



1042 Forest Avenue, Pacific Grove



\$11,400,000

40 Units - Two-Bedroom / One Bathroom

29,920 sq.ft. Building | 44,890 sq.ft. Lot



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



1042 Forest Avenue, Pacific Grove

PACIFIC GROVE:

- Fantastic location in Pacific Grove near the Asilomar beach and coast areas.
- Short distance to many services, including restaurants, In-Shape gym, coffee shops, Wells Fargo and Chase Bank.
- Close to downtown Pacific Grove, Cannery Row, Carmel, the Monterey Bay bike trail, and Pebble Beach.
- Short distance to grocery stores including Trader Joe's, Safeway, and Save Mart.
- Close to major employers, including Defense Language Institute, Cal Am Water, Pebble Beach Company, and the Community Hospital of the Monterey Peninsula.
- Pacific Grove Unified School District schools are ranked in the top three in Monterey County.

COMPLEX NOTES:

- Rarely available 20+ unit apartment complex in Pacific Grove
- Last Pacific Grove MLS 20+ unit sale was in February 2016.
- 40 two-bedroom / one-bathroom units with a unique floor plan. The 748 square foot units feature an open kitchen, dining, and living room combination. The rooms are separated by a clever built-in bookcase/storage unit, and two storage closets besides the bedroom clothes closets.
- Recent upgrades include main electric panel replacement, deck repairs and replacements, exterior painting, LVP flooring, dual pane vinyl windows installed throughout the complex, asphalt resurfacing, and the construction of a contractor's & delivery parking area.
- The complex has a RUBS billing system in place. The tenants are billed for their share of PG&E, sewer, water, and garbage expenses.
- The units feature gas oven/stoves with vent hoods, granite counters, and newer appliances.
- The units are heated with gas wall furnaces
- The shower enclosures are tiled with cast-iron tubs in most units.
- 5 buildings with 8 units per building. There is a separate PG&E account for each building.
- Laundry facility with 4 washers and 4 dryers. The equipment is owned by the complex.
- There are 47 parking spaces.

The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



Financials

Listing Price:	\$11,400,000	Building Sq. Ft:	29920	Units:	40
Down Payment:	\$3,400,000	Lot Square Ft:	44890	Price/Unit:	\$285,000
Loan Amount:	\$8,000,000	APN:	007-101-003	Age:	1964
Current Rent GRM:	9.44	ProForma GRM:	8.98	Price / Sq. Ft.	\$381
Current Rent Cap:	7.08%	ProForma Cap:	7.61%	Roof:	Comp:
		Current:		ProForma:	
Monthly Scheduled Rents:		\$92,810	\$2,320	\$98,000	\$2,500
Scheduled Gross Annual Income		\$1,113,720		\$1,176,000	
Less: Vacancy Factor @ 3%		\$33,412		\$35,280	
Effective Gross Income:		\$1,080,308		\$1,140,720	
Plus: Laundry Income:		\$13,200	\$1,100	\$13,200	\$1,100
Plus: Rubs:		\$80,124	\$6,677	\$80,124	\$6,677
Total Annual Income:		\$1,173,632		\$1,234,044	
Less: Expenses:					
Property Taxes:	1.080%	\$123,120	10.49%	\$123,120	9.98%
Repairs & Maintenance:	\$850	\$34,000	2.90%	\$34,000	2.76%
Onsite Property Management:	\$1,500	\$18,000	1.53%	\$18,000	1.46%
Property Insurance:		\$36,000	3.07%	\$36,000	2.92%
Garbage:	\$2,118	\$25,412	2.17%	\$25,412	2.06%
Sewer:	\$3,553	\$42,638	3.63%	\$42,638	3.46%
Water:	\$4,125	\$49,497	4.22%	\$49,497	4.01%
PG&E:	\$1,624	\$19,487	1.66%	\$19,487	1.58%
Landscaping:	\$250	\$3,000	0.26%	\$3,000	0.24%
Office Expense:		\$2,194	0.19%	\$2,194	0.18%
Reserves:	\$250	\$10,000	0.85%	\$10,000	0.81%
Miscellaneous:		\$3,500	0.30%	\$3,500	0.28%
Total Expenses:	\$9,171	\$366,848	31.26%	\$366,848	29.73%
Net Operating Income:		\$806,784		\$867,196	
Potential Depreciation:					
Accelerated Depreciation:		\$772,235			
27.5 Year Depreciation:		\$310,909			
Total Depreciation:		\$1,083,144			
Notes:					
A. Laundry facilities are owned by the property.					
B. The RUBS program is in place.					
C. Property taxes are based on 2025/2026 tax bill.					
D. Insurance is estimated.					
E.. Resident manager compensation is \$1500 per month.					
F. Utilities are based upon the 2024 & 2025 Year to Date Profit & Loss statement.					
G. Landscaping: Performed by onsite manager. Compensation is \$250/month.					
H. The vacancy factor has consistently been less than 3% over the last several years.					
I. Current income is based on the October 2025 rent roll.					

