



1042 Forest Avenue, Pacific Grove



\$13,999,000

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.

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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, banks, and a Rite Aid drug store.
- 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 2010.
- 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.

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Financials

Listing Price:	\$13,999,000	Building Sq. Ft:	29920	Units:	40
Down Payment:	\$5,499,000	Lot Square Ft:	44890	Price/Unit:	\$349,975
Loan Amount:	\$8,500,000	APN:	007-101-003	Age:	1964
Current Rent GRM:	11.59	ProForma GRM:	11.03	Price / Sq. Ft.	\$468
Current Rent Cap:	5.34%	ProForma Cap:	5.75%	Roof:	Comp
		Current:		ProForma	
Monthly Scheduled Rents:		\$92,860	\$2,322	\$98,000	\$2,450
Scheduled Gross Annual Income:		\$1,114,320		\$1,176,000	
Less: Vacancy Factor @ 3%		\$33,430		\$35,280	
Effective Gross Income:		\$1,080,890		\$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:		\$1,174,214		\$1,234,044	
Less: Expenses:					
Property Taxes:	1.080%	\$151,189	12.88%	\$151,189	12.25%
Repairs & Maintenance:	\$850	\$34,000	2.90%	\$34,000	7.00%
Off Site Management:	4%	\$43,236	3.68%	\$45,629	3.70%
Onsite Management:	\$1,500	\$18,000	1.53%	\$18,000	1.46%
Property Insurance :	\$1.00	\$29,920	2.55%	\$29,920	2.42%
Garbage:			0.00%		0.00%
Sewer			0.00%		0.00%
Water:			0.00%		0.00%
PG&E:		\$132,000	11.24%	\$132,000	10.70%
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:	\$10,676	\$427,039	36.37%	\$429,432	34.80%
Net Operating Income:		\$747,176		\$804,612	
Annual Debt Service:	6.00%	\$510,000		\$510,000	
Before Tax Cash Flow:		\$237,176	4.3%	\$294,612	5.4%
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 September 2025 rent roll.					

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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	

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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.



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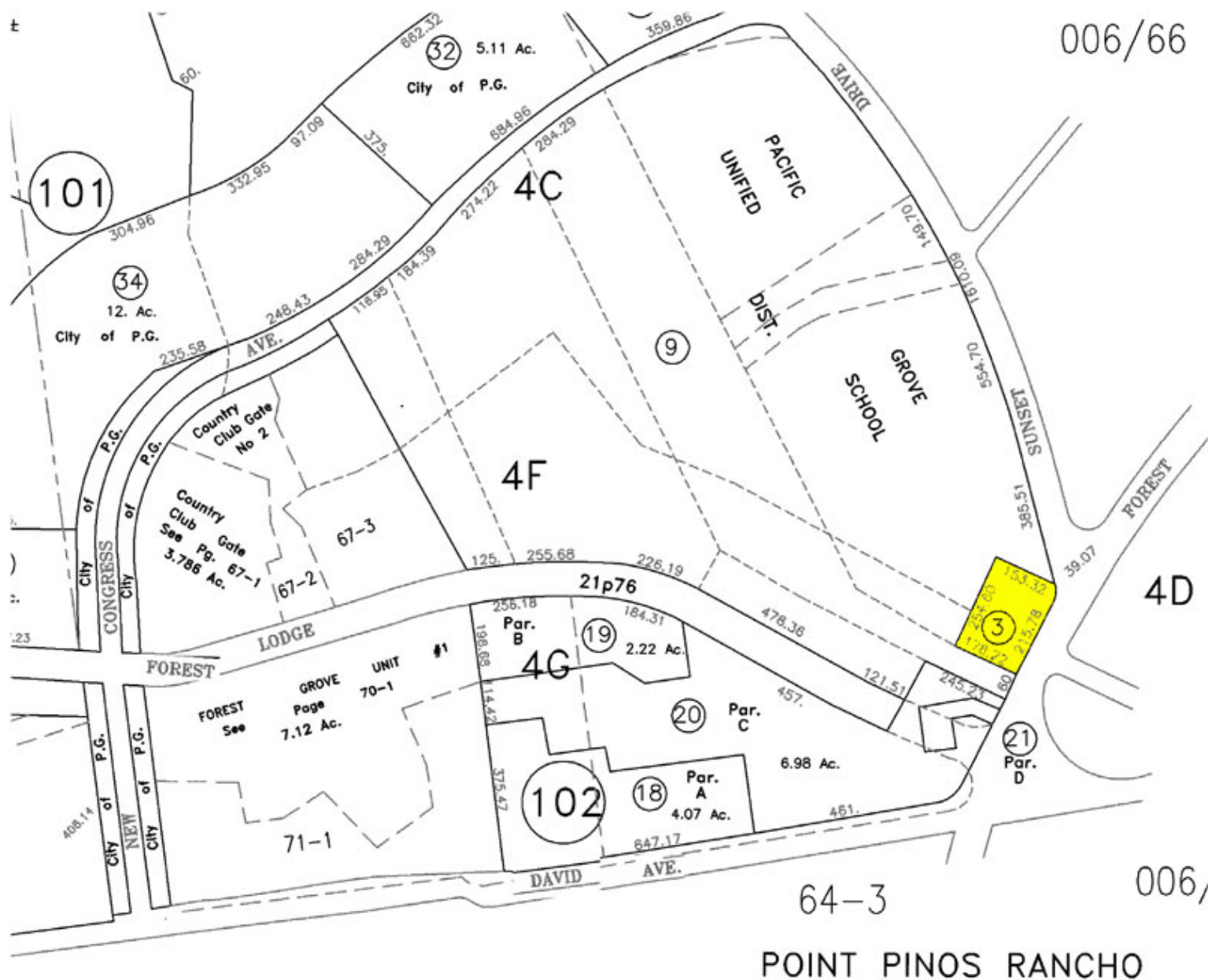


