

20161-20173 Royal Ave San Lorenzo/Hayward, CA



Exclusively listed by: Legend Realty & Finance Group
Jun Lin, Managing Director
CA BRE Lic 01932612 | Direct: 408.827.1383 | Email: Jlin@Legendcre.com

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7-Unit Townhouse Style Multifamily Property



INVESTMENT OVERVIEW

This beautiful gated 7-unit multifamily property is located at 20161-20173 Royal Ave in the rapidly expanding city of San Lorenzo, CA. It has a central location in the Bay Area with easy access to major freeways, a 30-minute commute to major Silicon Valley employers, as well as to the city of San Francisco.

This newly built property was constructed in 2009 with a gross living space of 10,031 SF, offering its tenants 7 spacious 3-bedroom, 2-bath townhouse-style homes and 1 bonus manager studio. The property is fully occupied, and each unit has a living space of approximately 1,269 SF to 1,794 SF; the manager studio room has around 700 SF. Each unit has its own two-car garage, totaling 16 parking spaces. Residents in San Lorenzo enjoy a convenient living experience, surrounded by shopping centers, theaters, grocery stores, dining, and entertainment.



The investment appeal of this asset is bolstered by the Bay Area's robust employment fundamentals, low vacancy rates, and rapidly growing rental demand. With its central location, this property offers an attractive option for both Bay Area renters and investors alike.

EXTERIOR DESIGN





INVESTMENT SUMMARY

20161 - 20173 ROYAL AVE, SAN LORENZO, CA 94541

Asking Price	\$3,800,000
Price/ Unit	\$542,857
Price/ Sq ft	\$378
Property Type	Multifamily
Rentable Sq. Ft	10,031
Number of Units	7
Number of Buildings	1
Number of Storeis	2
Year Built	2009
Lot Size	20328 Sq ft (0.47 Acres)
Parking(Spaces)	18
Permitted Zoing	RS - DV
APN	432-4-5-2
Property Tax	\$41,364
Insurance	\$2,000
Net Operating Income	\$218,836
CAP Rate	5.76%
Pro-Forma NOI	\$236,836
Pro- Forma CAP Rate	6.23%

7 Townhouse units built in 2009, Fully Occupied!

Total 21 beds, 14 baths, Total building size: 10,031 Sq. Ft.,
Total lot size: 20,328 Sq.ft (0.47 Acre) lot dimensions

Built with a subdivision plan design, separate meters for
each unit. Potential for subdividing

