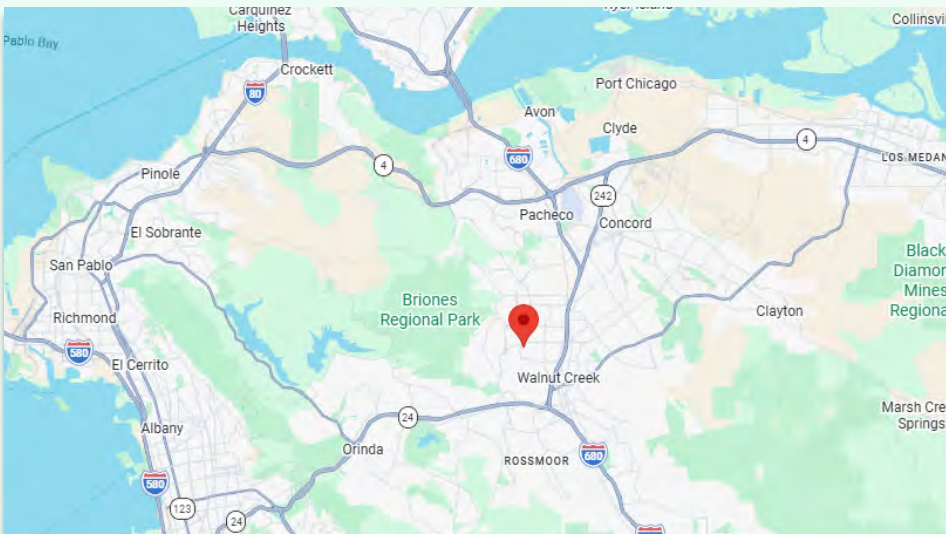




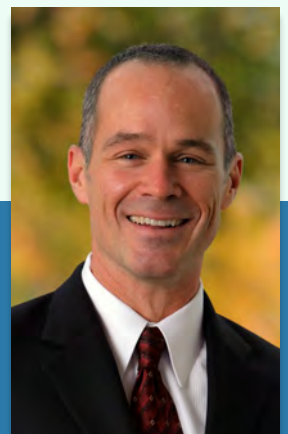
1920 CAMINO VERDE, WALNUT CREEK, CA 94597

DIABLO PINES APARTMENTS



OFFERED AT
\$1,595,000

SHAWN WILLIS
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INCOME PROPERTY SERVICES A.G.
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EXECUTIVE SUMMARY

Diablo Pines Apartments, located at 1920 Camino Verde, Walnut Creek, is an immaculate, well-located, multi-family property that has been carefully maintained and has now been brought to market for the first time in a decade. It represents a rare opportunity to own property in one of the Bay Area's most desirable locations – Walnut Creek. The property is close to BART, shopping, cafes, and coffee shops in Downtown Walnut Creek as well as highly rated schools. The property is also close to Highways I-680 and 24 and provides access to recreational facilities such as Larkey Park/Pool, Civic Park, and Shell Ridge Open Space.

The one and two-story property features uncommon construction details that include concrete slab foundations, low maintenance stucco and wood exteriors, pitched composition shingle roofs, carports, washer/dryer units in two of the homes, fireplaces, patios and separate meters for gas and electricity. The property has well-designed floor plans and a mix of easy to rent units:

3BR / 2BA - 1,158 s.f. +/-
(2) 2BR / 1BA - 855 s.f. +/-

One of the most unique and rare features of the property is the fact that it is part of the Diablo Pines Apartment complex, so the residents have access to the sparkling pool, beautiful grounds and laundry facilities. The owner's association is responsible for the pool and laundry facility.

The units have been updated in the past several years including new flooring, updated cabinetry and vanities, solid surface counters, stainless steel appliances, window coverings, moldings, bathrooms, doors and fixtures. The units present extremely well and have proved easy to rent.

