

Lots And Land For Sale

0 Sqft - 14 Alturas Ave, PITTSBURG, California
94565



© 2018, CCAR Construction Cost & Valuations		
Land		\$250,000
Impact Fees		\$107,685
Construction at \$125 / sq ft:	4700	\$587,500
Other / Landscaping		\$50,000
		\$995,185
Valuation based on Rents:		
3 X \$2,500 X 12		\$90,000
Expenses	20%	-\$18,000
Net Operating Income - NOI		\$72,000
Cap Rate at 5.50%	5.50%	\$1,309,091
Built In Equity		\$313,906

© 2018, CCAR Cash Flow Analysis		
Purchase Price		\$1,031,279
FHA / VA Loan Limit:		\$995,185
Payment with PITI 5%		\$6,546
Unit 1		-\$2,400
Unit 2		-\$2,400
Your Gross Payment a New 4 Bed X 2 Bath		\$1,746
Estimated Tax Deductions		
	35%	-\$1,375
Depreciation Write-Off		
	27.5	735000
		\$2,227
		-35%
		-\$298
Your Net Monthly After Tax Housing Costs		\$73

Basic Details

Property Type:	Lots And Land
Listing Type:	For Sale
Listing ID:	40941289
Price:	\$230,000
Bedrooms:	0
Bathrooms:	0
Half Bathrooms:	0
Square Footage:	0 Sqft
Year Built:	0
Lot Area:	9,660 Sqft

Address Map

Country:	US
State:	CA
County:	Contra Costa
City:	PITTSBURG
Zipcode:	94565
Street:	Alturas Ave
Street Number:	14
Floor Number:	0
Longitude:	W122° 6' 21.8"
Latitude:	N38° 0' 26.2"

Agent Info

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No Image

