto Parts	10117 Folsom Blvd.
AutoZone	10121 Folsom Blvd.
7-Eleven	10246 Mills Station Rd.
Chevron	2931 Mather Field Rd.
Mobil	10051 Folsom Blvd.

LOCAL BANK

Citibank ATM	10246 Mills Station Rd.
--------------	-------------------------

LOCAL COLLEGE

Folsom Lake College Branch	10259 Folsom Blvd.
----------------------------	--------------------

LOCAL MAIL CENTER

Bradshaw Pack & Ship	10011 Folsom Blvd.
----------------------	--------------------