



## **951 Nash Road, Hollister, CA 95023**



**\$1,849,000**

**Six Units | Two Buildings**

**Fourplex has four 2-bedroom / 1.5 bathroom units**

**Duplex has two 2-bedroom / 1 bathroom units**

**4,968 sq.ft. Buildings | 18,452 sq.ft. Lot**

**Large enough for potential 8 additional units and two ADUs**

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.



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### COMPLEX NOTES:

- 951 Nash Road consists of six units in two buildings.
- The 18,452 sq. ft lot is large enough to potentially add eight additional units and two ADUs in the carport. Please contact the Hollister Community Development Department.
- All units have been remodeled with vinyl windows, Maple kitchen cabinets, stainless steel appliances, counters, bathrooms, and flooring.
- All rents will have been increased by September 2025.
- The duplex has two two-bedroom / one-bathroom units and is constructed above the carports. Each unit has a very large fenced, private backyard.
- The duplex unit square footage is 701 according to a CubiCasa scan.
- The duplex units each have a natural gas water heater.
- The fourplex has four two-bedroom / one-and-a-half bathroom units with fenced rear patios.
- The fourplex units average 801 square feet according to a CubiCasa scan.
- The average rent per unit is \$2,341.
- The complex exterior has recently been painted.
- The exteriors are stucco and wood siding.
- There are 5 tuck-under carport spaces plus additional off-street parking.
- ADUs can likely be constructed in the carport.
- The laundry room is currently not in use. This space can also be rented for storage.
- The complex is estimated at 4,968 square feet. The lot size is 18,452 square feet.
- The owner pays for the sewer, garbage, common area, PG&E, and water.

### HOLLISTER & SAN BENITO COUNTY FACTS:

- The 2025 estimated population of Hollister is 44,658.
- Hollister is expected to grow at 2.3% per year.
- PG&E is estimating that 4,163 homes will be constructed in Hollister between 2024 and 2031.
- The median Hollister home sales price, as of May 2025, is \$755,000.
- The average rent for a Hollister two-bedroom apartment is between \$2,200 to \$3,000
- The estimated population of San Benito County is 68,175 as of 2023.
- Hollister is a 16-mile drive to Gilroy, 50-mile drive to San Jose. 43 miles to Santa Cruz, and 28 miles to Salinas.
- Amazon has two large fulfillment centers in Hollister.
- Other large employers include Granite Rock, San Benito County, Earthbound Farms, Pacific Scientific, the construction industry, and many agricultural companies.

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Listing Price:	\$1,849,000	Building Sq. Ft:	4,968	Units:	6
Down Payment:	\$649,000	Lot Square Ft:	18,452	Price/Unit:	\$308,167
Loan Amount:	\$1,200,000	APN:		Age:	1963
Gross Rent Multiplier:	10.88	Market GRM:	10.42	Roof:	Pitched
Cap Rate:	5.84%	Market Cap:	6.27%	Price/Sq. Ft:	\$372

<b>Rent Roll:</b>	<b>Current Rents</b>		<b>Market:</b>		
Two Bed / One & Half Bath Townhouse	\$2,449		\$2,472		
Two Bed / One & Half Bath Townhouse	\$2,200		\$2,472		
Two Bed / One & Half Bath Townhouse	\$2,352		\$2,472		
Two Bed / One & Half Bath Townhouse	\$2,472		\$2,472		
Two Bed / One Bath Unit	\$2,238		\$2,447		
Two Bed / One Bath Unit	\$2,447		\$2,447		
<b>Monthly Scheduled Rents:</b>	<u>\$14,158</u>		<u>\$14,782</u>		
<b>Scheduled Gross Annual Income</b>	<u>\$169,896</u>		<u>\$177,384</u>		
<b>Less: Vacancy Factor</b>	3%	\$5,097		\$5,322	
<b>Additional Income: Laundry</b>				\$1,200	
<b>Additional Income: Storage</b>					
<b>Effective Gross Income:</b>		<u>\$164,799</u>		<u>\$173,262</u>	
<b>Less: Expenses</b>					
Property Taxes:	1.223%	\$22,613	13.72%	\$22,613	13.05%
Direct Charges:		\$157	0.10%	\$157	0.09%
Repairs & Maintenance	\$750.00	\$4,500	2.73%	\$4,500	2.60%
Property Management:	6%	\$9,888	6.00%	\$10,396	6.00%
Property Insurance:		\$4,000	2.43%	\$4,000	2.31%
Garbage:	\$357.00	\$4,284	2.60%	\$4,284	2.47%
Water & Sewer:	\$638.00	\$7,656	4.65%	\$7,656	4.42%
PG&E:	\$25.00	\$300	0.18%	\$300	0.17%
License Fee:		\$35	0.02%	\$35	0.02%
Reserves:	\$250.00	\$1,500	0.91%	\$1,500	0.87%
Landscaping:	\$160.00	<u>\$1,920</u>	1.17%	<u>\$1,920</u>	1.11%
<b>Total Expenses:</b>	<u>\$9,475.54</u>	<u>\$56,853</u>	34.50%	<u>\$57,361</u>	33.11%
<b>Net Operating Income:</b>		<u>\$107,946</u>		<u>\$115,901</u>	
<b>Annual Debt Service:</b>	5.65%	<u>\$83,957</u>		<u>\$83,957</u>	
<b>Before Tax Cash Flow:</b>		\$23,988	3.70%	\$31,944	4.92%

