

2000 CLINTON AVENUE ALAMEDA





EXCLUSIVELY LISTED BY



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PROPERTY DESCRIPTION



PROPERTY SUMMARY

FINANCIALS

PRICE	\$1,555,000
PRICE/UNIT	\$518,333
PRICE/SF	\$653.09
CURRENT CAP	6.53%
PRO FORMA CAP	7.07%
CURRENT GRM	11.40
PRO FORMA GRM	10.71

ASSET

UNITS	3
YEAR BUILT	1905
RENTABLE SF	2,381
LOT SIZE SF	8,750
VIEW	WATERFRONT
DESIGNATION	HISTORIC
APN	74-1235-72

ASSET HIGHLIGHTS

Historic Waterfront Investment Opportunity: Award-winning 1905 Craftsman triplex plus a detached waterfront cottage designed by renowned architect John Leonard, located on Alameda's Historic Register.

Flexible Owner-User Opportunity: Vacant 2-bedroom/2-bathroom owner's flat and detached waterfront cottage provide the flexibility to occupy, generate rental income, or create a multigenerational living arrangement.

Premier Bronze Coast Location: Situated on a large 8,750-SF waterfront corner lot at the end of a quiet cul-de-sac with unobstructed lagoon views, just a half mile from Park Street, South Shore Center, and the beach.

Strong Cash Flow & Rental Upside: Offering a 6.53% current cap rate and 11.40 GRM with upside to a 7.07% pro-forma cap rate and 10.71 GRM through below-market rents.

Major Capital Improvements Completed: Exterior renovation completed in 2021 with new cedar shingles and reinforced masonry, seismic retrofit (1997), and a newer 30-year roof.

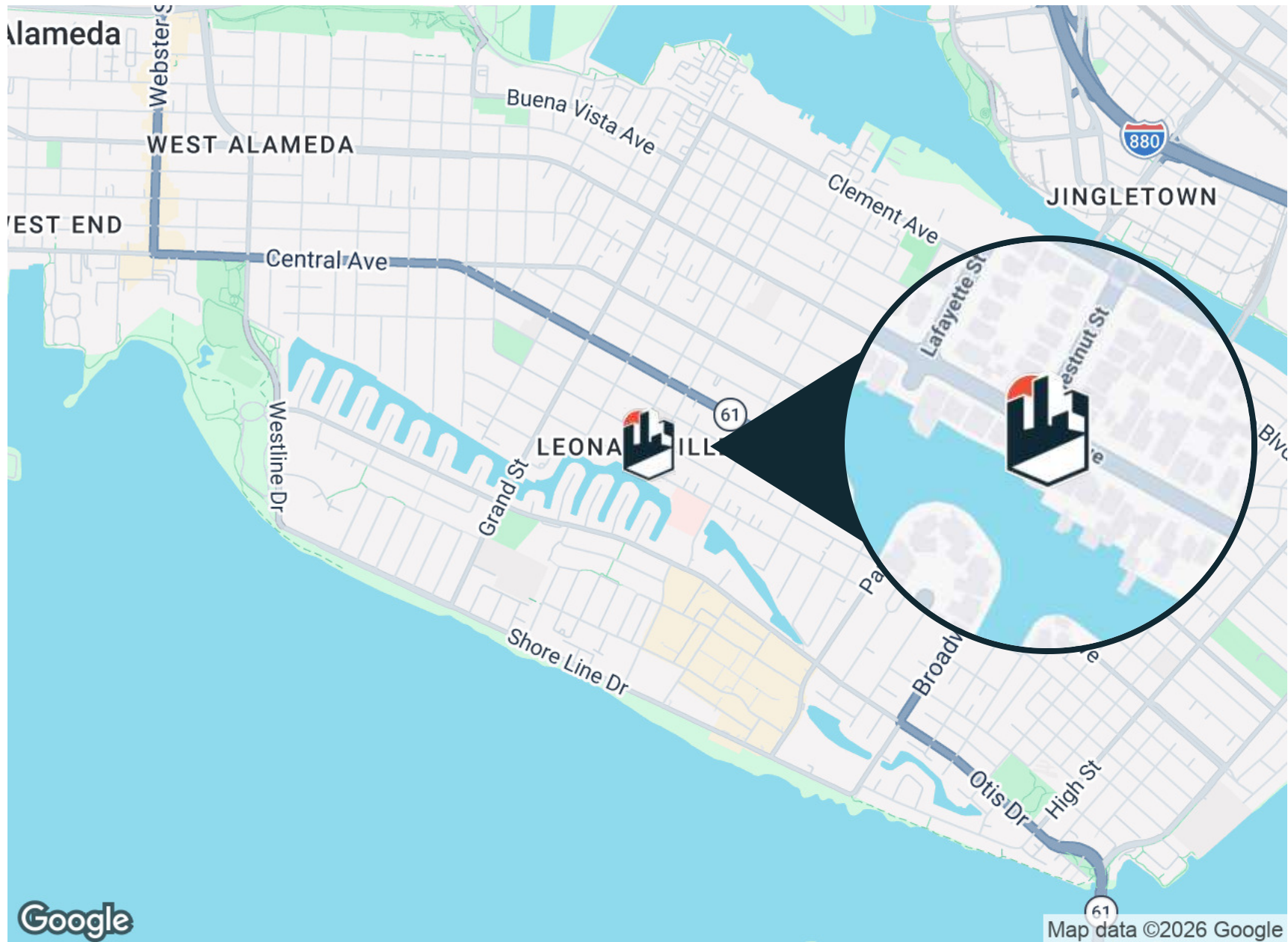
Exceptional Historic Character: Timeless interiors feature hardwood floors, classic Craftsman architecture, and period details recognized with the 2022 Alameda Architectural Preservation Society Award.

