



Property Overview	
123 S DELAWARE ST	
San Mateo (San Mateo) 94401	
Multi Family Residential (Class 3)	
# Bdlg/# Units:	1/7
SqFt:	3,840
Lot:	5,616 sq ft
Complex:	
List Price:	\$1,098,000
Sale Price:	
Sale Date:	
COE Date:	

Remarks
 Great Location...walk to all downtown shops. Easy access to HWY 101. Building is in Great Condition!!!So take a look at this downtown bread and butter 7 unit building. Always rented, 4 studio's, 3 1 bedrooms, 6 carport spaces and 1 uncovered space. Studios do not have kitchens...Projected Rents @ 72,360.00

Financial Highlights:	
Total Loans:	
Current Taxes:	
Gross Rent Multiplier:	0.14
Capitalization Rate:	4.46
Net Income:	\$48,956

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

Financial Drilldown:	
Rental Income:	\$72,360
Laundry:	\$1,017
Other Income:	\$780
Gross Sched. Income:	\$74,157
Vacancy Factor:	2
Vacancy Amount:	\$1,483
Gross Income:	\$72,674
Total Expenses:	\$23,718
Net Income:	\$48,956

Property Features	
Meters	Listing Includes
Individual Electric Meter	Carpets - All Units
Individual Gas Meter	Oven/Range - Some Units
Master Water Meter	Refrigerator - Some Units
	Window Coverings - All Units
Laundry Facilities	Special Features
Common Utility Room	No Special Features
Washer/Dryer - Owned	
220 Volts in Laundry Area	

Annual Expenses:\$23,718
 Owner Pays:Garbage, Gardener, Hot Water, Water
 Tenant Pays:Gas, Electric

Garage/Parking	
Carport(s) (Multi-Res)	

Unit Descriptions							
	#Bd/#Ba;	Rental Price	Approx Sq Ft		#Units	Rental Range	Sq Ft Range
Unit 1:	0/1.00	\$725	375	Studio	4	\$725-\$740	375-
Unit 2:	1/1.00	\$1,025	500	1Bd/1Ba	3	\$1,025-\$1,050	500-
Unit 3:	0/1.00	\$740	375	2Bd/1Ba	--	-	-
Unit 4:	0/1.00	\$725	375	2Bd/1+Ba	--	-	-
				3Bd/1Ba	--	-	-
				3Bd/1+Ba	--	-	-
				Other	--	-	-

Listed By Terry Michaud, Heritage Realty