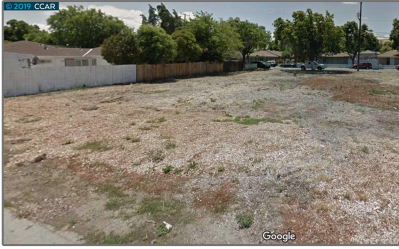


Lots And Land For Sale

0 Sqft - 70 Alturas Ave, PITTSBURG, California
94565



© 2019 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

© 2019 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: **40941633**

Price: **\$210,000**

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: **70**

Floor Number: **0**

Longitude: **W122° 6' 16.1"**

Latitude: **N38° 0' 27.8"**

Agent Info

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No Image