**Notes:**

1. Property taxes are based on the 2024/2025 property tax bill and reflect new Proposition 13 rate
2. Repairs and Maintenance is based on \$750 per unit per year.
3. Property Insurance is based on Sellers most recent insurance bill.
4. Building square footage is estimated.
5. Landlord pays water, garbage, sewer, and house PG&E. Tenants pay PG&E.
6. Water & Sewer, PG&E, & garbage is based on the most recent bills.
7. Current laundry income is projected.

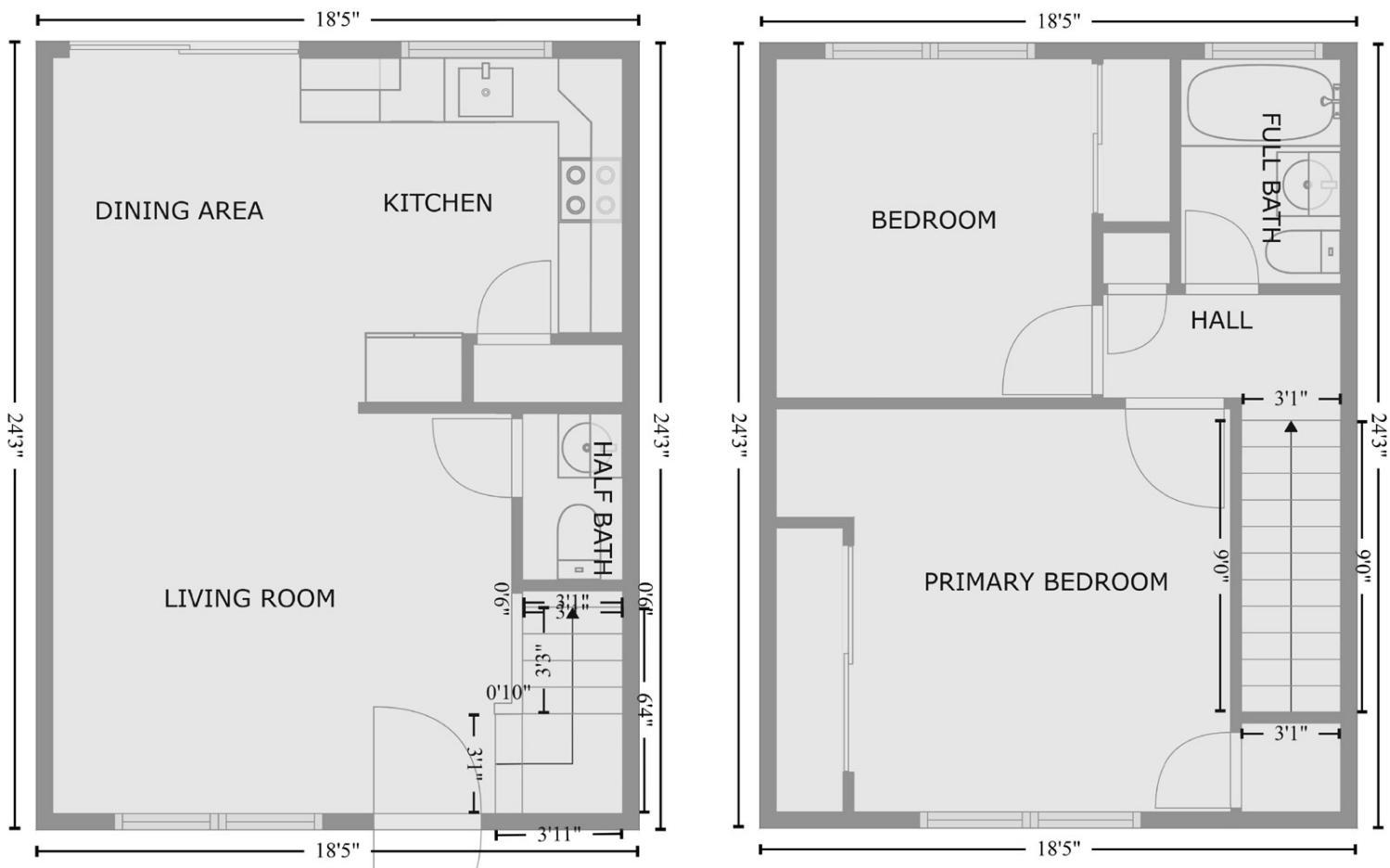
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Townhome Floorplan