FINANCIAL SUMMARY

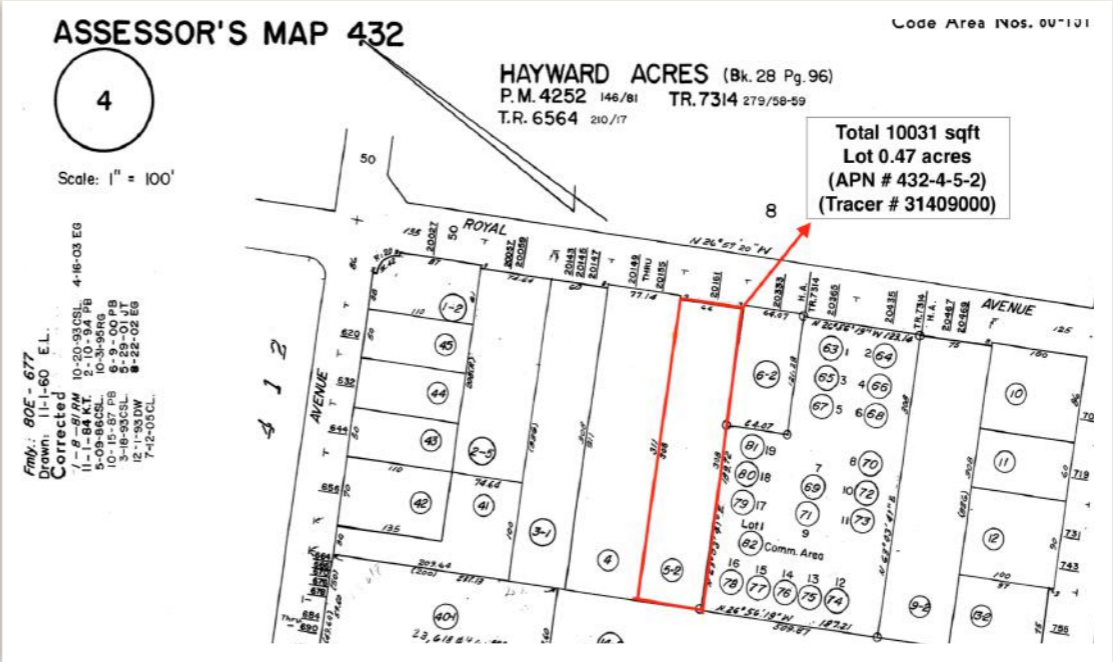
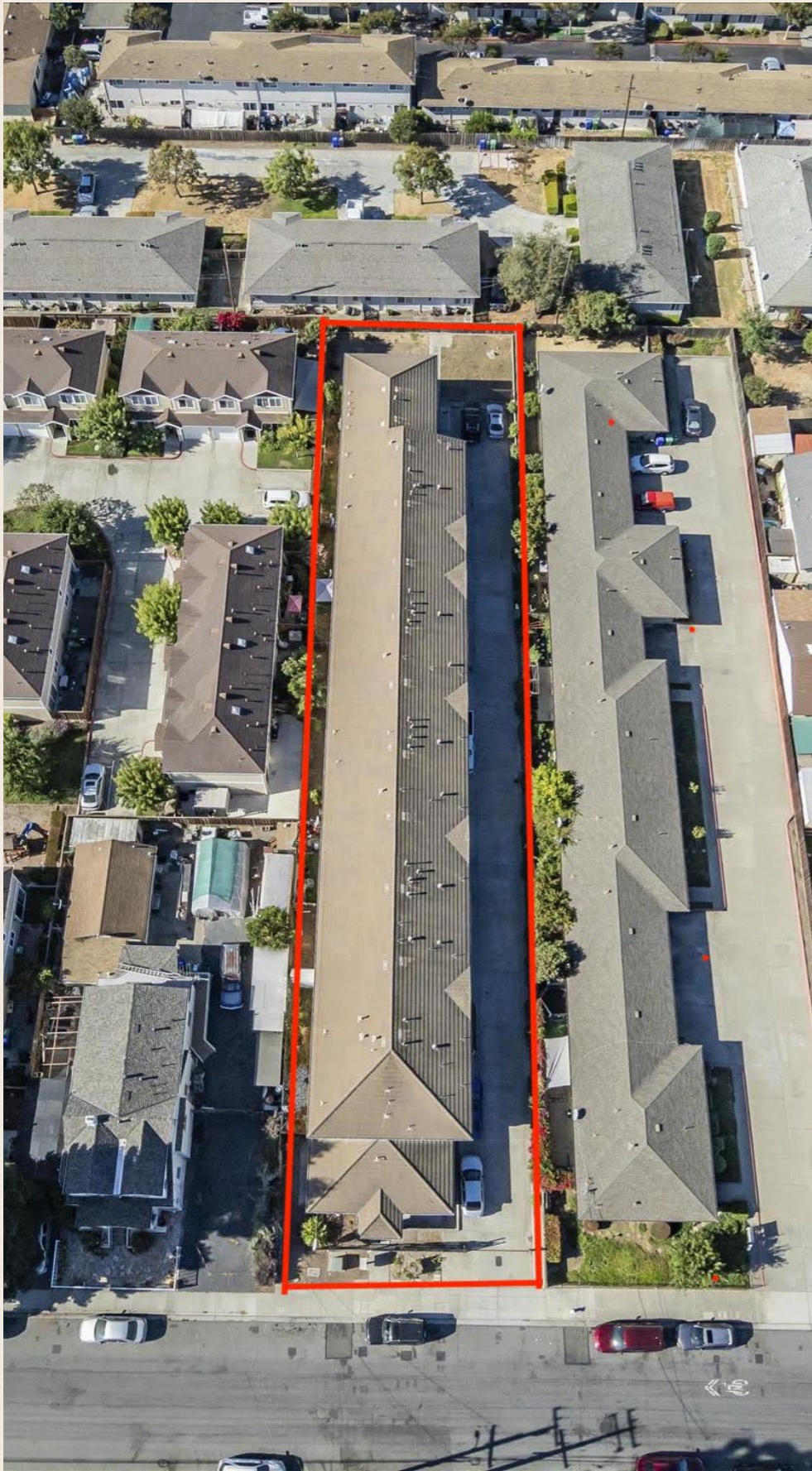
RENT ROLL SUMMARY 2024

