



FOR SALE

4-UNITS | PLEASANTON

1133 Kottinger Dr. Pleasanton, CA 94566



AMAN **GIRI**

MULTIFAMILY SPECIALIST

925.549.4664

aman@teamkitehill.com

CALDRE #02079163

JATIN **MEHTA**

MULTI-FAMILY SPECIALIST

949.929.9562

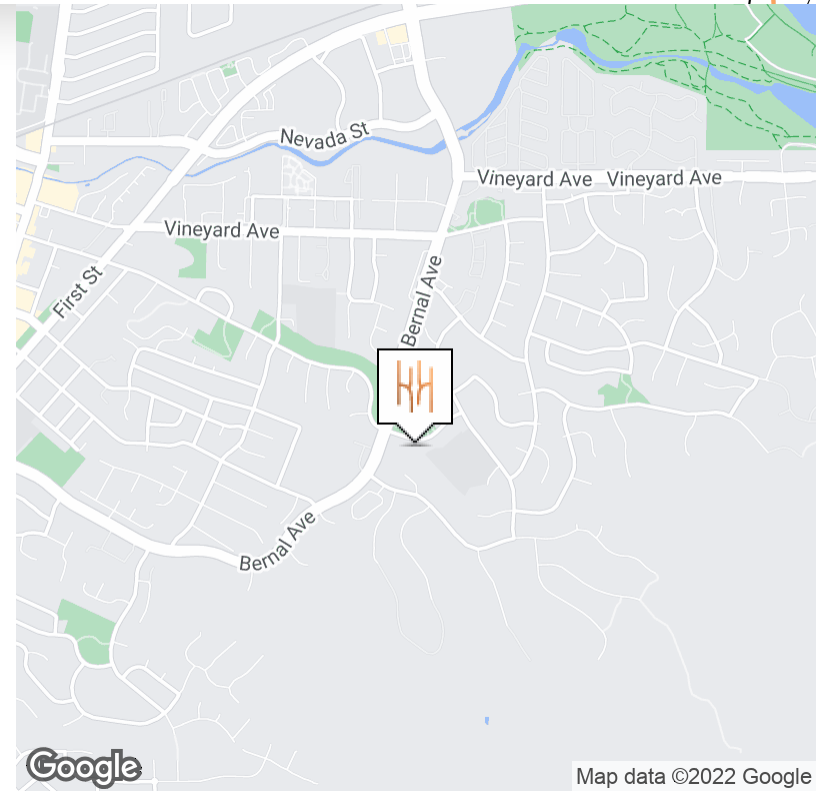
jat@teamkitehill.com

CALDRE #02045713

TEAMKITEHILL.COM

FOR SALE

EXECUTIVE SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,900,000
BUILDING SIZE:	3,677 SF
AVAILABLE SF:	
LOT SIZE:	11,186 SF
NUMBER OF UNITS:	4
PRICE / SF:	\$516.73
CAP RATE:	3.76%
NOI:	\$71,365
YEAR BUILT:	1973
MARKET:	Pleasanton

PROPERTY OVERVIEW

Located in a desirable neighborhood, 1133 Kottinger Dr is too good to overlook. This 4-unit, 3,508 square-foot building unit, easy to maintain is ready for new ownership. The property is situated on a large 11,186 sq. ft. lot with an efficient unit mix of all 2 bedrooms/ 1 bath. Separated meters for electricity and gas, the owner pays for garbage and water. Units have private outdoor space and an upstairs patio. Large units with tremendous upside potential and Unit # 2 delivered VACANT! With 4 carports and 4 additional off-street parking along with shared coined operated laundry makes 1133 Kottinger a perfect opportunity for investors looking for low maintenance and convenience.

Existing tenants deliver \$7,900 monthly with a total annual income of \$94,800. With the vacant unit at market rate, this 4-Unit building will generate \$8,900/month in gross rental income with a total annual income of \$106,600. Furthermore, this property provides a potential for gross rent upside by nearly 40% .1133 Kottinger Dr is located right in front of Kottinger park and is connivingly close to Pleasanton Fair Grounds, Downtown Main Street Shopping like Restaurants & Coffee Shops, Safeway Stores, located behind Raley's Shopping Center. Plenty of Street parking. Award-winning schools. Easy access to freeways as it is a quarter mile from the Hwy 680 corridor towards San Jose/ Fremont.