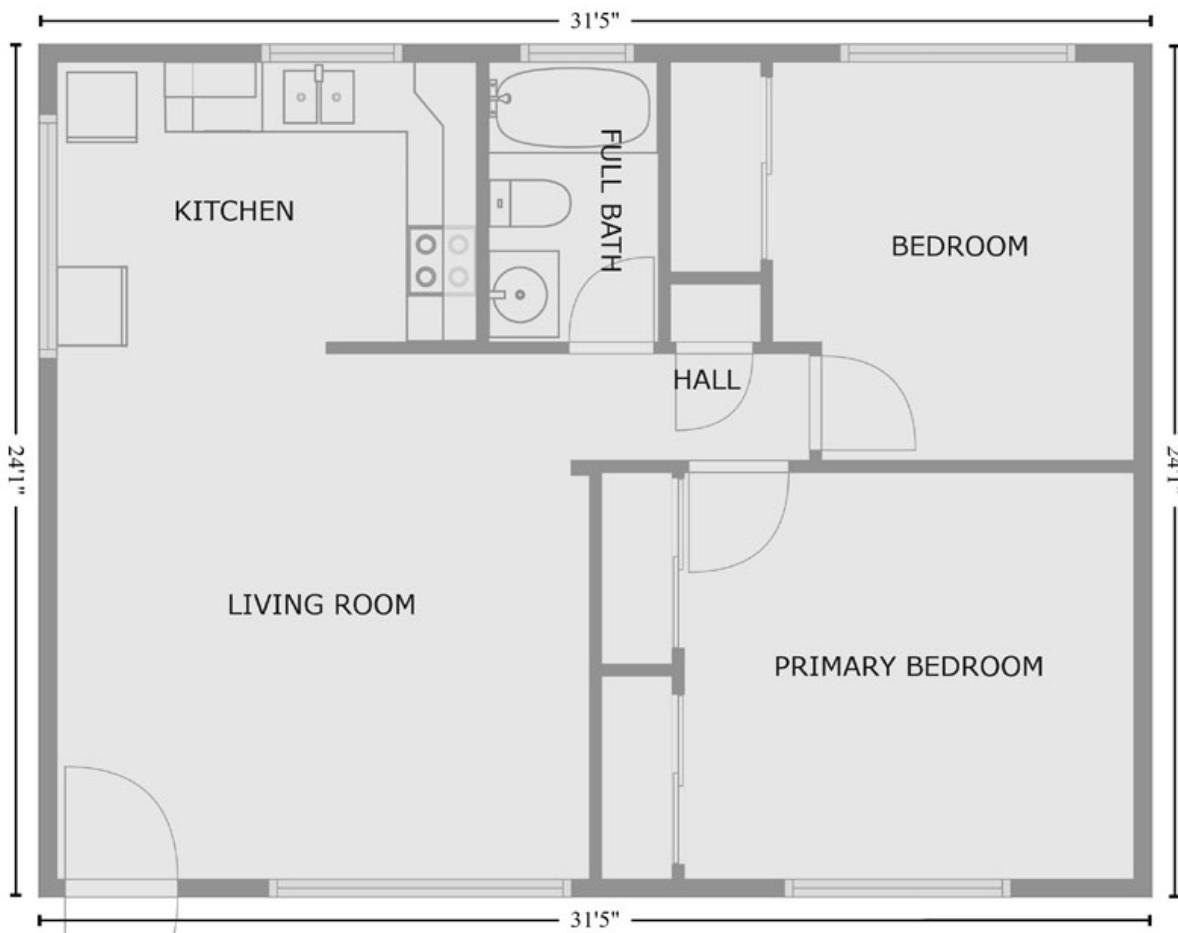
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Duplex Floorplan