The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



Rent Roll

Unit #:	Unit Type:	Sq. Ft:	Rent	Rent/ Sq. Ft.	Market Rent	Rent/ Sq. Ft.
1	Two Bedroom / One Bathroom	748	\$2,375	\$3.18	\$2,450	\$3.28
2	Two Bedroom / One Bathroom	748	\$2,325	\$3.11	\$2,450	\$3.28
3	Two Bedroom / One Bathroom	748	\$2,325	\$3.11	\$2,450	\$3.28
4	Two Bedroom / One Bathroom	748	\$2,285	\$3.05	\$2,450	\$3.28
5	Two Bedroom / One Bathroom	748	\$2,370	\$3.17	\$2,450	\$3.28
6	Two Bedroom / One Bathroom	748	\$2,350	\$3.14	\$2,450	\$3.28
7	Two Bedroom / One Bathroom	748	\$2,370	\$3.17	\$2,450	\$3.28
8	Two Bedroom / One Bathroom	748	\$2,250	\$3.01	\$2,450	\$3.28
9	Two Bedroom / One Bathroom	748	\$2,000	\$2.67	\$2,450	\$3.28
10	Two Bedroom / One Bathroom	748	\$2,200	\$2.94	\$2,450	\$3.28
11	Two Bedroom / One Bathroom	748	\$2,355	\$3.15	\$2,450	\$3.28
12	Two Bedroom / One Bathroom	748	\$2,345	\$3.14	\$2,450	\$3.28
13	Two Bedroom / One Bathroom	748	\$2,400	\$3.21	\$2,450	\$3.28
14	Two Bedroom / One Bathroom	748	\$2,325	\$3.11	\$2,450	\$3.28
15	Two Bedroom / One Bathroom	748	\$2,325	\$3.11	\$2,450	\$3.28
16	Two Bedroom / One Bathroom	748	\$2,300	\$3.07	\$2,450	\$3.28
17	Two Bedroom / One Bathroom	748	\$2,300	\$3.07	\$2,450	\$3.28
18	Two Bedroom / One Bathroom	748	\$2,400	\$3.21	\$2,450	\$3.28
19	Two Bedroom / One Bathroom	748	\$2,375	\$3.18	\$2,450	\$3.28
20	Two Bedroom / One Bathroom	748	\$2,325	\$3.11	\$2,450	\$3.28
21	Two Bedroom / One Bathroom	748	\$2,370	\$3.17	\$2,450	\$3.28
22	Two Bedroom / One Bathroom	748	\$2,380	\$3.18	\$2,450	\$3.28
23	Two Bedroom / One Bathroom	748	\$2,325	\$3.11	\$2,450	\$3.28
24	Two Bedroom / One Bathroom	748	\$2,345	\$3.14	\$2,450	\$3.28
25	Two Bedroom / One Bathroom	748	\$2,400	\$3.21	\$2,450	\$3.28
26	Two Bedroom / One Bathroom	748	\$2,150	\$2.87	\$2,450	\$3.28
27	Two Bedroom / One Bathroom	748	\$2,300	\$3.07	\$2,450	\$3.28
28	Two Bedroom / One Bathroom	748	\$2,375	\$3.18	\$2,450	\$3.28
29	Two Bedroom / One Bathroom	748	\$2,450	\$3.28	\$2,450	\$3.28
30	Two Bedroom / One Bathroom	748	\$2,345	\$3.14	\$2,450	\$3.28
31	Two Bedroom / One Bathroom	748	\$2,395	\$3.20	\$2,450	\$3.28
32	Two Bedroom / One Bathroom	748	\$2,300	\$3.07	\$2,450	\$3.28
33	Two Bedroom / One Bathroom	748	\$2,225	\$2.97	\$2,450	\$3.28
34	Two Bedroom / One Bathroom	748	\$2,200	\$2.94	\$2,450	\$3.28
35	Two Bedroom / One Bathroom	748	\$2,250	\$3.01	\$2,450	\$3.28
36	Two Bedroom / One Bathroom	748	\$2,300	\$3.07	\$2,450	\$3.28
37	Two Bedroom / One Bathroom	748	\$2,325	\$3.11	\$2,450	\$3.28
38	Two Bedroom / One Bathroom	748	\$2,400	\$3.21	\$2,450	\$3.28
39	Two Bedroom / One Bathroom	748	\$2,375	\$3.18	\$2,450	\$3.28
40	Two Bedroom / One Bathroom	748	\$2,350	\$3.14	\$2,450	\$3.28
Monthly:			\$92,860		\$98,000	
Scheduled Gross Income:			\$1,114,320		\$1,176,000	