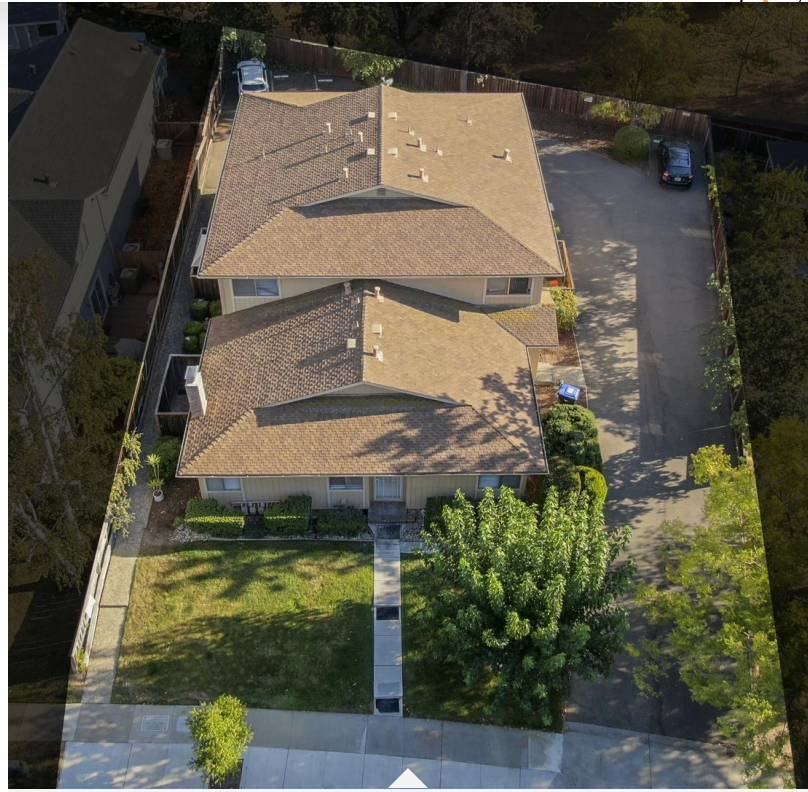
PROPERTY HIGHLIGHTS

- Well maintained 100% occupied fourplex. Unit mix of all 2 bedrooms/ 1 bath.
- Separately metered for electricity and water. Owner pays for garbage and water.



FOR SALE

PROPERTY DETAILS & HIGHLIGHTS



BUILDING NAME	4-Units Pleasanton
PROPERTY TYPE	Multifamily
PROPERTY SUBTYPE	Low-Rise/Garden
APN	946 254605900
BUILDING SIZE	3,677 SF
LOT SIZE	11,186 SF
YEAR BUILT	1973

- Well maintained 100% occupied fourplex. Unit mix of all 2 bedrooms/ 1 bath.
- Separately metered for electricity and water. Owner pays for garbage and water.
- Coined Laundry On-site.
- \$8,900/month gross rental income.
- An annual income of \$106,800 with a potential for a 40% upside in gross rent.
- Units have private outdoor space and a balcony.
- Parking Onsite—4 carports and 4 additional off-street parking.
- Easy access to the I-680 corridor towards San Jose/ Fremont and I-580 for tenants who must commute to San Francisco or the East Bay



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PROPERTY PROFILE



LOCATION INFORMATION

BUILDING NAME	4-Units Pleasanton
STREET ADDRESS	1133 Kottinger Dr
CITY, STATE, ZIP	Pleasanton, CA 94566
COUNTY	Alameda
MARKET	Pleasanton

BUILDING INFORMATION

YEAR BUILT	1973
UNIT MIX	All 2 bedrooms / 1 bath
ELECTRIC METERS	4 - Tenants Responsibilities
GAS METERS	4 - Tenants Responsibilities
WATER METERS	1 - Owners Responsibilities
WASTE MANAGEMENT	1 - Owner's Responsibilities
PARKING	4 - Carports & 4 Off-street
STORAGE	Carport
LAUNDRY	Coin Operated
SEWER LATERAL	Non Compliant



FOR SALE

THE NEIGHBORHOOD



LOCATION DESCRIPTION

Pleasanton's highly educated population and workforce reflect a community that values education and actively supports a preeminent school system that ranks among the Top 10 in California. More than 1,200 acres of surrounding parks, open spaces, and trails offer spectacular vistas and abundant recreational opportunities. Downtown Pleasanton is a charming historic destination with a mix of unique shops, services, and restaurants while nearby Stoneridge mall features more than 165 specialty stores and restaurants.

Pleasanton's highly educated population and workforce reflect a community that values education and actively supports a preeminent school system that ranks among the Top 10 in California. More than 1,200 acres of surrounding parks, open spaces, and trails offer spectacular vistas and abundant recreational opportunities. Downtown Pleasanton is a charming historic destination with a mix of unique shops, services, and restaurants while nearby Stoneridge mall features more than 165 specialty stores and restaurants.

There are over 220 dining establishments in the community sure to satisfy varying tastes from cafes, dessert shops, and pizza to fine dining. Pleasanton is enlivened by events like a free summer concert series, festivals, and parades along Main Street, a weekly year-round farmers market, a stunning Callippe golf course, and an intimate performing and visual arts center.