CubiCasa estimates 756 sq.ft.  
for Duplex.

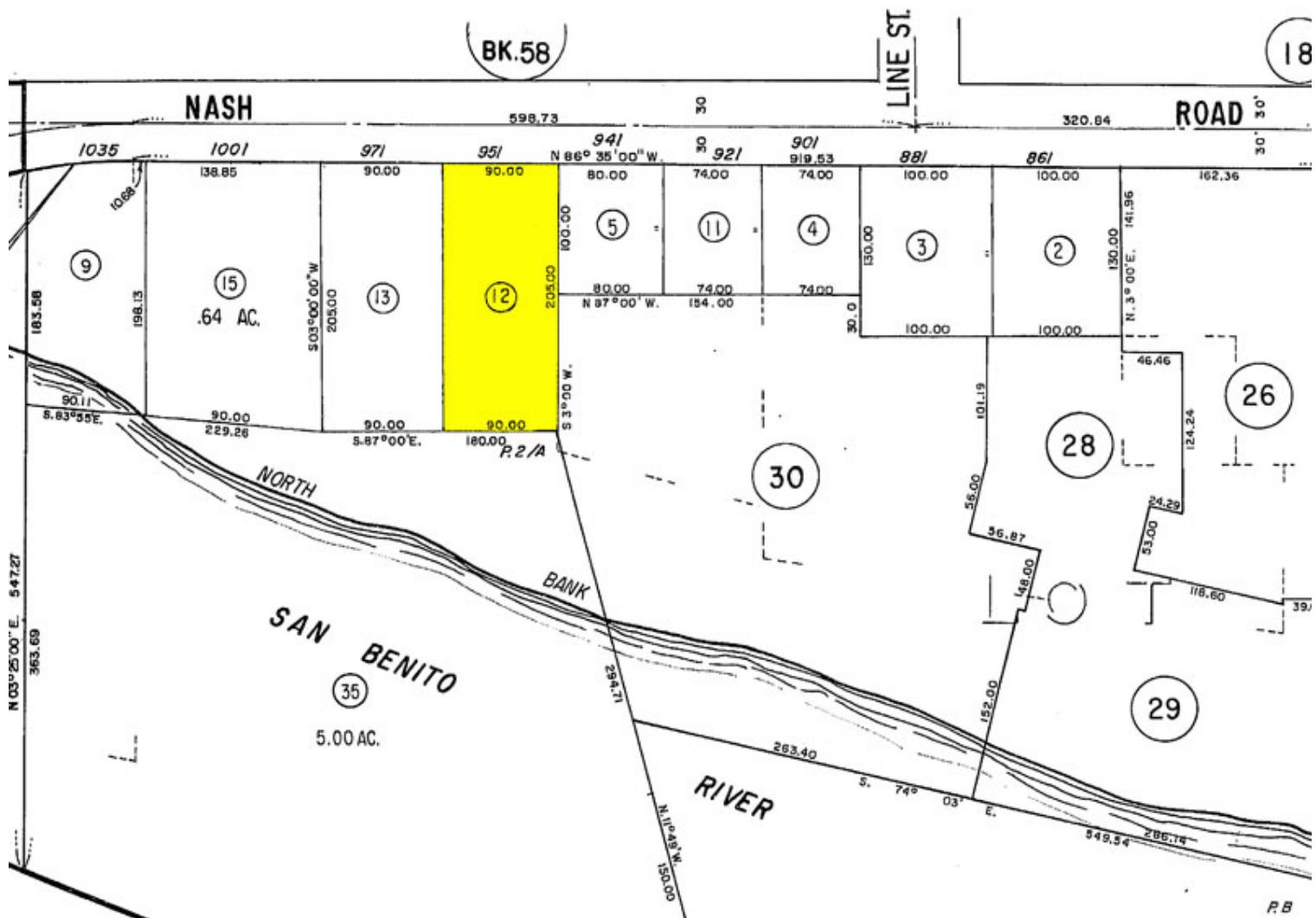
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### Parcel Map