Address	Rent	Bed/Bath	Sq. ft (Approx)	Lease Start	Lease Exp.
20161	\$3,100	3B/2B	1269	3/1/2022	MTM
20163	\$3,000	3B/2B	1342	5/27/2021	MTM
20165	\$3,100	3B/2B	1338	5/25/2012	MTM
20167	\$3,200	3B/2B	1338	10/1/2024	10/1/2025
20169	\$3,250	3B/2B	1338	8/31/2012	MTM
20171	\$3,000	3B/2B	1338	12/19/2011	MTM
20173	\$3,200	3B/2B	1794	5/1/2012	MTM
Bonus Manager Room/ 20167B	For Lease Now	Studio/1B	600		MTM
Total Monthly	\$21,850				
Total Yearly	\$262,200				

RENT ROLL SUMMARY 2023

RENT ROLL 2023					
Address	Rent	Bed/Bath	Sq. ft (Approx)	Lease Start	Lease Expires
20161	\$3,000	3B/2B	1269	3/1/2022	MTM
20163	\$2,900	3B/2B	1342	5/27/2021	MTM
20165	\$3,000	3B/2B	1338	5/25/2012	MTM
20167	\$3,000	3B/2B	1338	1/16/2020	MTM
20169	\$3,150	3B/2B	1338	8/31/2012	MTM
20171	\$2,900	3B/2B	1338	12/19/2011	MTM
20173	\$3,000	3B/2B	1794	5/1/2012	MTM
Manager Room	\$600	Studio/1B	600	6/18/2020	MTM
Total Monthly Income	\$21,550				
Total Yearly Income	\$258,600				

Parcel Map



PLEASE NOTE THIS PROPERTY IS LOCATED IN AN INCORPORATED AREA. SOME MAPS SHOW AS IN THE CITY OF HAYWARD BUT OFFICIAL APN TAX RECORD INDICATES THE PROPERTY IS LOCATED IN THE CITY OF SAN LORENZO.

2022-2023 INTERNET COPY
 For Fiscal Year Beginning July 1, 2022 and Ending June 30, 2023
ALAMEDA COUNTY
SECURED PROPERTY TAX STATEMENT
 Henry C. Levy, Treasurer and Tax Collector
 1221 Oak Street, Room 131
 Oakland, California 94612

Parcel Number	Tracer Number	Tax-Rate Area	Special Handling
432-4-5-2	31967200	80-145	

Location of Property
 20161 ROYAL AVE, SAN LORENZO
 Assessed to on January 1, 2022

ASSESSEE NAME AND ADDRESS ARE NOT AVAILABLE ONLINE
 PER CA GOV CODE §6254.21

THIS IS NOT AN OFFICIAL BILL

Tax-Rate Breakdown		
Taxing Agency	Tax Rate	Ad Valorem Tax
COUNTYWIDE TAX	1.0000 %	30,294.37
VOTER APPROVED DEBT SERVICE:		
COUNTY GO BOND	0.0103 %	312.03
SCHOOL UNIFIED	0.1116 %	3,380.85
SCHOOL COMM COLL	0.0388 %	1,175.42
BAY AREA RAPID TRANSIT	0.0140 %	424.12
HAYWARD AREA REC & PARK	0.0299 %	905.80
EAST BAY REGIONAL PARK	0.0058 %	175.71
TOTAL AD VALOREM TAX (AV TAX)	1.2104 %	36,668.30

Fixed Charges and/or Special Assessments			
Description	Exemption Code	Phone	Amount
ORO LOMA SEWER SVC		800-676-7516	2,394.00
CSA ST LIGHTING		510-670-5212	66.18
MOSQ MSR K 1982		800-273-5167	8.74
CSA PARAMEDIC		800-273-5167	448.92
VEC CNTRL MSR A 84		800-273-5167	29.80
PARAMEDIC SUPPLMNT		925-867-3400	237.84
ALA CO CLEAN WATER		510-670-5212	20.02
SLZUSD MSR J 2018	a	844-332-0549	99.00
SFBRA MEASURE AA		888-508-8157	12.00
FLOOD BENEFIT 2		510-670-5212	75.00
HAZ WASTE PROGRAM		800-273-5167	46.48
VECTOR CNTRL ASMT		800-273-5167	13.46
MOSQUITO ASMT 2008		800-273-5167	5.60
AC TRANSIT MEAS VV		800-273-5167	96.00
EAST BAY TRAIL LLD	a	888-512-0316	19.04
ORO LOMA GARBAGE		800-676-7516	292.50
AB939 RECYCLING		800-676-7516	488.88
HARD - PARK MAINT		510-881-6700	342.48
SEE SEC 8 ON REVERSE SIDE FOR DTLs			
Total Fixed Charges and/or Special Assessments			4,695.74