The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



Rent Roll

Notes:

1. Proforma rents are based on the most recently rented apartment.
2. Landlord pays water, garbage, sewer, and the house PG&E costs
3. The tenants are billed for these expenses using a RUBS program.
4. Tenants pay electricity, cable, internet, and wall furnace gas.
5. The laundry equipment is owned by the complex.



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.

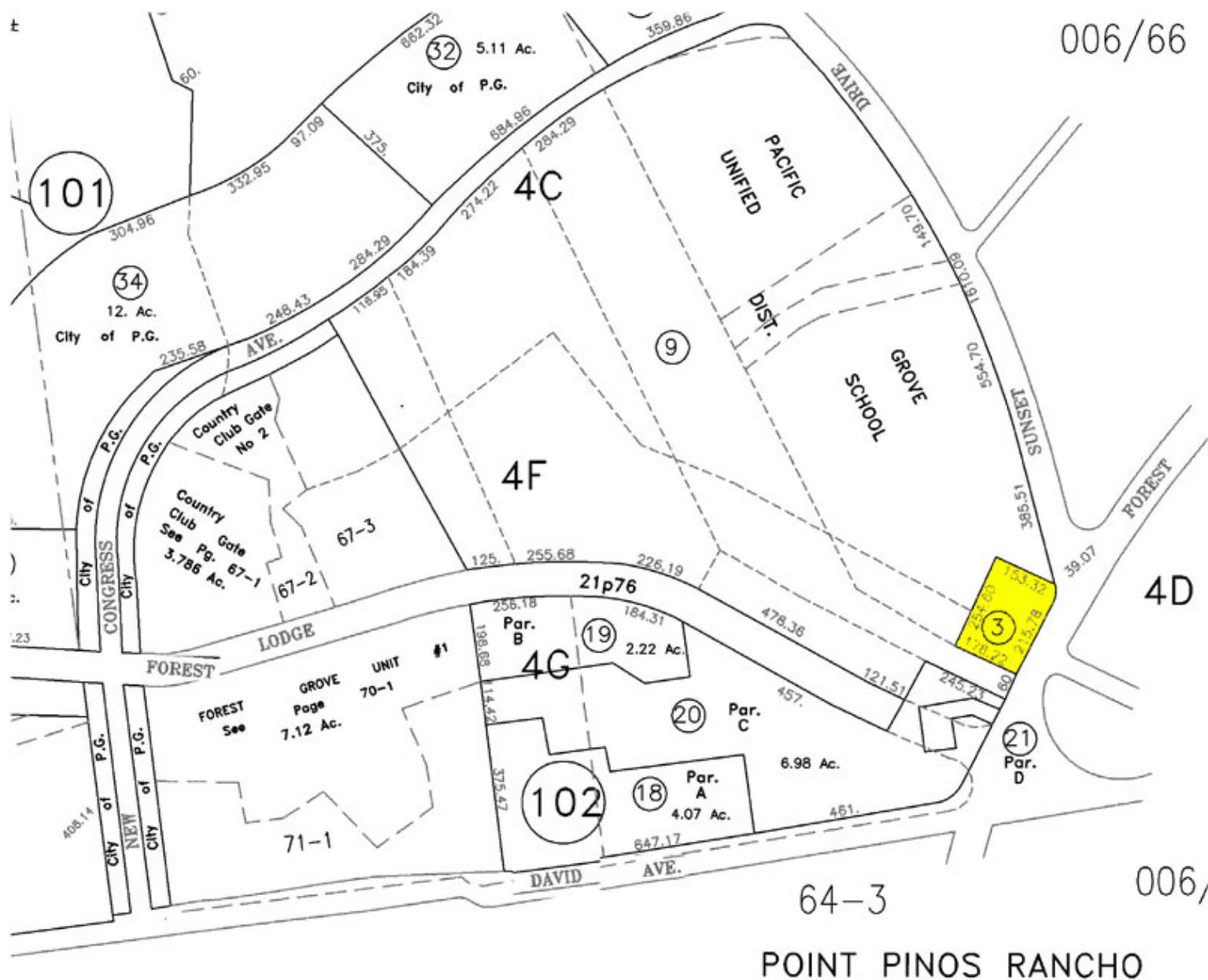


The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



Plot Map

