

FOR SALE
FOUR WATSONVILLE RESIDENTIAL PROPERTIES
930 FREEDOM/ 423A JEFFERSON, 934 FREEDOM
\$1,450,000



- **STRONG RENTAL HISTORY/ LOW HISTORICAL VACANCY**
- **TIGHT RENTAL MARKET**
- **4-PLEX, TRI-PLEX PLUS OFFICE**

PROPERTY TO BE SHOWN BY LISTING BROKERS ONLY
For More Information, Contact Exclusive Brokers

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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

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ATTENTION:

This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, Hirsch and Associates has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Hirsch and Associates has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES: Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

PROPERTY DESCRIPTION

930 Freedom/ 423 A Jefferson

APN	018-011-13
Location	Freedom Blvd and Jefferson Frontage. Easy Access to Watsonville Business Corridor and Area Highways
Current Use	Three Residential Units and One Office
Zoning	CN- Neighborhood Commercial
Year Built	1973 +/-
Parcel Size	8,712 sq. ft. +/-
Improvement Size	930 Freedom: <ul style="list-style-type: none">- 1,800 sq. ft +/- ground floor office- 1,900 sq. ft. +/- 2bed, 1 bath second floor apartment 423 A Jefferson: <ul style="list-style-type: none">- 1,800 sq. ft. +/- of garages (3 garages)- 900 sq. ft. +/- 1 bed, 1 bath second floor apartment- 900 sq. ft. +/- 1 bed, 1 bath second floor apartment
Improvement Description	Three residential Units, One Office, Three Garages
Parking	One Garage for each Residential Unit, Two spaces for Office. There is Also Additional Street Parking.
Rental Agreements	The Office is Owner Occupied and will be Delivered Vacant. The Residential Units are Month to Month
Roof	Tile
HVAC	In Office Only
Sprinkler System	No
Current Monthly Rents	Office: Owner Occupied 2-Bedroom Unit: \$1,500 per month 1-Bedroom Unit: \$1,000 per month 1-Bedroom Unit: \$1,000 per month
Utilities	PG&E Paid by Tenant, Water paid by Owner



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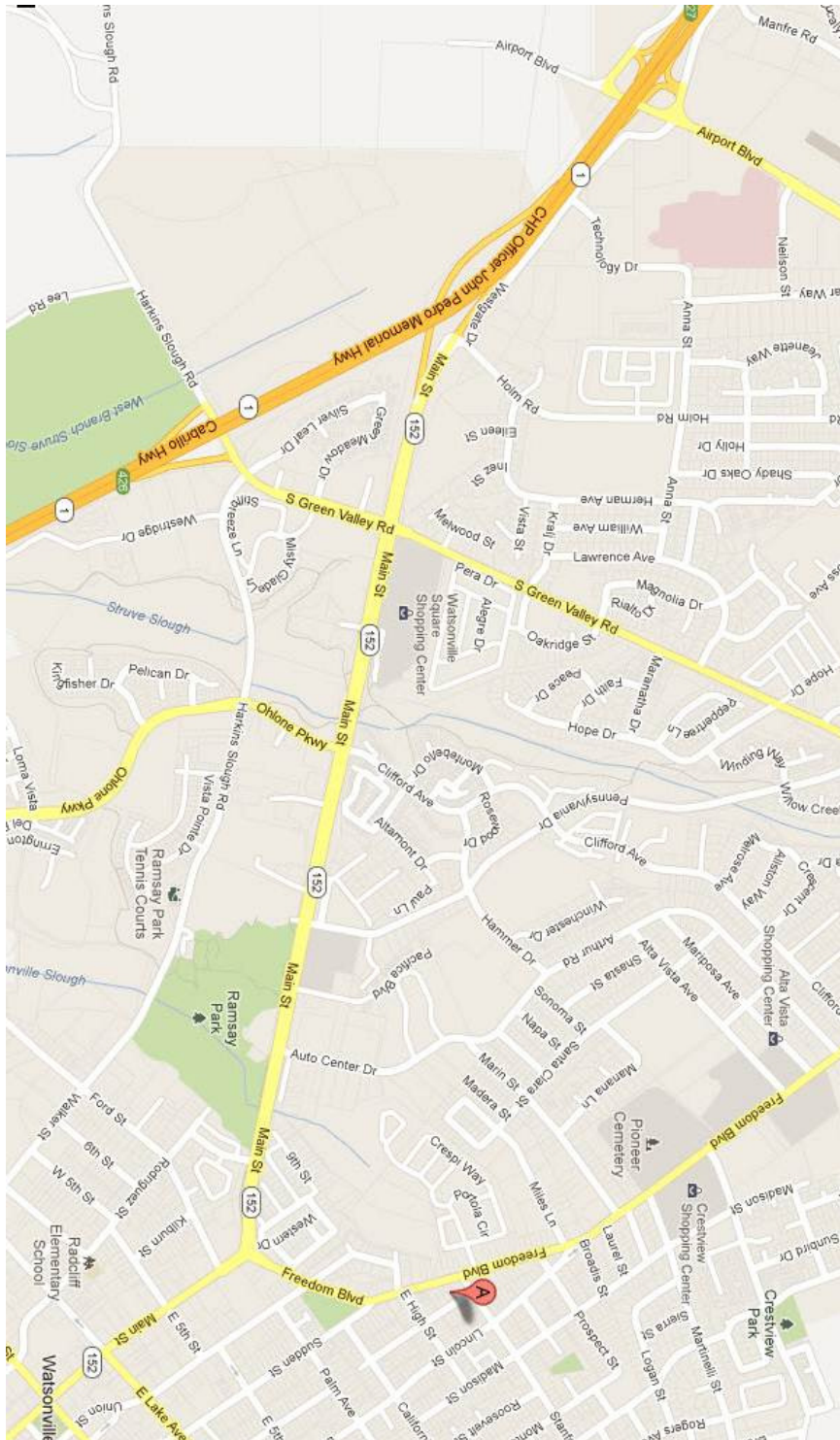
934 Freedom

APN	018-011-14
Location	Freedom Blvd and Jefferson Frontage. Easy Access to Watsonville Business Corridor and Area Highways
Current Use	Four Residential Units
Zoning	CN- Neighborhood Commercial
Year Built	2007 +/-
Parcel Size	7,405 sq. ft. +/-
Improvement Size	Approximately 3,142 sq. ft. of Living Space, 196 sq. ft. of Stairs, 538 sq. ft. of Walkways, 485 Sq. Ft. of Patio, and 128 sq. ft. of Storage
Improvement Description	Two-Story 4-Plex
Parking	Four Carport Spaces and Six Uncovered, Off-Street Spaces. Street Parking is also Available.
Rental Agreements	Month to Month
Roof	Composition
HVAC	No
Sprinkler System	Yes
Current Monthly Rents	2-Bedroom Unit: \$1,400 Per Month 2-Bedroom Unit: \$1,300 Per Month 2-Bedroom Unit: \$1,300 Per Month 2-Bedroom Unit: \$1,300 Per Month
Utilities	Paid by Tenant
Other	Clean Units with Granite Counters, Stainless Sinks, Washer and Dryer Hook-Ups and Storage.



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Location of 930 Freedom/ 423 A Jefferson and 934 Freedom



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