



Property Overview	
26 HAYWARD AV	
San Mateo (San Mateo) 94401	
Multi Family Residential (Class 3)	
# Bldg/# Units:	1/20
SqFt:	
Lot:	22,200 sq ft
Complex:	
List Price:	\$7,000,000
Sale Price:	
Sale Date:	
COE Date:	

Remarks
 One of a kind trophy property in a A+ San Mateo location. Extra large, condo like 20 unit units. The many amenities include: underground security parking, elevator, security lobby(vaulted ceiling) entrance, wide interior halls, beautiful landscaping, pool, laundry room, balconies, patios and more. Potentially a value added opp for a buyer to add cosmetic touches to interiors to increase income.

Financial Highlights:	
Total Loans:	
Current Taxes:	
Gross Rent Multiplier:	0.17
Capitalization Rate:	5.74
Net Income:	\$402,000

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

Financial Drilldown:	
Rental Income:	\$398,400
Laundry:	\$3,600
Other Income:	
Gross Sched. Income:	\$402,000
Vacancy Factor:	
Vacancy Amount:	
Gross Income:	\$402,000
Total Expenses:	
Net Income:	\$402,000

Property Features		
Meters		Listing Includes
Individual Electric Meter		Dishwasher - All Units
Individual Gas Meter		Disposal - All Units
Laundry Facilities		Special Features
Common Utility Room		Pool
		Elevator(s)
Garage/Parking		
Electric Door or Gate Opener		
Garage - Common (Multi-Res)		
Underground (Commercial)		

Annual Expenses:
 Owner Pays:Electric, Garbage, Gardener, Gas, Hot Water, Pool Service
 Tenant Pays:Gas, Electric

Unit Descriptions							
	#Bd/#Ba;	Rental Price	Approx Sq Ft		#Units	Rental Range	Sq Ft Range
Unit 1:	--/--	--	--	Studio	--	-	-
Unit 2:	--/--	--	--	1Bd/1Ba	10	\$1,350-\$1,400	765-884
Unit 3:	--/--	--	--	2Bd/1Ba	--	-	-
Unit 4:	--/--	--	--	2Bd/1+Ba	10	\$1,800-\$2,275	1,160-1,300
				3Bd/1Ba	--	-	-
				3Bd/1+Ba	--	-	-
				Other	--	-	-

Listed By Cameron Foster, Tri Commercial Brokerage