

## Agent Full



MLS #: ML81682278  
 Apprx. Bldg: 3,458 SqFt (Tax)  
 Apprx Lot: 5,000 SqFt (Tax)  
 Apprx Acr: 0.115 Acres  
 Age/Yr Blt: 55/1962 (Tax)  
 Stories: 2  
 Parcel#: 029-271-110  
 DOM: 48  
 LA: [Laura Bryant](#)  
 LA Phone: (650) 888-0772  
 SA: [KT. Eckardt](#)  
 Walk Score: [89](#)  
 Recent:  
 12/29/2017 : Changed to  
 Sold : AC->S

812 Bayswater Avenue, Burlingame 94010  
 County: San Mateo  
 Area: 462 - Lyon-Hoag  
 Class: Rin. Fourplex  
 Land Use: Quadruplex  
 Comm: 2.5%  
 L.Type/Service: Exclusive Agency,  
 Special Info: Not Applicable  
 Fin Terms:  
 Possession:  
 Public:

Status: Sold  
 Orig Price: \$2,988,000  
 List Price: \$2,988,000  
 Sale Price: \$2,760,000  
 \$/SqFt: \$798.15  
 Zoning: R4  
 Incorp: Yes  
 City Limit: Yes

**Dates:**  
 Original: 10/20/2017  
 List: 10/20/2017  
 Sale: 12/04/2017  
 COE: 12/29/2017  
 Expires: 04/06/2018  
 Off Mrkt:  
 LOE: 25

Tremendous investment opportunity w/ great upside potential! This ideally located fourplex is composed of two, 2 bdrm & 2 studio apartments w/ 4 baths in total, gross livable space is a generous 3458 sq. ft! Fabulous unit interiors feature unique floor plans & contemporary upgrades throughout, all highlighted by an abundance of natural light - easily adaptable to personal preferences. The 2 studios feature ample outdoor space w/ light & bright decks! Tenants enjoy easy access w/ an attached carport. Highlights: coin-op laundry, additional storage, double pane windows & spacious basement! You really can't beat the location w/ easy access to 101 & short stroll to the Aves finest dining, boutique shopping, Washington Park & located on the same block as Washington Elem! All 4 units are currently occupied by tenants, two on a years lease & two on month-to-month terms. Currently the building brings in \$8850/month. Great potential for upside w/ a most desirable location in this rising market!

**Private:** DO NOT DISTURB TENANTS! Please call/text Laura for showing instructions, appointment required - 24 hours notice. Text/call Laura for disclosures and showings: 650-888-0772

### Showing & Location

#### Showing Information

Occupied By: Tenant  
 Phone:  
 Instructions: 24-Hour Notice Required, Appointment Only, Call Listing Agent, Do Not Disturb Occupants, Do Not Go Direct

**Map**  
 X Street: Bloomfield  
 Directions:

Show Contact:  
 Gt. Code:  
**School**  
 Elem: Washington Elementary / Burlingame Elementary  
 Middle: Burlingame Intermediate  
 High: Burlingame High / San Mateo Union High

### Closing Details

# offers:  
 Buyer Finance: Other

Sold Remarks:  
 Concession: LOE: 25

### Features

Accessibility: Parking  
 Communication:  
 Cooling: Other  
 Flooring: Carpet, Tile  
 Heating: Fireplace, Floor Furnace, Forced Air, Gas, Wall Furnace

Energy Sav:  
 Ext. Amenities: Balcony/Patio, Low Maintenance  
 Foundation: Concrete Perimeter and Slab  
 Roof: Composition

Amenities:  
 Kitchen: Cooktop - Electric, Countertop - Granite, Dishwasher, Garbage Disposal, Hood Over Range, Oven - Electric, Refrigerator (s), Varies by Unit, Other  
 Laundry: Coin Operated, Washer/Dryer

Style:  
 View:  
 Lot Desc:

Horse: No  
 Other Rooms: Storage, Other  
 Security: Security Lights, Other  
 Pool: No,  
 Construct Type:

**Garage/Parking**  
 Garage: 0  
 Carport: 4  
 Open Parking: 4  
 Features: Carport, Common Parking Area, Covered Parking, Off-Street Parking, Uncovered Parking

### Unit Information

Unit #	SqFT	Beds	Baths (F/P)	Rent	# Buildings:	1
1		2	1	\$2,650	# Leased Unit:	4
2		0	1	\$1,800	# Total Units:	4

3	0	1	\$1,650
4	2	1	\$2,750

**Complex/HOA**

Com Name: # of Units: 4  
 C. Amenities: C. Restrictions:

**Multiple Family Financing**

Expense (Yearly)		Income (Yearly)		Other Financial Information	
R.E. Taxes:	\$3,710	Rental:	\$106,200	Data Source:	Owner
Insurance:	\$6,000	Vacancy Allowance %:	0%	Est GRM:	28.1400
Landscape:	\$420	Other:	\$0	Est Cap Rate:	3.0200
Maintenance:	\$2,000	Other Include:	Rents		
Management:	\$0	Income Gross Schedule:	106,200		
Other:	\$137	Income Annual Gross:	\$106,200		
Trash:	\$849	Est Net Income:	\$90,274		
Utilities:	\$2,810				
Total:	\$15,926				
Listing Includes: Building					
Exp Tenant: Utilities - Electric, Utilities - Gas, Other					
Op Exp Include: Fee - Other Taxes, Fee - Property Tax, Insurance, Maintenance, Maintenance - Exterminator, Services - Gardener, Services - Trash Removal, Utilities					

**Utilities**

Sewer: Sewer Connected  
 Water: Public  
 Electricity: Public  
 Meters: Master Water, Separate Electric, Separate Gas

**Distribution**

Consumer Site: Yes  
 Address Format: Show Full Address  
 VOW-AVM: Yes  
 VOW-Comment: Yes

**Documents and Disclosures**

Green Rated: TIC Agree:  
 POS Ord.: Trnsf Tx:  
 Hazard: Natural Hazard Disclosure Disclosures URL:  
 Other:  
 Public Docs: [See BuildFax](#) (Subscription Needed)

**Contact Information**

LA:	<a href="#">Laura Bryant</a>	LA Ph:	(650) 888-0772
LA Lic#:	01818707	LA Em:	<a href="mailto:laurabryanthomes@gmail.com">laurabryanthomes@gmail.com</a>
LO:	<a href="#">KW Peninsula Estates (B.Lic#01870081)</a>	LO Ph:	(650) 627-3700
SA:	<a href="#">KT. Eckardt</a>	LO Fx:	(650) 627-3701
SA Lic#:	00912535	SA Ph:	(650) 302-1080
SO:	<a href="#">Coldwell Banker Residential Brokerage</a>	SA Em:	<a href="mailto:kteckardt@gmail.com">kteckardt@gmail.com</a>
		SO Ph:	(650) 558-6800
		SO Fx:	(650) 343-3892

**History**

Click Arrow for Property History

MLS #	Change Date	Field Name	Old Value	New Value	Current Price	Broker Code	List / Sell Office
<a href="#">ML81682278</a>	12/29/2017	Status	AC	S (\$2,760,000)	\$2,760,000	CBR.4	Coldwell Banker Residential Broke
<a href="#">ML81682278</a>	12/07/2017	Status	A	AC	\$2,988,000	KWPEN.1	KW Peninsula Estates
<a href="#">ML81682278</a>	10/20/2017	Status		A (\$2,988,000)	\$2,988,000	KWPEN.1	KW Peninsula Estates

**Additional Photos**

Click Arrow for Photos





Disclaimer: The above information is deemed to be accurate but not guaranteed; Source: MLSListings