Detached Waterfront Cottage: Charming standalone cottage featuring a kitchenette, full bath, and skylights with estimated short-term rental income (**airbnb**) potential of approximately \$2,500 per month (Buyer to Verify).

Exceptional Intrinsic Value: Priced at only \$518,333 per unit and \$653 per SF.



LOCATION



2000 CLINTON AVENUE

An aerial photograph of a residential neighborhood. In the foreground, a large, dense green tree stands on the left. To its right is a brick house with a dark roof and a small wooden shed. Further right is a light blue house with multiple stories. The houses are situated along a street that curves around a body of water. In the background, more houses and a large hill covered in trees are visible under a blue sky with some clouds.

FINANCIAL **SUMMARY**

RENT ROLL



			CURRENT	MARKET	
UNIT NO.	STATUS	UNIT TYPE	MONTHLY RENT	MONTHLY RENT	NOTES
1	Vacant	2 Bed + 2 Bath House	\$4,600	\$4,600	
2	Occupied	Studio + 1 Bath	\$2,191	\$2,500	
3	Occupied	Studio + 1 Bath	\$2,080	\$2,500	
4	Vacant	Studio + 1 Bath Boat House	\$2,500	\$2,500	Bonus Boat House
TOTAL			\$11,371	\$12,100	

FINANCIAL SUMMARY

Price	\$1,555,000
Down (25%)	\$388,750
Current Cap	6.53%
Pro-Forma Cap	7.07%
Price/Unit	\$518,333
Price/SF	\$653.09
Current GRM	11.40
Pro-Forma GRM	10.71

PROPERTY INFORMATION	
Address	2000 Clinton Avenue
No. of Units	3
Year Built	1905
Lot Size (SF)	8,750
Lot Size (AC)	0.2
Net Rentable SF:	2,381
APN	74-1235-72

FINANCING	
Loan Amount	\$1,166,250
Interest Rate	6.25%
Monthly Payment	\$7,180
Loan-to-Value	75%
Amortization (Years)	30
Term	5 Year Fixed

ANNUALIZED INCOME					
		Current		Pro-Forma	
INCOME					
Scheduled Rent Income		\$136,452		\$145,200	
Other Income		-		-	
Scheduled Gross Income		\$136,452		\$145,200	
Less: Vacancy/Other Deductions	3.0%	\$4,093	3.0%	\$4,356	
Effective Gross Income		\$132,358		\$140,844	
Less: Operating Expenses	23.3%	\$30,855	21.9%	\$30,855	
Net Operating Income		\$101,503		\$109,988	
Debt Service		(\$86,170)		(\$86,170)	
Pre-Tax Cash Flow	3.94%	\$15,333	6.13%	\$23,818	
Principal Reduction		(\$13,666)		(\$13,666)	
Total Return Before Taxes		7.46% \$28,999		9.64% \$37,485	

ANNUALIZED EXPENSES			
		Current	Pro-Forma
EXPENSES			
Taxes (1.25%)		\$19,437	\$19,437
Insurance		\$2,381	\$2,381
Utilities		\$3,791	\$3,791
Repairs & Maintenance		\$2,400	\$2,400
Trash		\$745	\$745
Gardener		\$1,200	\$1,200
Miscellaneous		\$300	\$300
Reserves & Replacements		\$600	\$600
Total Expenses		\$30,855	\$30,855
Expenses Per Unit		\$10,285	\$10,285
Expenses Per SF		\$12.96	\$12.96

		CURRENT		MARKET	
Unit Mix	# of Units	Average Rent	Monthly Income	Average Rent	Monthly Income
2 Bed 2 Bath House	1	\$4,600	\$4,600	\$4,600	\$4,600
Studio 1 Bath	2	\$2,136	\$4,272	\$2,500	\$5,000
Studio 1 Bath Boat House	1	\$2,500	\$2,500	\$2,500	\$2,500
Current Occupancy:	50.0%	Annual Current:	\$136,452	Annual Market:	\$145,200

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INTERIOR PHOTOS









PROPERTY PHOTOS



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