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Plot Map

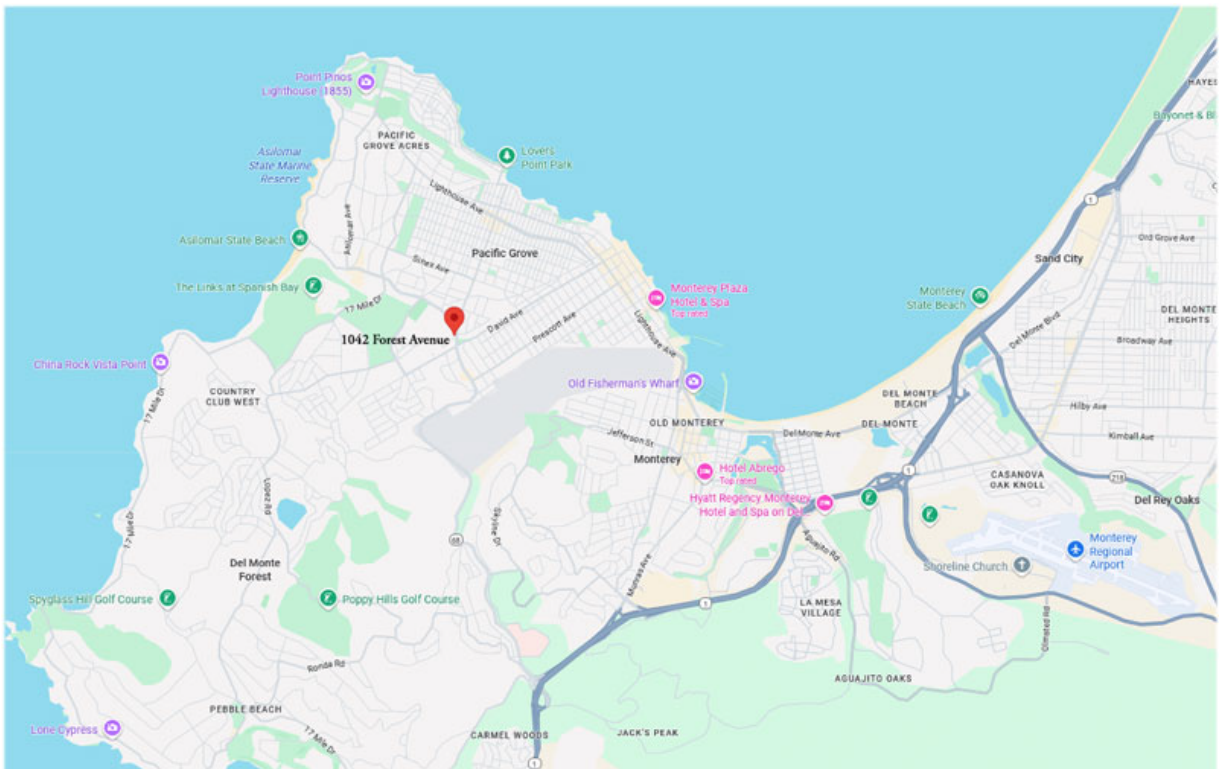
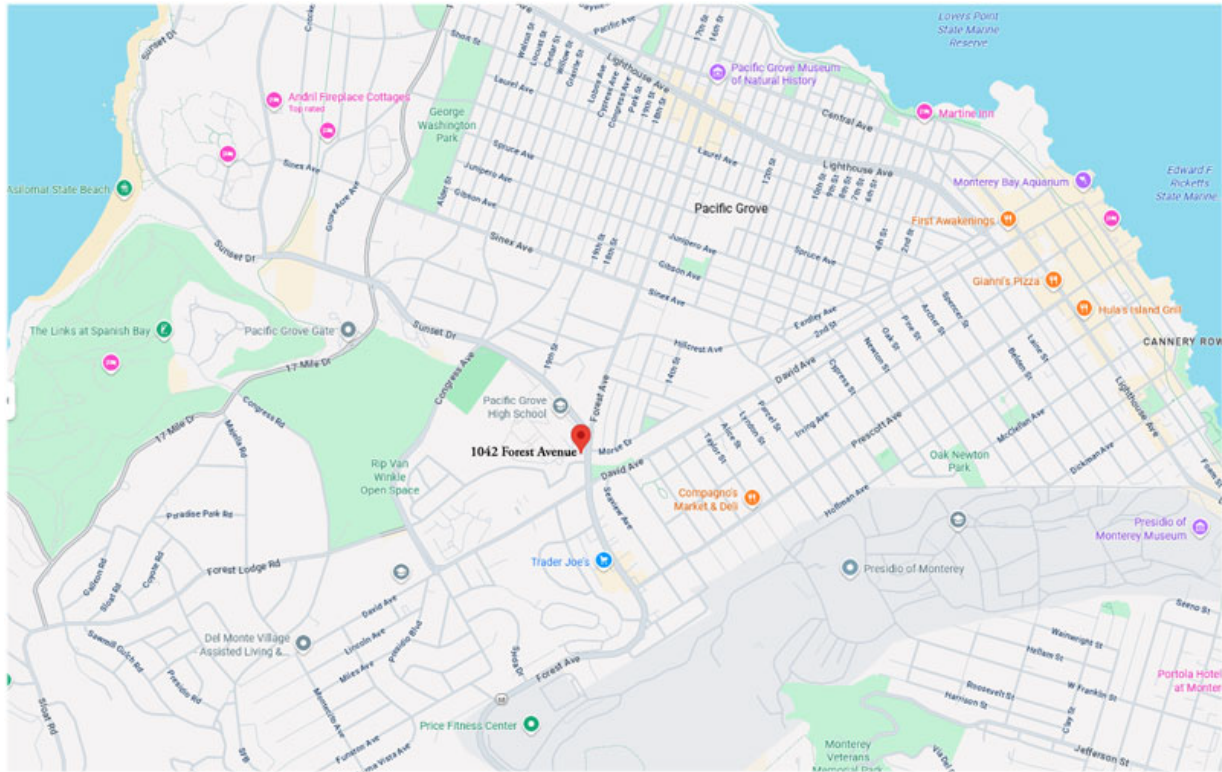


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Area Map



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