

**904 Bayswater Avenue, Burlingame CA
7* Unit Apt Building**



Offered at \$875,000

2.5% Commission to Selling Agent

**Offered By
Ed Stephens and Henrik Thorenfeldt
Cashin Company**

**Please contact Henrik Thorenfeldt
at (650) 619-9079/henrikjt@yahoo.com for more information**

* Buyer to verify conforming units.

Financials

Gross Rent	\$62,280
Expenses	
Taxes	\$9,925
Insurance	\$937
Gas & Electric	\$5,151
Water and Sewer	\$1,243
Garbage	\$1,134
Common Area Cleaning	<u>\$600</u>
Total Expenses	\$18,990
Net Income	\$43,290
CAP Rate	4.95%
GRM	14.05%

Rent Roll

All 7 units have all utils included in rent
Property has 1 master meter, landlord pays all utils

<u>Unit</u>	<u>Description</u>	<u>Years occupied</u>	<u>Rent/Month</u>
A	1 Bed, 1 bath Apt on ground floor, approx 700 sqft	2008 May	\$950
#1	1 bed, 1 bath Apt on 2nd floor, approx 750 sqft	2009 March	\$1,350
#6	1 Studio	2003 Feb	\$825
#5	1 room, with 1 shared bathroom	2000 Jan	\$425
#3	1 room, with 1 shared bathroom	2008 May	\$500
#2	1 room, with 1 shared bathroom	1996 Feb	\$550
#4	1 room, with 1 shared bathroom	1994 May	<u>\$590</u>
			<u>\$5,190</u>
Gross Income per Month			\$5,190/Month
Gross Income per Year			\$62,280/Year

Description

This is a real money maker. Great location, one block to train and 2 blocks to Burlingame Ave and Washington park tennis courts. Close to Freeway. One of burlingame's first grand homes, now divided into 7 units. Usually 100% rented. 2 charming 1 bedrooms, 1 studio, 4 efficiency units with shared bath. Lot is 5,000 SqFt. and zoned R3.

Pictures