PROPERTY DETAILS

ADDRESS	1920 Camino Verde, Units A, B & C, Walnut Creek, CA 94597
LAUNDRY	Washer/dryer units in two units provided by owner
SIDING	Stucco and wood
ASSESSOR'S PARCEL NUMBERS	169-332-011-9
BUILDING SQ. FEET	2,857+/- s.f. (per Contra Costa County)
APPROXIMATE LAND	10,890+/- s.f. (per Contra Costa County)
YEAR BUILT	1971+/- (per Contra Costa County)
PARKING	Carports
PG&E	Separately metered, paid by residents
WATER	Master metered, currently paid by owner [convert to resident reimbursement]
TRASH	Currently paid by owner [convert to resident reimbursement]
FOUNDATION	Concrete slab
ROOF	Pitched composition shingle
HVAC	Central heating and air conditioning



INCOME & EXPENSES

UNITS	TYPE	ESTIMATED SQ. FEET	CURRENT	ESTIMATED MARKET
A	3BR/2BA	1,158	\$3,495	\$3,495
B	2BR/1BA	855	\$2,650	\$2,950
C	2BR/1BA	855	\$2,650	\$2,950
3		2,868	\$8,795	\$9,395
INCOME				
Monthly Rent			\$8,795	\$9,395
Other Income [1]			\$0	\$481
Total Monthly Income			\$8,795	\$9,876
ANNUALIZED TOTAL INCOME			\$105,540	\$118,512
Scheduled Gross Income			\$105,540	\$118,512
Less Vacancy Reserve (3.00%)			(\$3,166)	(\$3,555)
GROSS OPERATING INCOME			\$102,374	\$114,957
EXPENSES				
Taxes (New @ 1.1023% - includes sewer of \$1,875)			(\$17,532)	(\$17,532)
Levies and Assessments			(\$2,072)	(\$2,072)
Insurance (2025 + 14%)			(\$2,688)	(\$2,688)
PG&E (Tenants)			\$0	\$0
Garbage (2025 + 9%)			(\$2,460)	(\$2,460)
Water (2025 + 5%)			(\$2,880)	(\$2,880)
Repairs/Maintenance (Projected \$500/unit)			(\$1,500)	(\$1,500)
Capital Improvements (Est. @ \$250/unit)			(\$750)	(\$750)
Homeowner's Association Dues (\$87/month)			(\$1,044)	(\$1,044)
License Fee (Estimated)			(\$500)	(\$500)
TOTAL EXPENSES			(\$31,426)	(\$31,426)
NET OPERATING INCOME			\$70,948	\$83,530
Expenses as % of Gross Income			29.78%	26.52%
Expenses per Unit			\$10,475	\$10,475
Expenses per Square Foot			\$10.96	\$10.96

[1] Proposed tenant reimbursement for 80% of water, sewer and trash

MARKET VALUE ANALYSIS

SALE PRICE	\$1,595,000		\$1,595,000	
Down Payment	\$920,000	58%	\$920,000	58%
[1] First Loan	\$675,000	42%	\$675,000	42%

NET OPERATING INCOME	\$70,948		\$83,530	
Estimated Debt Service (first loan)	(\$53,890)		(\$53,890)	
Cash Flow	\$17,058		\$29,640	
Return on Investment	1.85%		3.22%	
Gross Rent Multiplier	15.11		13.46	
Capitalization Rate	4.45%		5.24%	
Price per square foot	\$556.14		\$556.14	
Price per unit	\$531,667		\$531,667	

[1] Financing:

First loan based on 1.1 DCR, 7% interest rate, 30 year Amortization.



RENT SURVEY & PHOTOS

ADDRESS	Diablo Pines 1930 Camino Verde Walnut Creek	Poets Corner Apartments 85 Santa Barbara Road Pleasant Hill	62 Mission Lane Walnut Creek	The Enclave 3081 N. Main Street Walnut Creek
AMENITIES	Washer/dryer, dishwasher, central HVAC, carports, pool, patios and balconies.	Completely remodeled unit with quartz counters, new cabinetry, stainless appliances, in-unit laundry, carports & balconies.	10 year old renovation, central HVAC, two tandem carports, shared laundry.	Completely remodeled units, in-unit washer/dryer, balcony, stainless appliances, quartz counters.
2BR x 1 BA				\$2,595 654 s.f. \$3.97/s.f.
3BR X 2BA	\$3,390 1,225 s.f. \$2.77/s.f.	\$3,495 1,082 s.f. \$3.23/s.f.	\$3,000 1,200 s.f. \$2.50/s.f.	\$2,895 840 s.f. \$3.45/s.f.
ADDRESS	2716 Oak Road Walnut Creek	2677 Baldwin Lane Walnut Creek	1596 Morgan Lane Walnut Creek	2702 Jones Road Walnut Creek
AMENITIES	Laminate flooring, new paint, newer kitchen and baths. On site laundry facility, carports and balcony.	Vaulted living room ceiling, fire- place, carport, patio, hardwood floors, wall HVAC.	Updated kitchen/bath, laundry facility, carports, storage, new windows, wall HVAC.	Carports, patio, laundry facility, updated kitchen some new flooring, fireplace.
2BR x 1 BA		\$2,395 900 s.f. \$2.66/s.f.	\$2,450 800 s.f. \$3.06/s.f.	\$2,400 998 s.f. \$2.40/s.f.
3BR X 2BA	\$3,250 1,259 s.f. \$2.58/s.f.			

