



Property Overview	
616 000001ST AV	
San Mateo (San Mateo) 94401	
Multi Family Residential (Class 3)	
# Bdlg/# Units:	2/2
SqFt:	
Lot:	6,450 sq ft
Complex:	
List Price:	\$998,000
Sale Price:	
Sale Date:	
COE Date:	

**Remarks**  
 Excellent investment opportunity! Second unit (616 1st St.) was constructed in 2000 and has all of the amenities that you would expect in a new home. The original home (614 1st St.) has been well-maintained over the years and has the charm of a bungalow built in the 1920's.

Financial Highlights:	
Total Loans:	
Current Taxes:	
Gross Rent Multiplier:	0.21
Capitalization Rate:	4.69
Net Income:	\$46,800

Schools/Districts	
Elem:	--/ San Mateo-Foster City Elementary
Middle:	--
High:	--/ San Mateo Union High

Financial Drilldown:	
Rental Income:	\$46,800
Laundry:	
Other Income:	
Gross Sched. Income:	\$46,800
Vacancy Factor:	
Vacancy Amount:	
Gross Income:	\$46,800
Total Expenses:	
Net Income:	\$46,800

Property Features		
<b>Meters</b>	Individual Electric Meter	<b>Listing Includes</b>
	Individual Gas Meter	Dishwasher - All Units
	Individual Water Meter	Oven/Range - All Units
		Refrigerator - All Units
<b>Laundry Facilities</b>	Laundry Area - In Garage	<b>Special Features</b>
	Laundry Area - In Unit	Barbecue Area
<b>Garage/Parking</b>	Electric Door or Gate Opener	
	Garage - Private (Multi-Res)	
	Off Street Parking	

Annual Expenses:  
 Owner Pays:None  
 Tenant Pays:Gas, Water, Heating, Hot Water, Cable TV, Electric, Garbage

Unit Descriptions							
	#Bd/#Ba;	Rental Price	Approx Sq Ft		#Units	Rental Range	Sq Ft Range
Unit 1:	2/2.00	\$1,750	900	Studio	--	-	-
Unit 2:	2/2.50	\$2,150	1,550	1Bd/1Ba	--	-	-
Unit 3:	--/--	--	--	2Bd/1Ba	--	-	-
Unit 4:	--/--	--	--	2Bd/1+Ba	--	-	-
				3Bd/1Ba	--	-	-
				3Bd/1+Ba	--	-	-
				Other	--	-	-

Listed By John Elfving, Cashin Company