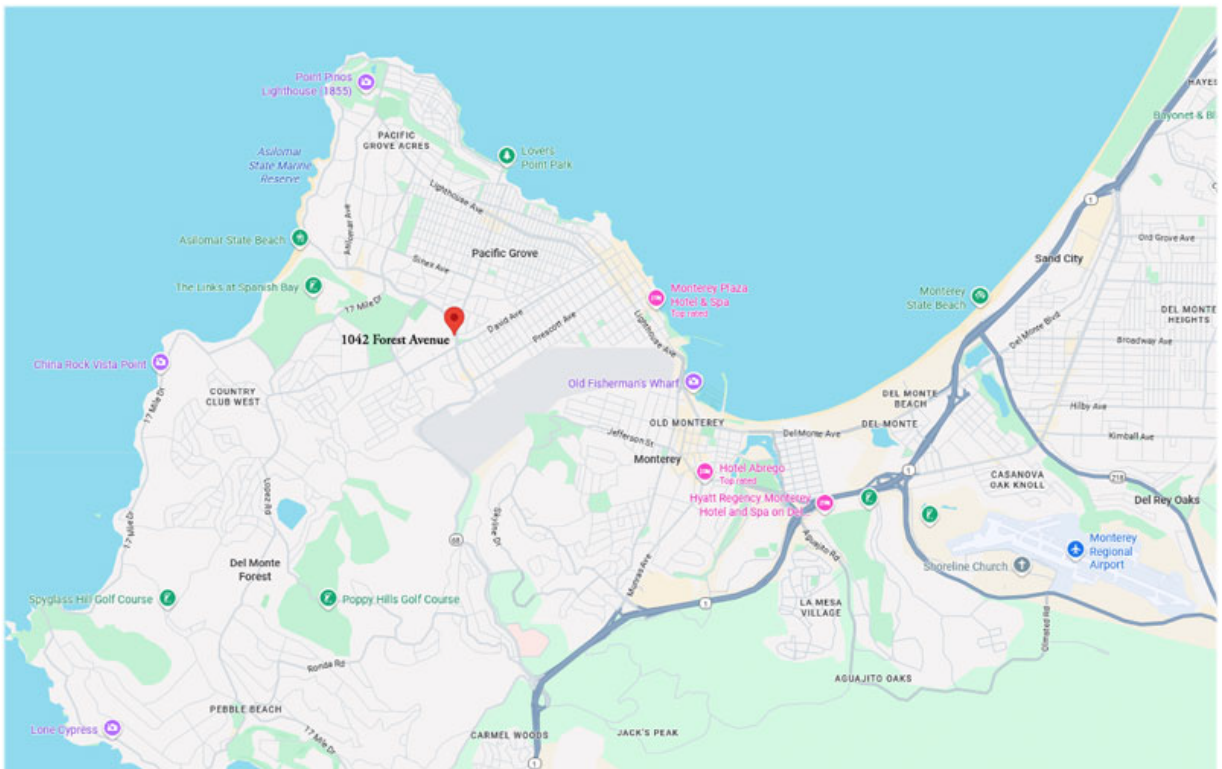
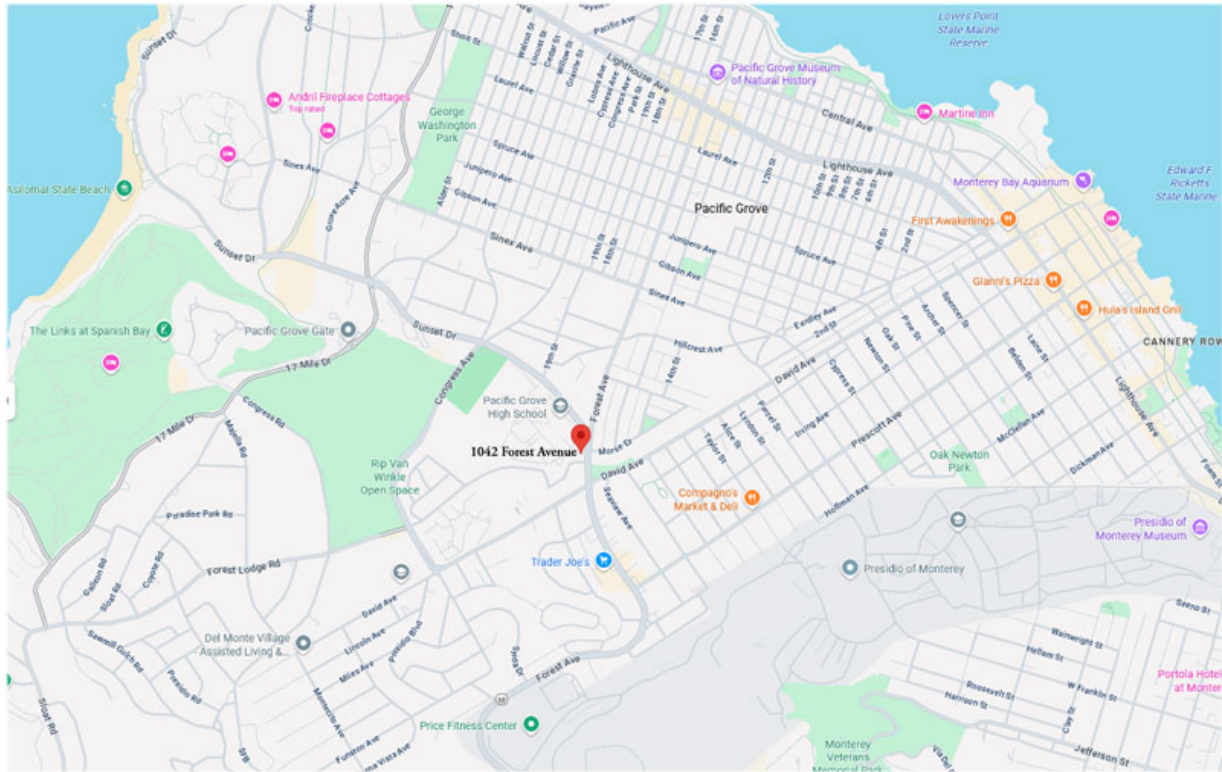


The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.



Area Map



The information set forth herein has been received by us from sources we believe to be reliable.

We do not warrant its accuracy or completeness.