RENT SURVEY & PHOTOS



**1930 Camino Verde
Walnut Creek**



**85 Santa Barbara Road
Pleasant Hill**



**3081 N Main Street
Walnut Creek**



**2716 Oak Road
Walnut Creek**



**2677 Baldwin Lane
Walnut Creek**

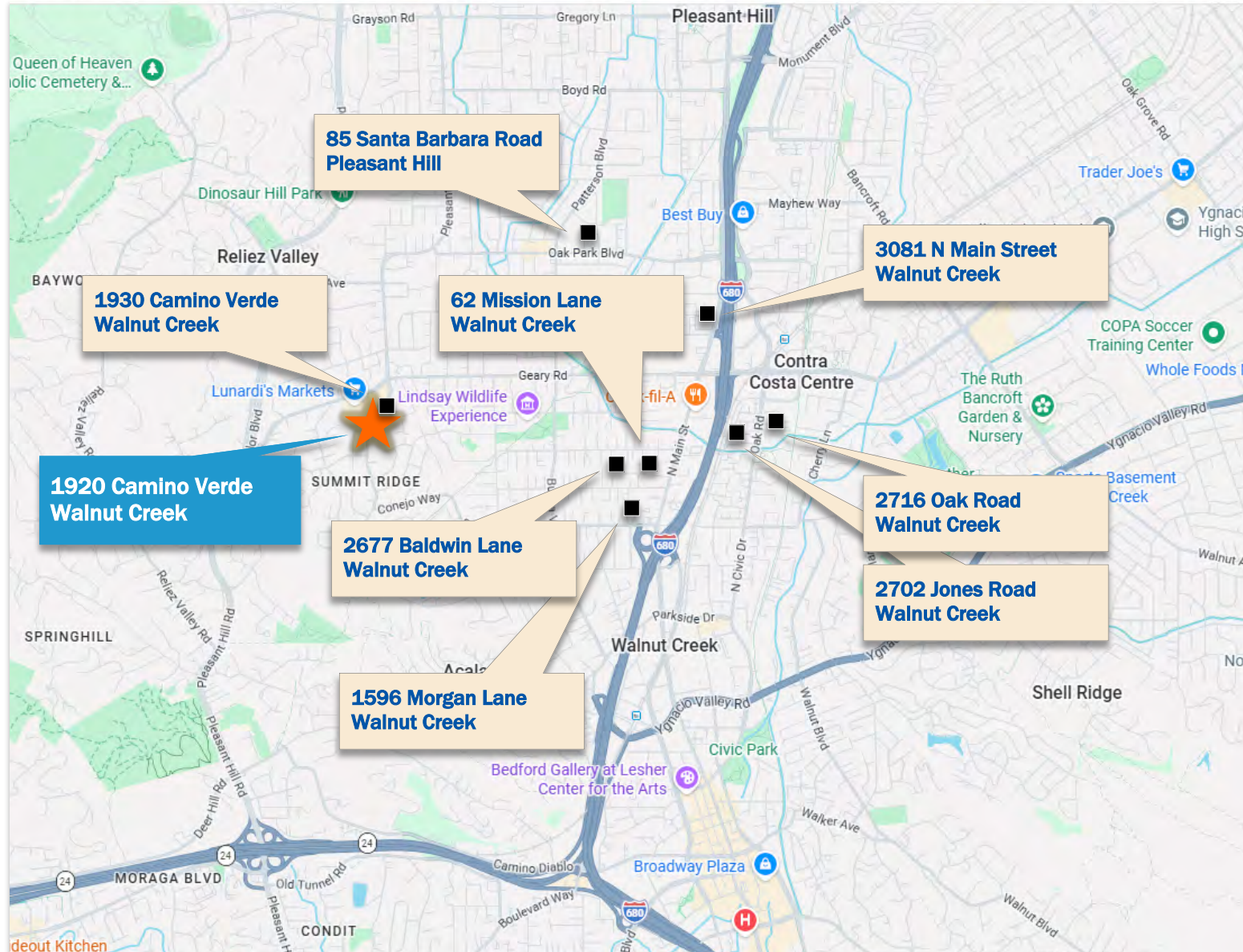


**1596 Morgan Lane
Walnut Creek**



**2702 Jones Road
Walnut Creek**

RENT SURVEY MAP





WALNUT CREEK SALES COMPARABLES

ADDRESS	UNITS	SALE PRICE	SQ. FEET	COST/ UNIT	COST/ SQ. FT.	AVG. RENT/ SQ. FEET	GRM	UNIT MIX	BUILT	SOLD	DOM	COMMENTS
1591 3rd Avenue	4	\$1,485,000	3,036	\$371,250	\$489.13	\$2.89	14.08	All 2 x 1	1960	6/25 2026	59	Carports, separately metered PG&E, laundry facility. One unit fully updated. Vaulted ceilings in second floor units.
2223 Buena Vista Ave	2	\$1,170,000	2,053	\$585,000	\$569.90	\$2.41	19.71	2 x 2 + Den 2 x 1	1969	6/4 2026	20	Carports, private patios, fireplaces, larger unit updated with modern finishes. Wall HVAC units, large closets.
2646 Baldwin Lane	4	\$1,453,500	3,176	\$363,375	\$457.65	\$2.56	14.90	All 2 x 1	1962	2/20 2026	6	Carports, separately metered PG&E, laundry facility. One unit fully updated, another partially updated. Two average units.
1327 Montego	3	\$1,600,000	3,412	\$533,333	\$468.93	\$2.49	15.69	All 2 x 1.5 TH	1969	2/8 2026	200	Completely remodeled units, dual pane windows, patios for each unit, new kitchens with stainless steel appliances, granite counters, LVP flooring, new baths.
42 Tahoe Court	4	\$1,640,000	3,965	\$410,000	\$413.62	\$2.36	14.62	All 2 x 1.5 TH	1962	12/8 2025	25	Fireplaces, patios, carports, separately metered PG&E. Wall HVAC units, common laundry facility. 36.5% new loan with Exchange Bank.
