

F O R S A L E

Silverstone
Commercial

4460 Cotton Ct.
Stockton, CA 95207
APN: 104-260-070-000
FOR SALE

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KEY DETAILS

- Building: 9,508 sf
- Lot Size: 15,314 sf
- Apartments: 11
- 2 bedroom / 1 bath: (9)
- 1 bedroom / 1 bath: (2)
- Laundry Room Facility on site



David Silberstein
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408-781-4954
BRE#001880860

www.silverstonecommercial.com

BRE#02085393

This information contained herein has been obtained from sources we deem reliable
We cannot, however, assume responsibility for it's accuracy.

4460 Cotton Ct. Stockton, CA 95207

Price: \$1,775,000

Cap Rate "Actual": 5% | Proforma: 6.17%

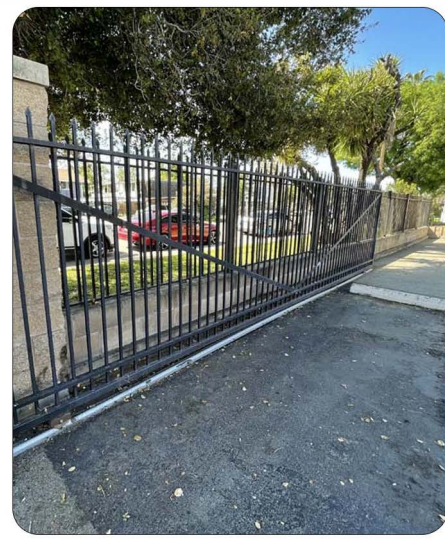
GRM "Actual": 10.1 | Proforma: 9.0

Price Per Door: \$161,363.64

Call/Email for CA to receive full financials.

Great 11-unit Multi-Family Investment Opportunity. This 11-unit apartment building is positioned on a cul-de-sac within the 95207-zip code. Well maintained with onsite parking and laundry room facility for additional income. Close to shopping Nice mix of units, including (2) one-bedroom / one-bath units and (9) two-bedroom / one-bath units. Lots of upgrades have been recently done including painting and hvac replacements on some units. Parking: The property includes designated spaces for each unit.

Contact agent for more details regarding the property.



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Confidentiality and Representation Agreement
4460 Cotton Ct. Stockton, CA 95207
APN 104-260-070-000

Silverstone Commercial ("Agent") is acting as exclusive agent on behalf of Owner in connection with the sale of Owner's interest in the building and real property known as 4460 Cotton Ct. Stockton, CA 95207 and also identified as APN 104-260-070-000 ("The Property").

This Confidentiality Agreement (the "Agreement") is executed by Potential Purchaser and/or Potential Purchaser's Representative, to be effective as of signature dated. This agreement hereby informs Owner and Agent that the Representative is authorized to act on behalf of the Potential Purchaser, that Potential Purchaser is interested in the possible purchase of the property and has the financial capabilities to undertake such a transaction.

In connection with Potential Purchaser's possible purchase, (the "Transaction") Owner intends to make available certain information to Potential Purchaser and Potential Purchaser's Representative.

As a condition to the receipt of such information, "You" (Potential Purchaser and/or Representative) agree to treat confidentially any information concerning the Property that is furnished to you by or on behalf of Owner, whether furnished before or after the date of this letter, together with analyses, compilations, studies or other documents prepared by you or by any of your directors, officers, attorneys, accountants, banks or other financial institutions, advisors, agents or representatives (collectively "Representatives") to the extent that such analyses, compilations, studies or documents contain or otherwise reflect or are generated from such information (collectively the "Material").

The term "Material" does not include information which (i) was or becomes generally available to the public other than as a result of a disclosure not permitted hereunder, (ii) was or becomes available to you on a non-confidential basis from a source other than Owner provided that any such source is not, to your knowledge, bound by a confidentiality agreement with or otherwise prohibited from transmitting the information to you by contractual, legal or fiduciary obligations, or (iii) was within your possession prior to its being furnished to you by or on behalf of Owner, provided that any source of such information was not known by you to be bound by a confidentiality agreement with Owner.