Tax Computation Worksheet			
Description	Full Valuation	x Tax Rate	= Tax Amount
LAND IMPROVEMENTS	764,437		
FIXTURES	2,265,000		
TOTAL REAL PROPERTY	3,029,437		
PERSONAL PROPERTY			
GROSS ASSESSMENT & TAX	3,029,437	1.2104 %	36,668.30
HOMEOWNERS EXEMPTION			
OTHER EXEMPTION			
TOTAL AD VALOREM TAX	3,029,437	1.2104 %	36,668.30
Ad Valorem Tax plus Special Assessments			41,364.04
First Installment	Second Installment	Total Amount Due	
PAID \$ 20,682.02	PAID \$ 20,682.02	\$ 41,364.04	

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TYPICAL INTERIOR DESIGN



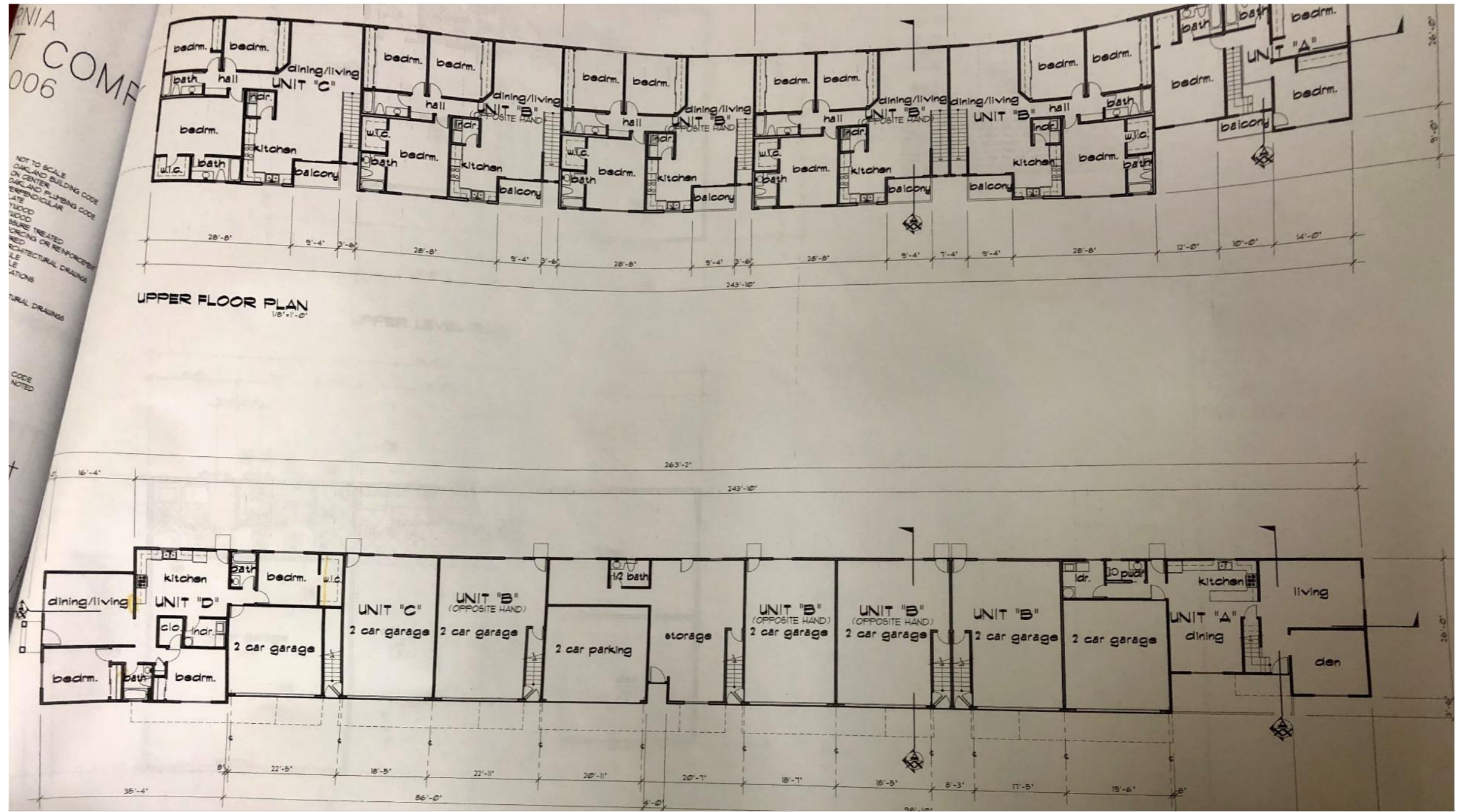
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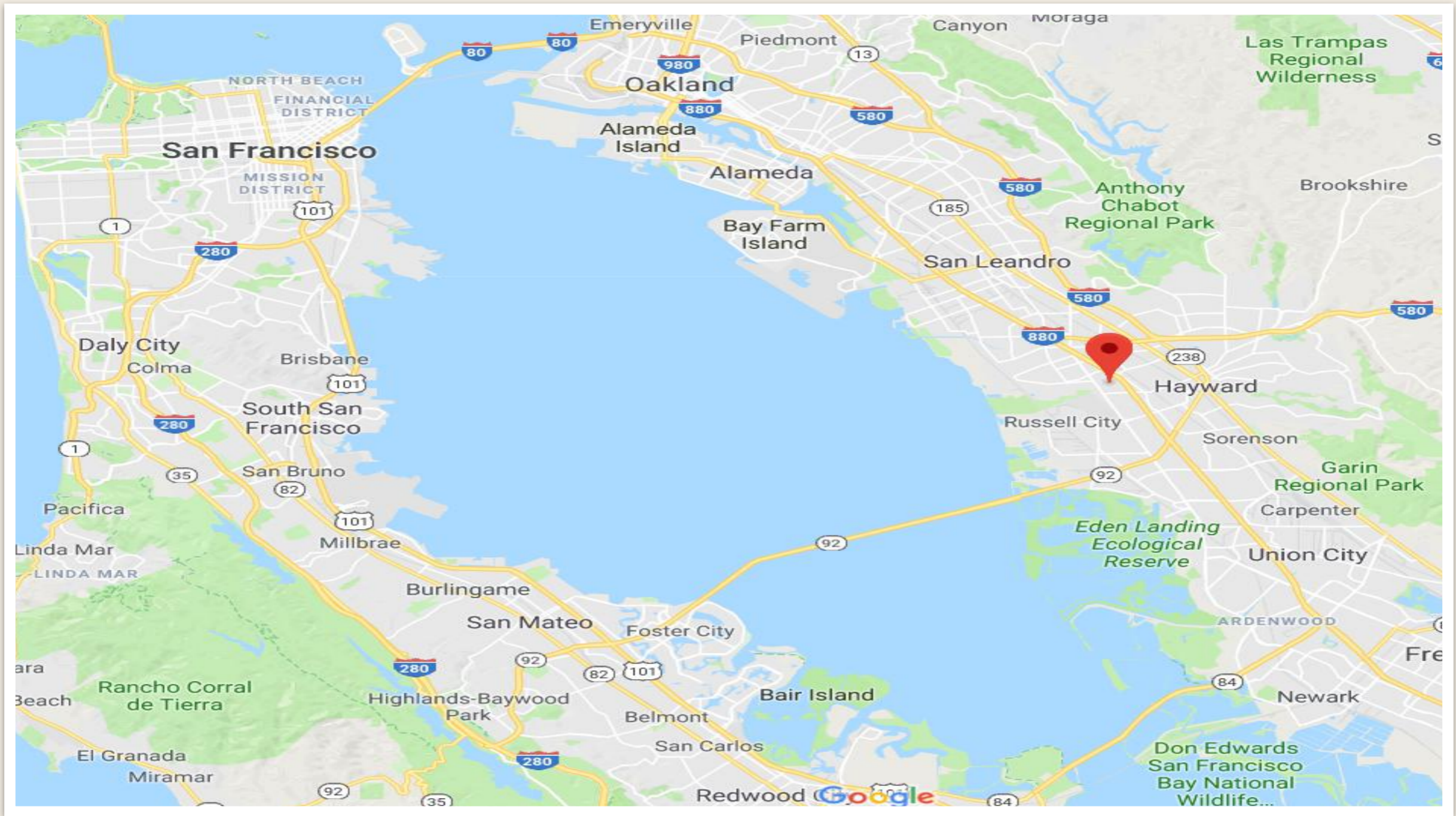


Floor Plan



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Location Map





Presented by **JUN H. LIN, LEGEND REALTY & FINANCE GROUP**

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www.Legendcre.com