1611 Carmel Drive	2	\$1,324,900	1,234	\$662,450	\$1,073.66	N/A	N/A	N/A	1942	11/2 2025	52	Charming cottages next to creek in beautiful setting. Old world charm with courtyard. Hardwood floors, vintage built ins, fireplace. Updated kitchens. Number of bedrooms not listed.

Continued . . .



WALNUT CREEK SALES COMPARABLES

ADDRESS	UNITS	SALE PRICE	SQ. FEET	COST/ UNIT	COST/ SQ. FT.	AVG. RENT/ SQ. FEET	GRM	UNIT MIX	BUILT	SOLD	DOM	COMMENTS
2465 Buena Vista Ave	2	\$950,000	1,556	\$475,000	\$610.54	\$2.99	17.01	2 x 1 1 x 1	1957	10/19 2025	51	Hardwood floors, newer appliances, updated roof and fascia. Private back yard. Central HVAC, ceiling fans, washer/dryers, garage, separately metered PG&E.
2634 Baldwin Lane	4	\$1,650,000	3,042	\$412,500	\$542.41	\$2.99	15.10	All 2 x 1	1961	8/14 2025	25	Remodeled units with new kitchens, baths, flooring, windows, and fixtures. Carports, dual pane windows, newer roof & gutters. Separately metered for PG&E.
83-87 Palana Court	2	\$1,075,000	1,618	\$537,500	\$664.40	\$3.34	16.59	Both 2 x 1	1951	6/20 2025	7	Single story, individual garages, dual pane windows, newer carpeting, quartz counters, shaker cabinetry. Upgraded drainage system. Separately metered PG&E and water.
22 Kuhl Court	2	\$1,290,000	1,831	\$645,000	\$704.53	N/A	N/A	3 x 2 2 x 1	1963	4/10 2025	134	Completely remodeled units, dual pane windows, patios for each unit, new kitchens with stainless steel appliances, granite counters, LVP flooring, new baths.
AVERAGES	3	\$1,363,840	2,492	\$499,541	\$599.48	\$2.75	15.96					