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RENT ROLL

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF	LAST INCREASED
1	2	1	875	\$2,200	\$2.51	\$3,000	\$3.43	
2 - VACANT	2	1	898	\$3,000	\$3.34	\$3,000	\$3.34	
3	2	1	898	\$1,800	\$2.00	\$3,000	\$3.34	7/22 \$100
4	2	1	1,006	\$1,900	\$1.89	\$3,000	\$2.98	7/22 \$100
TOTALS/AVERAGES	8	4	3677	\$8,900	\$2.42	\$12,000	\$3.27	



INCOME & EXPENSES

INCOME SUMMARY	CURRENT	MARKET
ANNUAL TOTAL	\$106,800	\$144,000
LAUNDRY	\$600	\$600
PARKING	-	\$4,800
GROSS INCOME	\$107,400	\$149,400
EXPENSE SUMMARY	CURRENT	MARKET
REAL ESTATE TAXES (NEW @1.1321%)	\$21,510	\$21,227
SPECIAL ASSESSMENTS (ACTUAL)	\$235	\$235
INSURANCE (ACTUAL)	\$3,069	\$3,069
PG&E (ACTUAL)	\$1,680	\$1,680
GARBAGE (ACTUAL)	\$1,776	\$1,776
WATER (ACTUAL)	\$1,795	\$1,795
REPAIRS & MAINTENANCE (ESTIMATE)	\$4,000	\$4,000
LANDSCAPING (ACTUAL)	\$1,920	\$1,920
BUSINESS LICENSE TAX	\$50	\$2,092
GROSS EXPENSES	\$36,035	\$37,794
NET OPERATING INCOME	\$71,365	\$111,606



FINANCIAL SUMMARY

INVESTMENT OVERVIEW	CURRENT	MARKET
PRICE	\$1,900,000	\$1,875,000
PRICE PER UNIT	\$475,000	\$468,750
GRM	17.8	13.0
CAP RATE	3.76%	5.95%
CASH-ON-CASH RETURN (YR 1)	-5.42 %	3.37 %
TOTAL RETURN (YR 1)	-\$6,530	\$34,735
DEBT COVERAGE RATIO	0.74	1.16
OPERATING DATA	CURRENT	MARKET
GROSS SCHEDULED INCOME	\$106,800	\$144,000
OTHER INCOME	\$600	\$5,400
TOTAL SCHEDULED INCOME	\$107,400	\$149,400
VACANCY COST	\$0	\$0
GROSS INCOME	\$107,400	\$149,400
OPERATING EXPENSES	\$36,035	\$37,794
NET OPERATING INCOME	\$71,365	\$111,606
PRE-TAX CASH FLOW	-\$25,727	\$15,792
FINANCING DATA	CURRENT	MARKET
DOWN PAYMENT	\$475,000	\$468,750
LOAN AMOUNT	\$1,425,000	\$1,406,250
DEBT SERVICE	\$97,092	\$95,814
DEBT SERVICE MONTHLY	\$8,091	\$7,984
PRINCIPAL REDUCTION (YR 1)	\$19,196	\$18,943



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EXTERIOR PHOTOS



FOR SALE

EXTERIOR PHOTOS



FOR SALE

UNIT 1 | 2 BED, 1 BATH



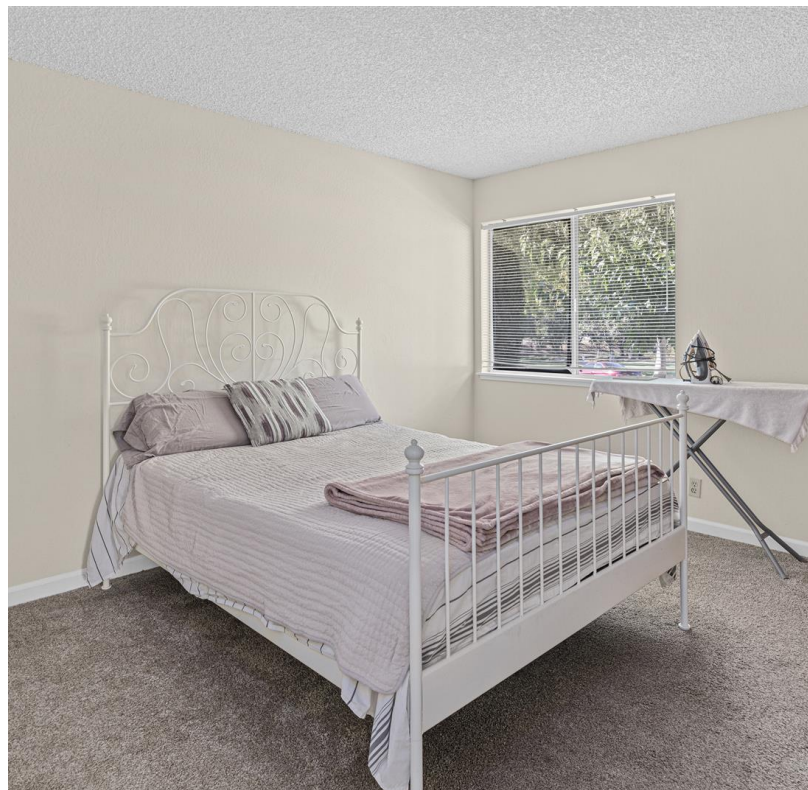
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UNIT 1 | 2 BED, 1 BATH



