

RESIDENTIAL INCOME**FOURPLEX****List Price:****\$635,000****New****54 ALTURAS AVE****PITTSBURG****CA 94565****MLS#: 40840312****Orig \$: \$635,000 Sold \$:****List Date: 9/27/2018****Pending Date:****Off-Mkt Date:****COE Date:****Print/Email:****Property Information**

Total Units: 4 **D/N/S:** **Building Sq Ft:** 2,897 **Year:** 1952 **Lot Sq Ft:** 9,660 **Source:** Public
Parking Spaces: 2 **Age:** 66 **Acres:** 0.22

Unit # or No. This	Approx. Sq Ft	Monthly Rent	Occupant	Bedrms	Baths	Pkg Spc	Din Rm	A/C	Fireplace	Refrig	Range/Oven
A	795	1200	Tenant	2	1	0				Yes	Yes
B	650	1200	Tenant	2	1	1				Yes	Yes
C	650	1090	Tenant	2	1	0				Yes	Yes
D	797	1275	Tenant	2	1	3				Yes	Yes

Showing & Listing Information**Directions:** Railroad to Alturas**Cross Street:** Railroad**Special Information:** None*****Remarks*****

4 Units! Rare opportunity to own a Fourplex! Great Investment potential. All 4 units have 2 bedrooms and 1 bathroom with fenced backyards. Brand new roof, gutters, downspouts and attic insulation. Double pane windows. Great location less than a mile from Pittsburg Center Bart Station, close to transportation, shopping, schools and restaurants.

Property Features:

ADDTL MISC. FEATURES Other	OPERATING EXPENSES Garbage Collection, Insurance, License /Ads, Maintenance/Repair, Management, Property Tax/Assessments, Water
ALL UNITS HAVE Disposal, Other	PARKING DESCRIPTION Detached Garage, Garage Parking, Off Street Parking, Parking Area
BASEMENT None	POSSESSION Tenant's Rights
COOLING Ceiling Fan(s)	ROOF Composition Shingles
DISCLOSURES Other - Call/See Agent	SEPARATE METERS Electric, Gas
EQUIPMENT ADDITIONAL Water Heater Gas	SOME UNITS HAVE Disposal, Updated Baths, Updated Kitchen, Other
EXISTING LEASE TERMS Month to Month	TENANT PAYS Electric, Gas
EXTERIOR Dual Pane Windows, Stucco	TERMS Cash, Conventional
FLOORING Laminate, Tile	
HEATING Wall Furnace	
LAUNDRY Other	
LOT DESCRIPTION Level, Regular	

Elementary School Dist: Pittsburg (925) 473-4000**High School District:** Pittsburg (925) 473-4000**Financials**

Deposits: \$0	Rental Income: \$57,180	Misc Income: \$0	Ann Vacancy Exp: \$0
Gross Oper Inc: \$0	Gross Sched Inc: \$57,180	Gross Fee Inc: \$0	Net Oper Inc: \$0
Annual \$4,095	Ann Maintance: \$1,600	Annual Utilities: \$4,920	Other Expense: \$0
Ann Insurance: \$1,960	Mgmt Expense: \$0	License Exp: \$120	Total Ann Oper Exp: \$0
Expense Year: 2017		Fin Data Source: Owner	

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Provided By: Humberto Vasquez**CalBRE** 01350996

09/28/2018