

FOR SALE

4 Units in Oceano

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2106 Wilmar Ave

OCEANO, CA



EXECUTIVE SUMMARY

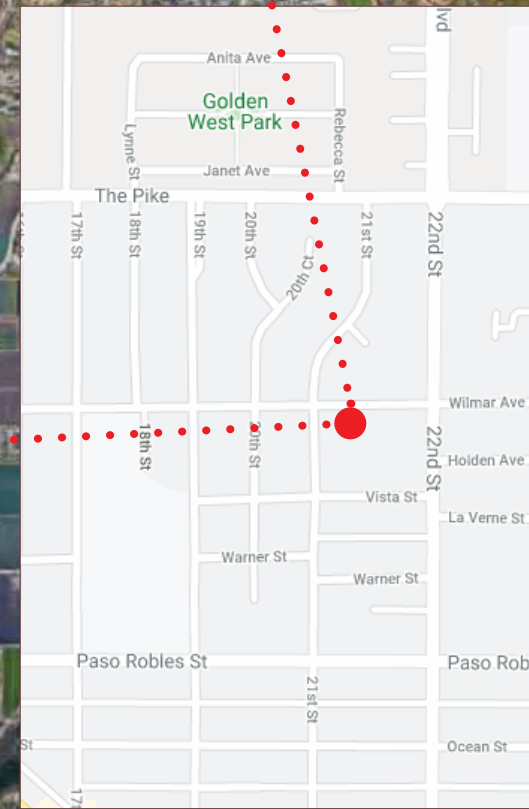
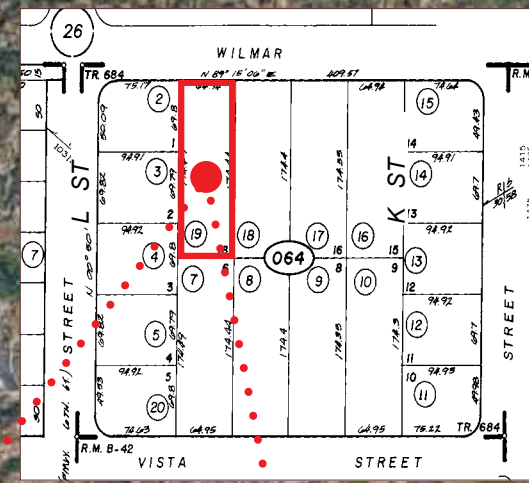
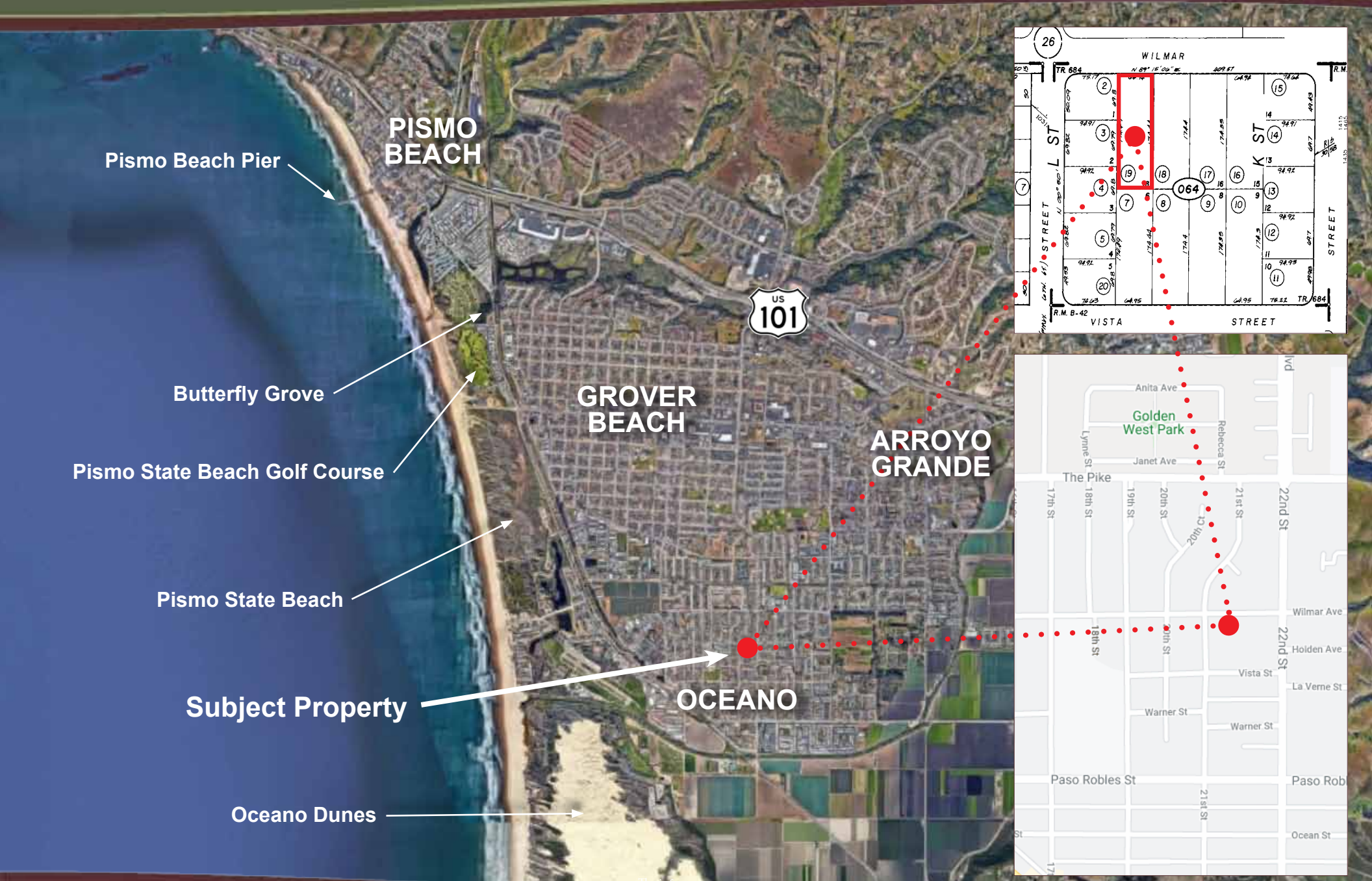
Price: \$899,000
Units: 4
Gross Income: \$58,800
GRM: 15.29