FOR SALE

UNIT 1 | 2 BED, 1 BATH



FOR SALE

UNIT 3 | 2 BED, 1 BATH



FOR SALE

UNIT 3 | 2 BED, 1 BATH



FOR SALE

GARAGE + LAUNDRY PHOTOS



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FLOOR PLANS



1133 KOTTINGER DR

PLEASANTON, CA 94566

Overall Size Of :
UNIT : 01 : 875 SQFT
UNIT : 02 : 898 SQFT
UNIT : 03 : 898 SQFT
UNIT : 04 : 1,006 SQFT
TOTAL : 3,677 SQFT

Estimated Total Finished
Square Footage: 3,677 SQ FT
Plus 62 SQ FT on Laundry
(Estimated Total Finished & Unfinished
Square Footage: 3,739 SQFT)

UNIT - 1
MAIN LEVEL
875 SQ FT

UNIT - 3
MAIN LEVEL
433 SQ FT

UNIT - 3
UPPER LEVEL
465 SQ FT

UNIT - 2
MAIN LEVEL
433 SQ FT

UNIT - 2
UPPER LEVEL
465 SQ FT

UNIT - 4
UPPER LEVEL
1,006 SQ FT

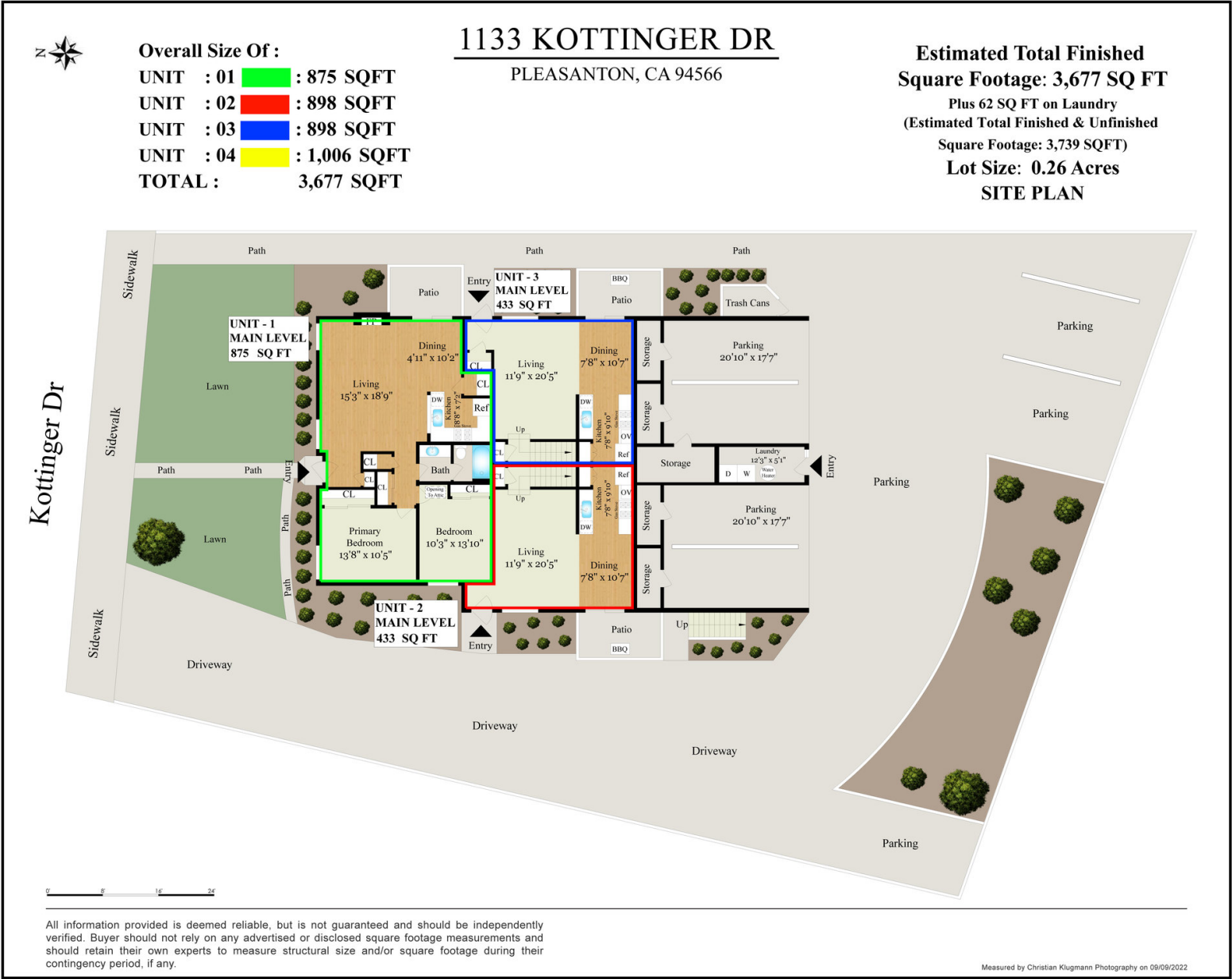
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All information provided is deemed reliable, but is not guaranteed and should be independently verified. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any.

