

**Operating Cash Flow for 238-240 Camelback Rd Pleasant Hill**

UNITS	TYPE	ESTIMATED SQ. FEET	CURRENT	ESTIMATED MARKET [1]
238	1BR/1BA	950	\$2,450	\$2,450
240	1BR/1BA	1,050	\$3,050	\$3,050
2		2,000	\$5,500	\$5,500
<b>INCOME</b>				
Monthly Rent			\$5,500	\$5,500
Other Income (water/trash reimbursement [3])			\$248	\$248
Total Monthly Income			\$5,748	\$5,748
<b>ANNUALIZED TOTAL INCOME</b>			\$68,976	\$68,976
Scheduled Gross Income			\$68,976	\$68,976
Less Vacancy Reserve (3.00%)			(\$2,069)	(\$2,069)
<b>GROSS OPERATING INCOME</b>			\$66,907	\$66,907
<b>EXPENSES</b>				
Taxes (New @ 1% + \$401)			(\$3,881)	(\$17,424)
Levies and Assessments			(\$1,452)	(\$1,452)
Insurance (current)			(\$2,050)	(\$3,600)
PG&E (paid by residents)			\$0	\$0
Garbage (paid by Owner reimbursement by residents) [3]			(\$1,352)	(\$1,352)
Water (paid by Owner, reimbursement by residents) [3]			(\$2,408)	(\$2,408)
Repairs/Maintenance Interior (two year average)			(\$5,107)	(\$5,107)
Repairs/Maintenance Exterior (two year average)			(\$607)	(\$607)
Capital Improvements			(\$672)	(\$672)
Homeowner's Association Dues (\$600/month)			(\$1,440)	(\$1,440)
License Fee			(\$246)	(\$246)
<b>TOTAL EXPENSES</b>			(\$19,215)	(\$34,308)
<b>NET OPERATING INCOME</b>			\$47,692	\$32,599
Expenses as % of Gross Income			27.86%	49.74%
Expenses per Unit			\$9,608	\$17,154

[1] 2026 Estimate

[2] Individual square footage is approximate. Total square footage if from tax records.

[3] Owner pays and tenants pay \$124 each per month toward utilities

[4] Subject to State of California Rent Control Laws



**Glenn Allen**

35+ yrs Experience

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**Both Units have Inside Laundry**



**238-240 Camelback Road Duplex in Pleasant Hill**

Total of 4 bedrooms + office  
3 bathrooms 2114 sqft



Video Tour



Best Search Tool



iOS



Android

**GLENN ALLEN TEAM**

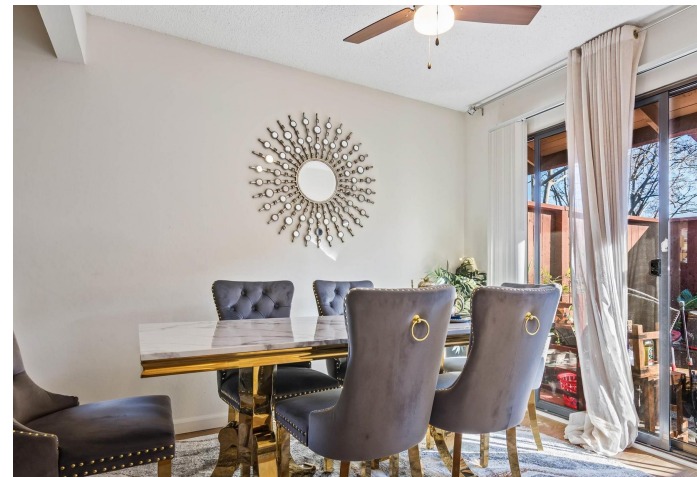


presented by

**Glenn Allen COMPASS**



## # 238 2 bedrms & 1 baths



This 2,114 sq ft duplex was built in 1970 and is situated on 6930 sq ft lot. Both units are single-story with lots of windows and light. Each one has their own private entrance, private backyard area, 2 parking spots and their own inside laundry. This building well maintained with updated kitchens and bathrooms. There are to 2 community pools and a clubhouse. Great location near DVC, shopping and 680 freeway.

Overall minimal vacancy with current market rents. Optional on-site management. **Ideal for owner-occupant** with special financing possible if you live in one unit. Also a solid opportunity for investors. Ready to go! Low HOA dues of \$120 per month.

## # 240 2 bedrooms + office & 2 baths