You hereby agree that the Material will be used solely for the purpose of evaluating a possible Transaction and that the Material will be kept confidential by you and your Representatives; provided, however, any of the Material may be disclosed to your Representatives who need to know the information contained therein for the purpose described above. In any event, you shall be responsible for any breach of this agreement by any of your Representatives.

If you are requested in any judicial or administrative proceeding or by any governmental or regulatory authority to disclose Material, you will give Owner prompt notice of such request so that Owner may seek an appropriate protective order, and you agree to reasonably cooperate with Owner in obtaining such an order. If, in the absence of a protective order, you are nonetheless compelled to disclose Material, you may make such disclosure without liability hereunder, provided that you give Owner written notice of the information to be disclosed as far in advance of its disclosure as is practicable and, upon Owner's request and at its expense, use commercially reasonable efforts to obtain reasonable assurances that confidential treatment will be accorded to such information.

You agree that unless or until a definitive agreement between you and Owner with respect to the Transaction has been executed and delivered, neither Owner nor any of its partners, officers or affiliates will be under any legal obligation of any kind whatsoever with respect thereof (and then only to the extent set forth in such document) by virtue of any other written or oral expression by any of Owner's partners, employees, counsel, financial advisors or other representatives, except for the matters specifically agreed to in this letter. The understandings set forth in this paragraph may only be modified or waived by a separate writing executed by Owner and you expressly so modifying or waiving such agreement. Without limiting the generality of the foregoing, you further agree that Owner reserves the right in its sole and absolute discretion to withdraw the Property from the market, change the offering price, reject any and all offers and/or proposals made by you, and to terminate discussions and negotiations with you at any time and for any reason.

You acknowledge that neither Owner nor any of its partners, affiliates, officers, directors, advisors, agents or other representatives makes any express or implied representation or warranty as to the accuracy or completeness of the Material, except as and to the extent included in any representations and warranties made by Owner in any binding written agreement executed by Owner and you with respect to the Transaction. Buyer is encouraged to check with city, county, state, and federal agencies regarding zoning ordinances, rent stabilization, and building codes as regulations do change from time to time including but not limited to rent control, parking requirements, and ADA ordinances.

If you or Owner terminate discussions or if a binding written agreement is entered into but the Transaction is not consummated, you agree promptly, following Owner's request, to deliver to Owner the Material, or if Owner shall direct, destroy the Material, and in either case without retaining any copies thereof; provided, however, with respect to the portion of the Material which consists of analyses, compilations, forecasts, studies or other documents prepared by you or your Representatives, you or your Representatives may elect to destroy such documents rather than deliver them to Owner. In no event shall any such incurrence terminate your obligations hereunder, which shall continue in effect indefinitely.

The letter shall be governed by and construed in accordance with the laws of the State of California without regard to its principles or conflicts of laws.

You and we agree that money damages would not be a sufficient remedy for breach of any provision of this agreement by the other and that, in addition to all other remedies that any party hereto may have, each party shall be entitled to injunctive or other equitable relief as a remedy for any such breach.

The prevailing party in any action brought to enforce the provisions of this letter or to collect damages for the breach of any such provisions shall be entitled to recover all reasonable costs incurred in connection therewith including legal fees.

Facsimile signatures are as binding as original signatures.

Silverstone Commercial is the exclusive listing agent for this offering. Offering Memoranda are provided to those parties who have returned this registration. Call agent for procuring listing fees. Your Representative is designated in the signature block below and will be solely compensated by the Potential Purchaser, without any participation from Ownership or Silverstone Commercial

THE UNDERSIGNED HEREBY ACKNOWLEDGES AND AGREES TO THE FOREGOING "Potential Purchaser" Potential Purchaser's Representative/Broker if applicable. If left blank potential purchaser appoints Silverstone Commercial as their representative and consents to said dual agency.

PRINCIPAL: _____
By: _____
Name: _____
E-mail: _____
Phone: _____
Date: _____

AGENT: _____
By: _____
Name: _____
Title: _____
Title: _____
Phone: _____
E-mail: _____
Date: _____

Please return to Listing Agents or to David Silberstein at Silverstone Commercial
David@Silverstonecommercial.com.

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