Measured by Christian Klugmann Photography on 09/09/2022



SITE PLAN



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3D VIRTUAL TOURS

UNIT 1

<https://bit.ly/kottingerunit1>

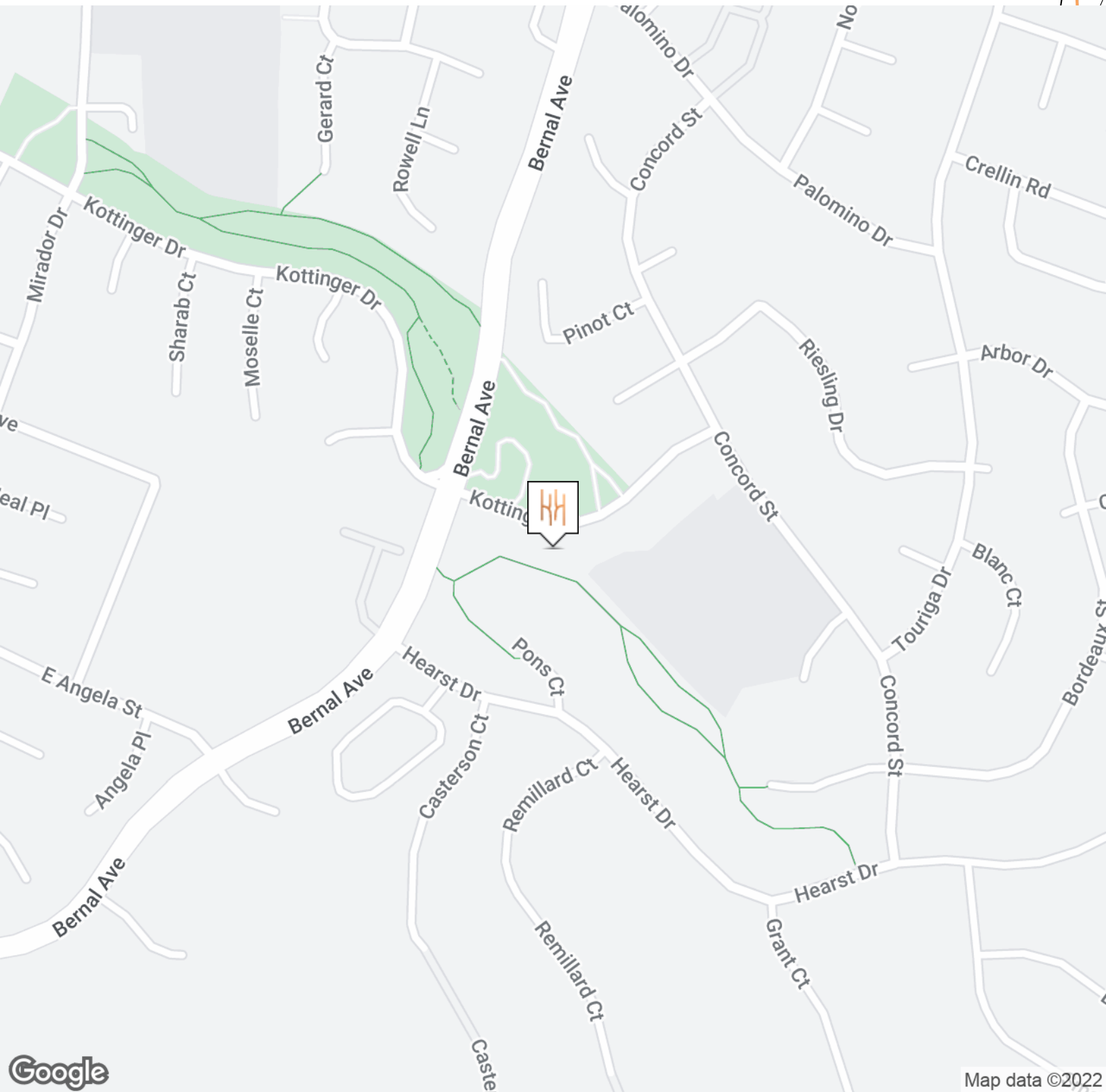
UNIT 3

<https://bit.ly/kottingerunit3>



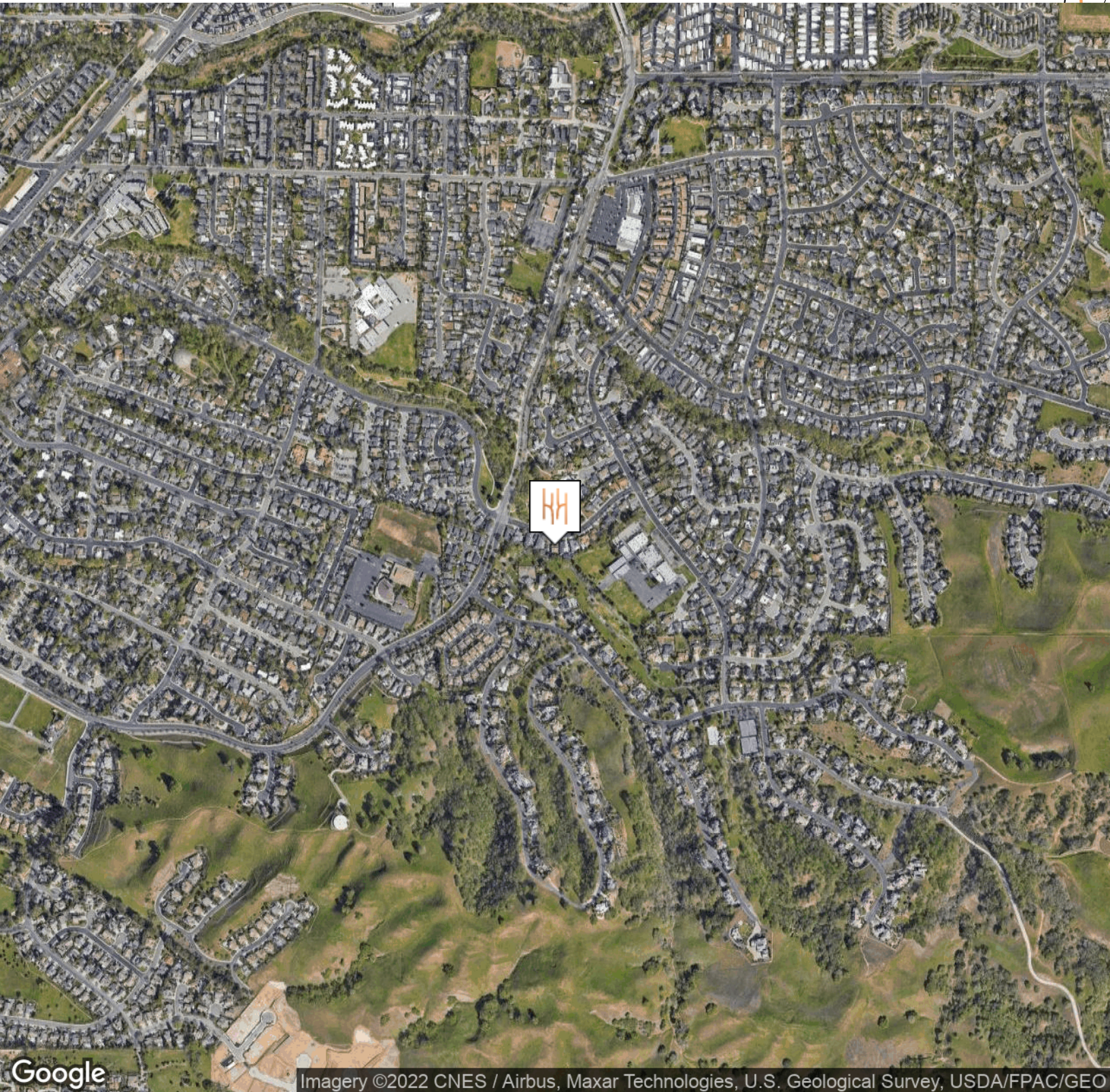
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LOCATION MAP



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AERIAL MAP



Google

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FOR SALE

SALE COMPS

1



4-UNITS | VINTAGE HILLS

749 Palomino Dr, Pleasanton, CA 94566

DETAILS

PRICE:	\$2,060,000
BLDG SIZE:	4,514 SF
LOT SIZE	11,869 SF
NO. UNITS:	4
CAP RATE:	3.05%
YEAR BUILT:	1968
PRICE/SF:	\$456.36

DESCRIPTION

100% Occupied \$8 750/month rental income (4) 2 bed 1.5 bath

4 UNITS | PLEASANTON

4464 Pleasanton Ave , Pleasanton , CA 94566

DETAILS

PRICE:	\$1,625,000
BLDG SIZE:	2,880 SF
LOT SIZE	13,545 SF
NO. UNITS:	4
CAP RATE:	3.68%
YEAR BUILT:	1964
PRICE/SF:	\$564.24

DESCRIPTION

1 unit vacant \$7 660/month market rental income (4) 2 bed 1 bath

2



FOR SALE

SALE COMPS

3



4-UNITS | PLEASANTON

835 Palomino Dr, Pleasanton, CA 94566

DETAILS

PRICE:	\$2,285,000
BLDG SIZE:	4,514 SF
LOT SIZE	10,413 SF
NO. UNITS:	4
CAP RATE:	3.07%
YEAR BUILT:	1968
PRICE/SF:	\$506.20