WALNUT CREEK SALES COMPARABLES PHOTOS



1591 Third Avenue



2223 Buena Vista Ave



2646 Baldwin Lane



1327 Montego



42 Tahoe Court



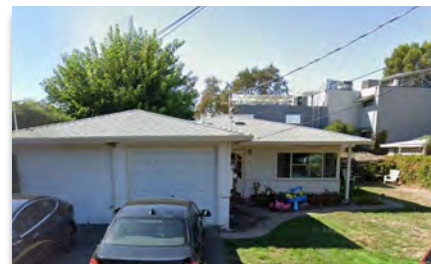
1611 Carmel Drive



2465 Buena Vista Avenue



2634 Baldwin Lane

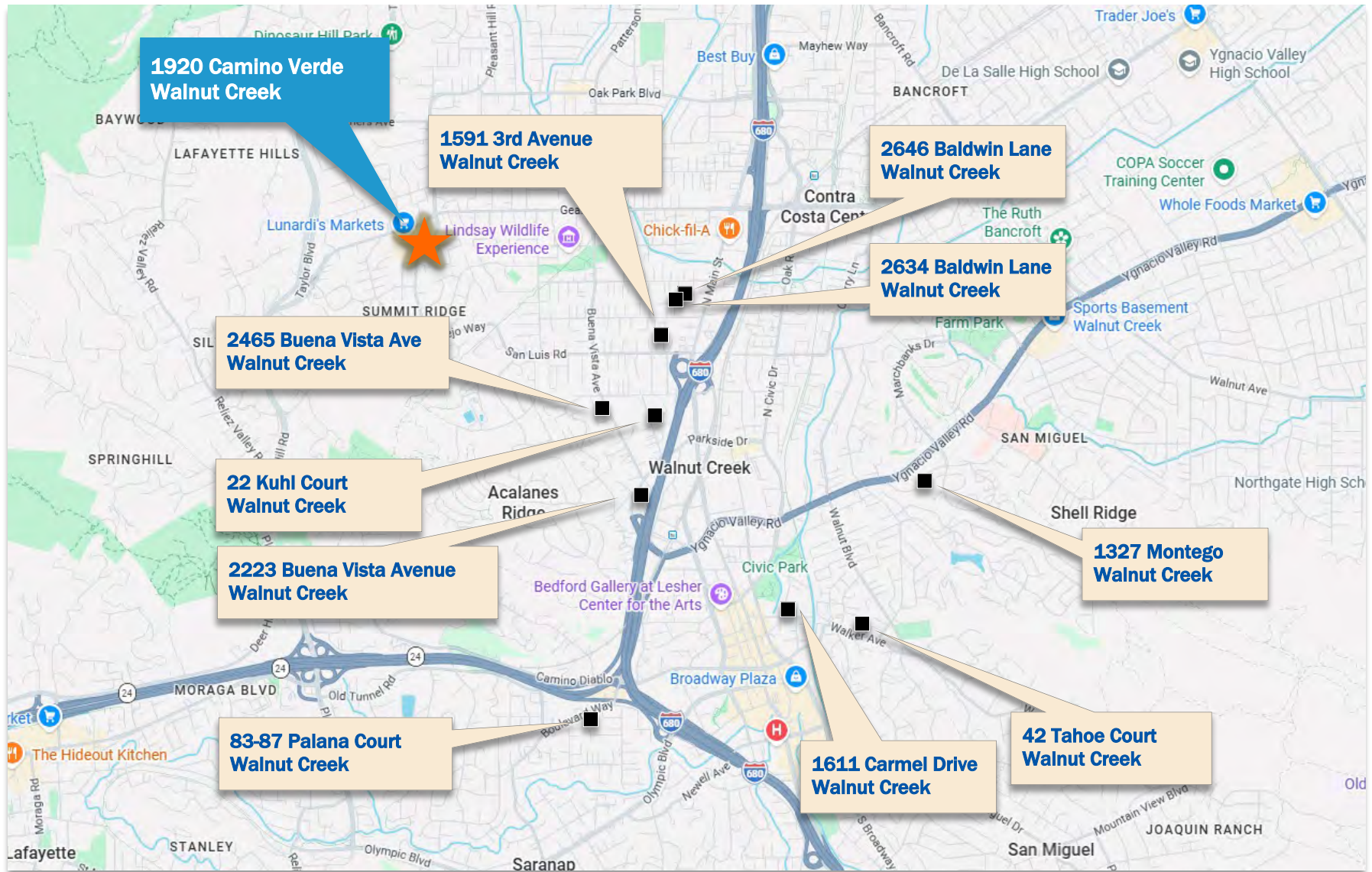


83-87 Palana Court

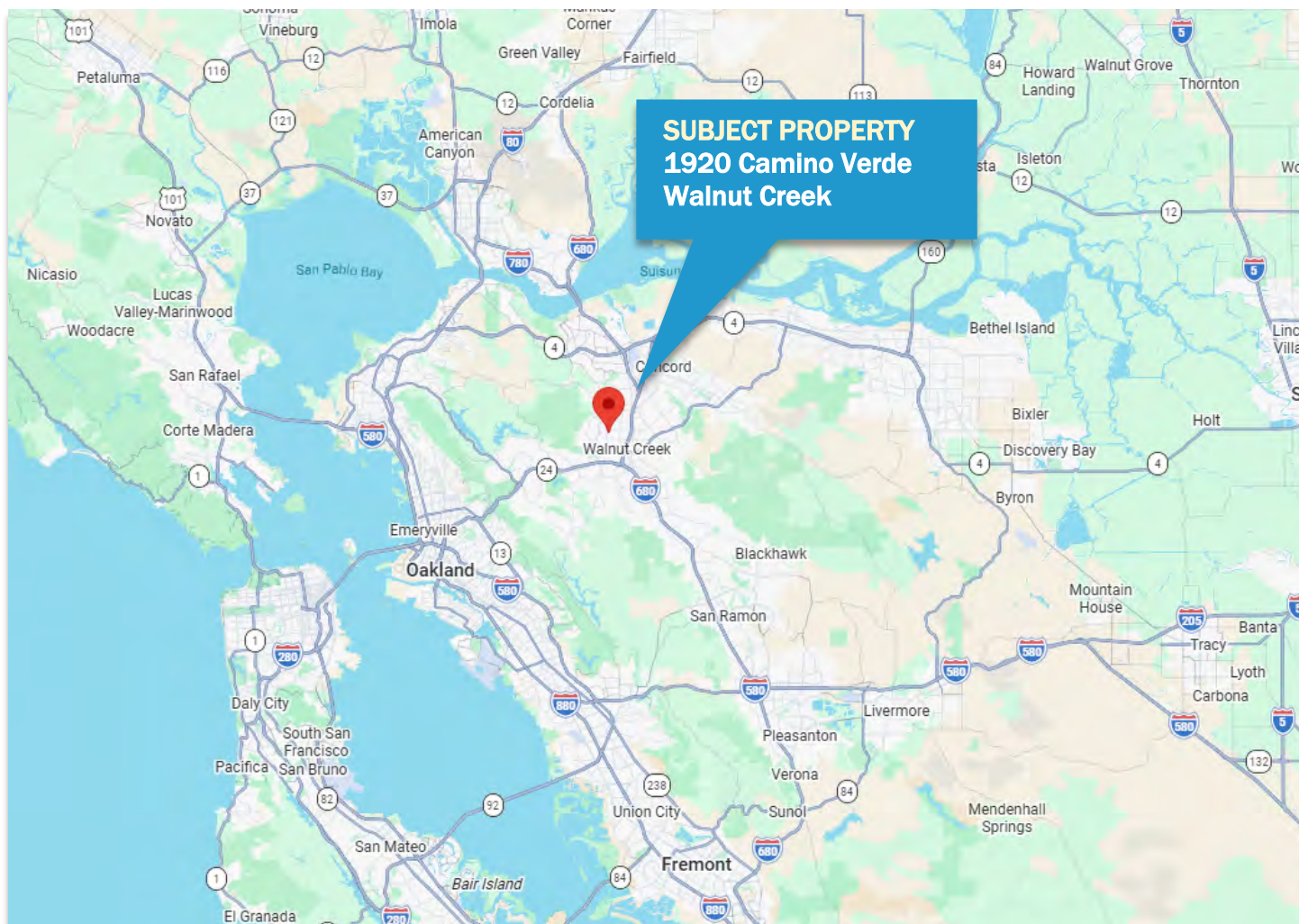


22 Kuhl Court