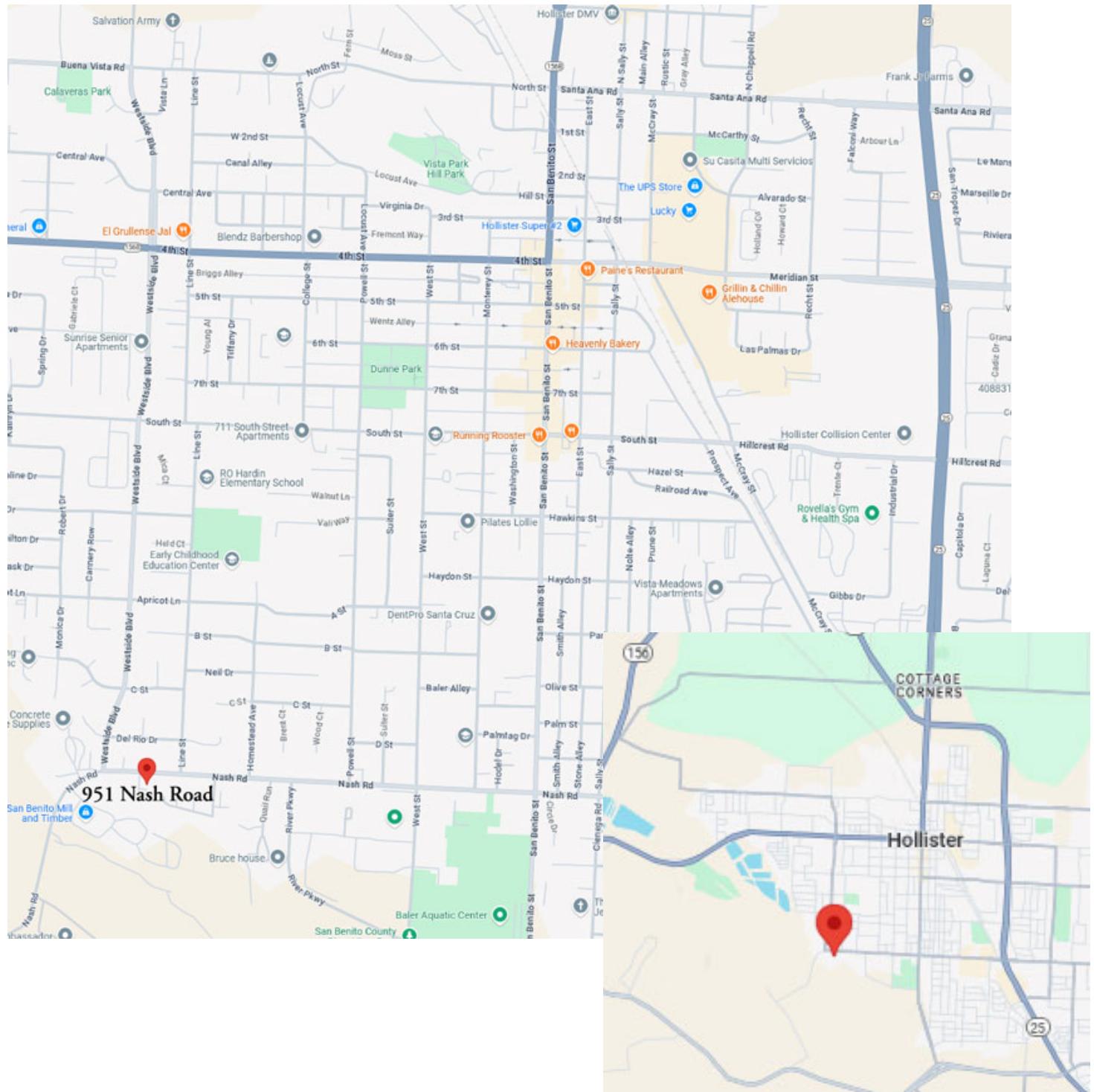
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### Area Map



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