DESCRIPTION

1 unit Vacant \$9 749/month market rental income (4) 2 bed 1 5 bath

4-UNITS | PLEASANTON

863 Palomino Dr, Pleasanton, CA 94566

DETAILS

PRICE:	\$2,140,000
BLDG SIZE:	4,060 SF
LOT SIZE	9,590 SF
NO. UNITS:	4
CAP RATE:	2.89%
YEAR BUILT:	1967
PRICE/SF:	\$527.09

DESCRIPTION

100% Occupied \$8 600/month rental income (4) 2 bed 1 5 bath

4



FOR SALE

SALE COMPS



4-UNITS | PLEASANTON

5321 Sonoma Dr, Pleasanton, CA 94566

DETAILS

PRICE:	\$2,260,500
BLDG SIZE:	5,080 SF
LOT SIZE	10,019 SF
NO. UNITS:	4
CAP RATE:	2.94%
YEAR BUILT:	1968
PRICE/SF:	\$444.98

DESCRIPTION

100% Occupied. \$8,526/month rental income. 9 beds 7 baths



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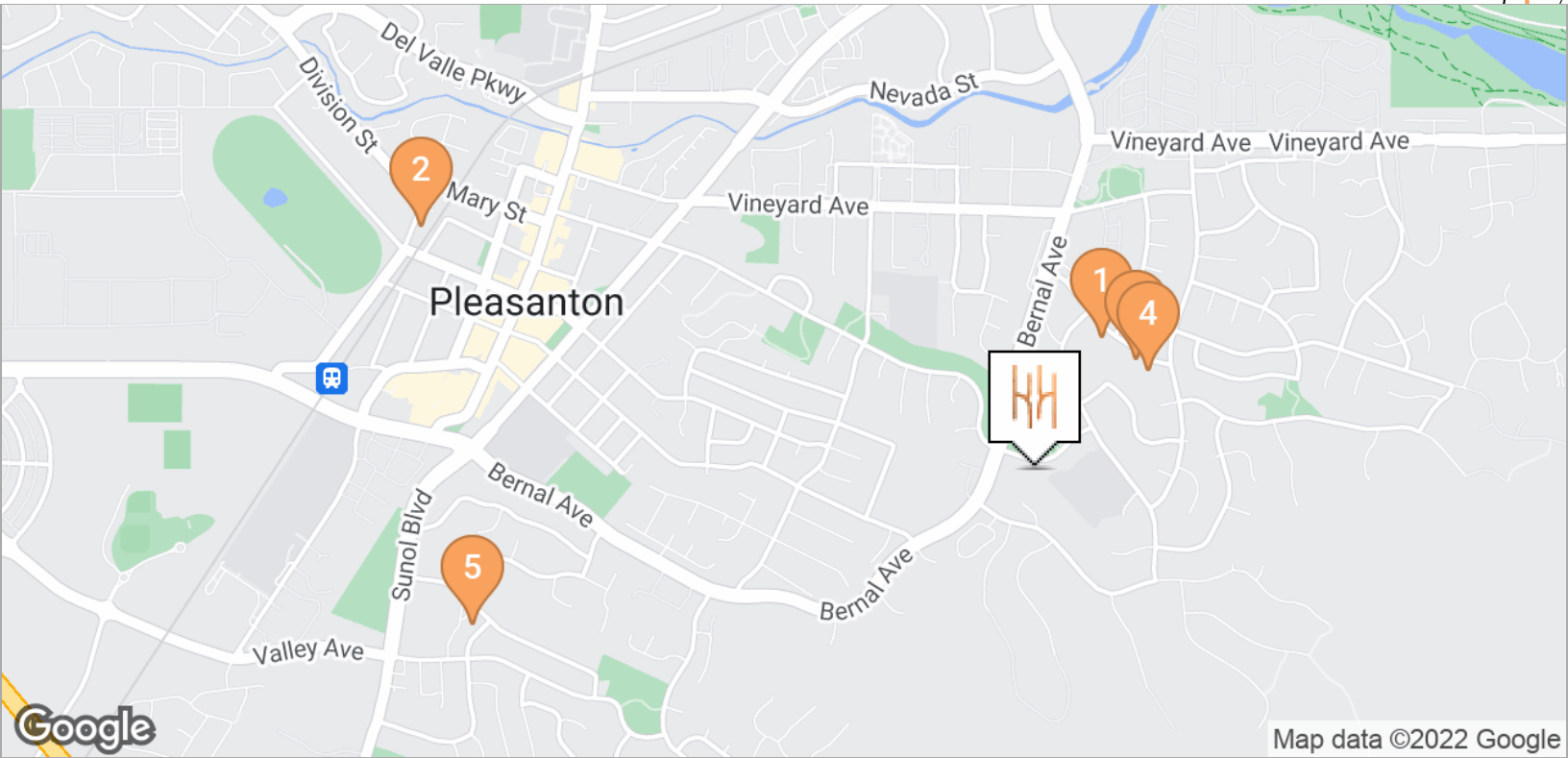
SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	
	4-Units Pleasanton 1133 Kottinger Dr Pleasanton, CA 94566	\$1,900,000	3,677 SF	\$516.73	\$475,000	3.76%	17.79	4	
	SALE COMPS	PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
1	4-Units Vintage Hills 749 Palomino Dr Pleasanton, CA 94566	\$2,060,000	4,514 SF	\$456.36	\$515,000	3.05%	19.61	4	09/30/2020
2	4 Units Pleasanton 4464 Pleasanton Ave Pleasanton , CA 94566	\$1,625,000	2,880 SF	\$564.24	\$406,250	3.68%	17.68	4	03/08/2021
3	4-Units Pleasanton 835 Palomino Dr Pleasanton, CA 94566	\$2,285,000	4,514 SF	\$506.20	\$571,250	3.07%	19.53	4	09/17/2021
4	4-Units Pleasanton 863 Palomino Dr Pleasanton, CA 94566	\$2,140,000	4,060 SF	\$527.09	\$535,000	2.89%	20.74	4	10/15/2021
5	4-Units Pleasanton 5321 Sonoma Dr Pleasanton, CA 94566	\$2,260,500	5,080 SF	\$444.98	\$565,125	2.94%	22.09	4	10/08/2020
		PRICE	BLDG SF	PRICE/SF	PRICE/UNIT	CAP	GRM	# OF UNITS	CLOSE
	TOTALS/AVERAGES	\$2,074,100	4,210 SF	\$492.66	\$518,525	3.13%	19.93	4	