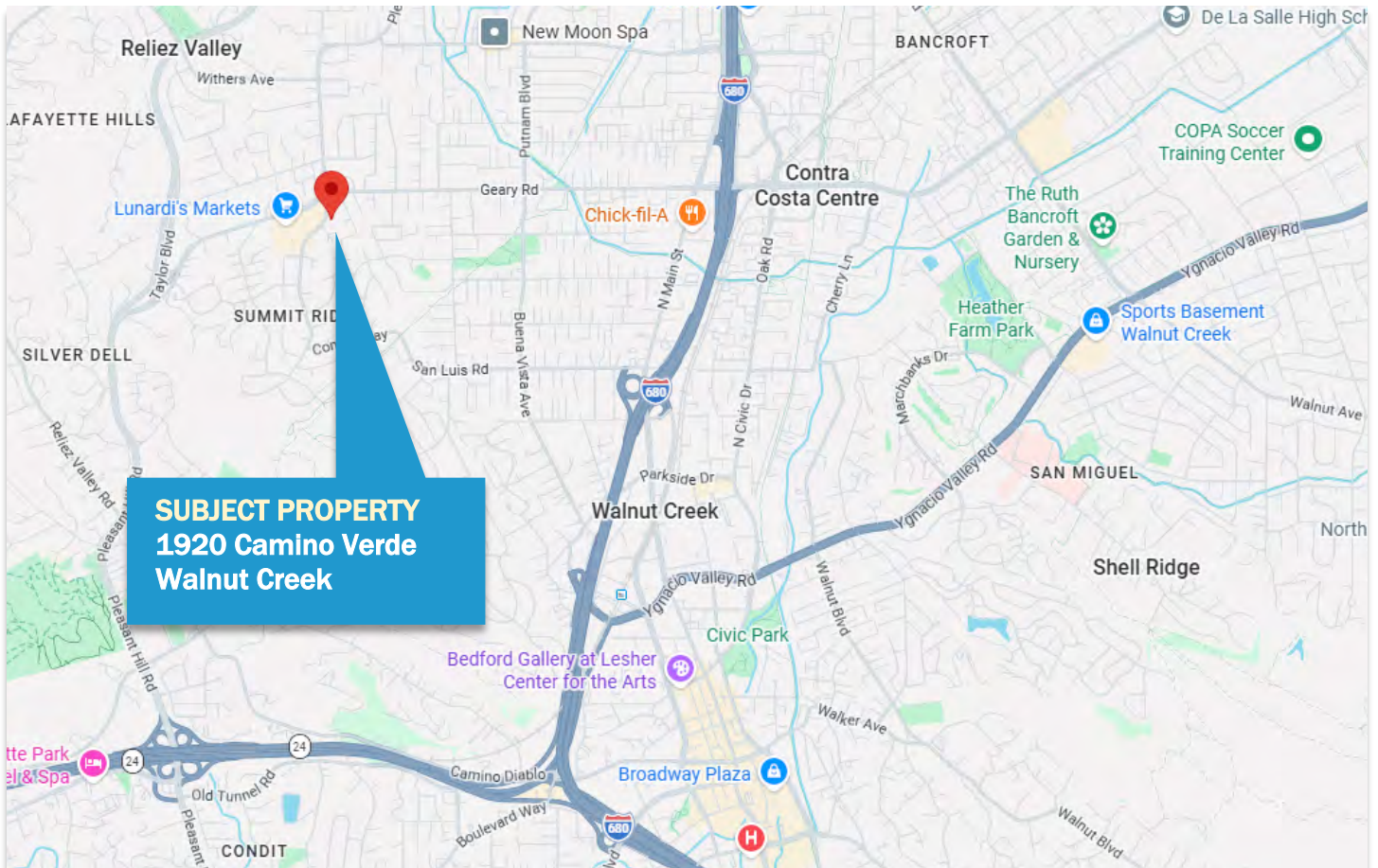
WALNUT CREEK SALES COMPARABLES MAP



REGIONAL MAP



CITY MAP



NEIGHBORHOOD MAP



PARCEL MAP

SUBJECT PROPERTY
1920 Camino Verde
Walnut Creek