4 Units on the south side of Oceano consisting of a detached 2Bed/1Bath house and a 2-story, townhouse style triplex of 2Bed/1Bath with private back patios. Two units have recently been renovated. Rents are low, providing a good opportunity to increase your income. This is a nice solid investment property ready to add to an experienced investor's portfolio or for the first time investor.

PROPERTY DETAILS

Unit Mix: (1) 2Bed/1Bath House,
(3) 2Bed/1Bath Townhomes
Total Building Size: ±3,144 SF
Lot Size: ±11,127 SF (Tax Records)
Parking: 6 Uncovered
Year Built: 1978
APN: 062-064-019
Zoning: RMF

FOR SALE: 2106 Wilmar Ave, Oceano, CA



The information contained in this flyer has been obtained from sources believed reliable. While we do not doubt its accuracy, we do not guarantee it.

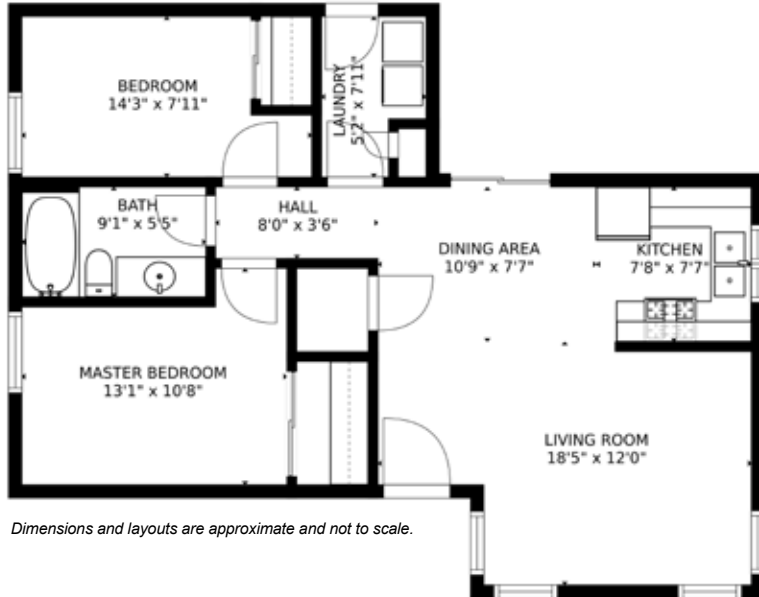
Floor Plans & Photos



House



Triplex



Representative Layout for Triplex Townhomes

Dimensions and layouts are approximate and not to scale.

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Current Rent Roll

Unit #	Bed	Bath	Pvt Patio	Sep Mtr Elec	Sep Mtr Gas	Sep Mtr Water	Laundry	Size (SF)*	Current Rent	\$/SF	Market Rent	\$/SF
2106	2	1	Yes	Yes	Yes	No	Hookups	840 SF	\$1,400	\$1.67/SF	\$1,500	\$1.79/SF
2108	2	1	Yes	Yes	Yes	No	n/a	768 SF	\$1,200	\$1.56/SF	\$1,300	\$1.69/SF
2110	2	1	Yes	Yes	Yes	No	n/a	768 SF	\$1,150	\$1.50/SF	\$1,300	\$1.69/SF
2112	2	1	Yes	Yes	Yes	No	n/a	768 SF	\$1,150	\$1.50/SF	\$1,300	\$1.69/SF
Total								3,144 SF	\$4,900	\$1.56/SF	\$5,400	\$1.72/SF
Annual									\$58.800		\$64.800	

Projected Rent Roll

Projected Annual Rent Increases (Based on Statewide Rent Control)					2021	2022	2023	2024
Unit #	Bed	Bath	Size (SF)*	Current Rent	6.0%	5.0%	7.0%	8.0%
2106	2	1	840 SF	\$1,400	\$1,484	\$1,558	\$1,667	\$1,801
2108	2	1	768 SF	\$1,200	\$1,272	\$1,336	\$1,429	\$1,543
2110	2	1	768 SF	\$1,150	\$1,219	\$1,280	\$1,370	\$1,479
2112	2	1	768 SF	\$1,150	\$1,219	\$1,280	\$1,370	\$1,479
Total				\$4,900	\$5,194	\$5,454	\$5,835	\$6,302
Annual					\$62,328		\$70,026	

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