FOR SALE

SALE COMPS MAP



SUBJECT PROPERTY

1133 Kottinger Dr | Pleasanton, CA 94566



1

4-UNITS | VINTAGE HILLS

749 Palomino Dr
Pleasanton, CA 94566



2

4 UNITS | PLEASANTON

4464 Pleasanton Ave
Pleasanton, CA 94566



3

4-UNITS | PLEASANTON

835 Palomino Dr
Pleasanton, CA 94566



4

4-UNITS | PLEASANTON

863 Palomino Dr
Pleasanton, CA 94566



5

4-UNITS | PLEASANTON

5321 Sonoma Dr
Pleasanton, CA 94566



FOR SALE

ADVISOR



JATIN MEHTA

Multi-Family Specialist

jat@teamkitehill.com

Direct: 949.929.9562

CalDRE #02045713

PROFESSIONAL BACKGROUND

Jatin Mehta is a leading expert in the purchase and sale of multifamily investment properties in the greater Bay Area. His extensive market knowledge, unique pricing and marketing strategies, and keen negotiating tactics — along with an unrivaled work ethic — ensure his clients achieve their real estate investment goals. Utilizing his strong financial background and analytical skills, Jatin is able to identify premium real estate acquisitions that help both first-time buyers and seasoned investors build equity and assets. He understands that trust and integrity are at the core of every real estate deal, and he prioritizes his clients' vision and objectives while also offering expert advice and guidance. Jatin's commitment to providing the highest level of service has earned him multiple awards and enabled him to build long-term relationships with his clients.

Jatin studied at UC Irvine, where he majored in economics and management, and he launched his financial career in institutional equity sales. He spent 12 years on Wall Street, working for a number of investment banks and with institutional fund managers, advising them on which equity assets to buy and sell and helping companies raise equity in the public markets. He rose to the position of director of sales while earning a Master of Science in financial analysis at the University of San Francisco. In 2017, Jatin became an agent, where his educational, financial, and analytical background has proven invaluable in advising clients as a multifamily investment specialist.

Jatin's entrepreneurial spirit is strongly influenced by his father, who emigrated from India to California and earned his master's degree at UC Berkeley — the first of his family to do so. Jatin witnessed firsthand his father's dedication to growing a successful engineering business, and his hard work and drive to be the best has shaped much of Jatin's life and career.

After living in Orange County, San Francisco and Berkeley for many years, Jatin is now based in Oakland with his wife, Rishvika and their dog Henri.

Kite Hill Real Estate
510.878.6800



ADVISOR



AMAN GIRI

Multifamily Specialist

aman@teamkitehill.com

Direct: 925.549.4664 | Cell: 925.549.4664

CalDRE #02079163

PROFESSIONAL BACKGROUND

With a dynamic background that includes living on both U.S. coasts and in India, Aman Giri has an effortless ability to cultivate genuine relationships with everyone he meets. His worldly experiences give him a unique perspective of life yet keep him grounded in his core values: passion, growth, contribution, and courage. These are qualities he shares when representing real estate clients.

Born with an imaginative eye and a proclivity for the visual arts, Aman was inspired to begin his own photography business at an early age. With his vibrant and outgoing personality, he was able to grow a network of high-profile clientele and build a successful business by creatively capturing the energy and excitement of Oakland Coliseum concerts.

Reaching one of his professional goals early, Aman transitioned his networking talents and experience into real estate. He began by supporting commercial investors and business operators with their property ventures, and quickly learned what it takes to thoughtfully present opportunities that make sense for the client's business brand and growth strategies.

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