



FOR SALE — RESIDENTIAL TRIPLEX

2,538 +/- Sq. Ft. | \$875,000

1600, 1604, 1610 SEBASTOPOL RD, SANTA ROSA

Northern California's Premier Commercial Real Estate Firm



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The above information, while not guaranteed, has been secured from sources we believe to be reliable. This is not an offer to sell or lease and is subject to change or withdrawal. Any interested party should verify the status of the property and the information herein.



FOR SALE SUMMARY

PRICING

Asking Price:	\$ 875,000
Unit Price:	\$ 291,666
Contractual Annual Gross Income:	\$ 57,600
Estimated NOI:	\$ 35,377
Cap Rate:	4 %

SITE / BUILDING

Approximate Building Sq. Ft.:	2,538 +/-
Zoning:	R-1-6
APN:	125-131-035
Lot:	.276 +/- Acres
Parking:	4 Covered / 8 Uncovered
Utilities:	All Separately Metered



1600, 1604, 1610 SEBASTOPOL RD:

Welcome to Sebastopol Rd. This tri-plex is conveniently located off Sebastopol Road, tucked back from the street giving the property a quiet and private feel. The property offers 3 units, each consisting of 2 beds, 1 bath. Each unit has separate water, power, and gas utility meters, private backyards, laundry hookups, shared courtyard space, and AMPLE parking. All the units are occupied providing steady rental income.



FINANCIAL ANALYSIS

Income

Potential Rental Income	\$57,600
<u>Potential 3% Vacancy</u>	<u>-\$1,728</u>
Gross Operating Income	\$55,872

Operating Expenses

Real Estate Taxes at 1.2%	\$10,500
Property Insurance	\$1,080
Fire Water Line (City of SR)	\$780
Garbage	\$635
Landscape	\$2,400
Repairs and Maintenance	\$1,500
<u>Reserves for Improvements</u>	<u>\$3,600</u>
TOTAL EXPENSES:	\$20,495

Metrics

NOI:	\$35,377
Cap Rate:	4.0 %
GRM	15.19
Unit Price:	\$ 291,666

Current Rent Roll as of 8/28/2021

Unit	Lease Stat Date	Lease End Date	Bed / Bath	Rent
1600	9/1/2006	Month-to-Month	2 Bed / 1 Bath	\$1,600
1604	4/1/2018	Month-to-Month	2 Bed / 1 Bath	\$1,600
1610	5/5/2017	Month-to-Month	2 Bed / 1 Bath	\$1,600



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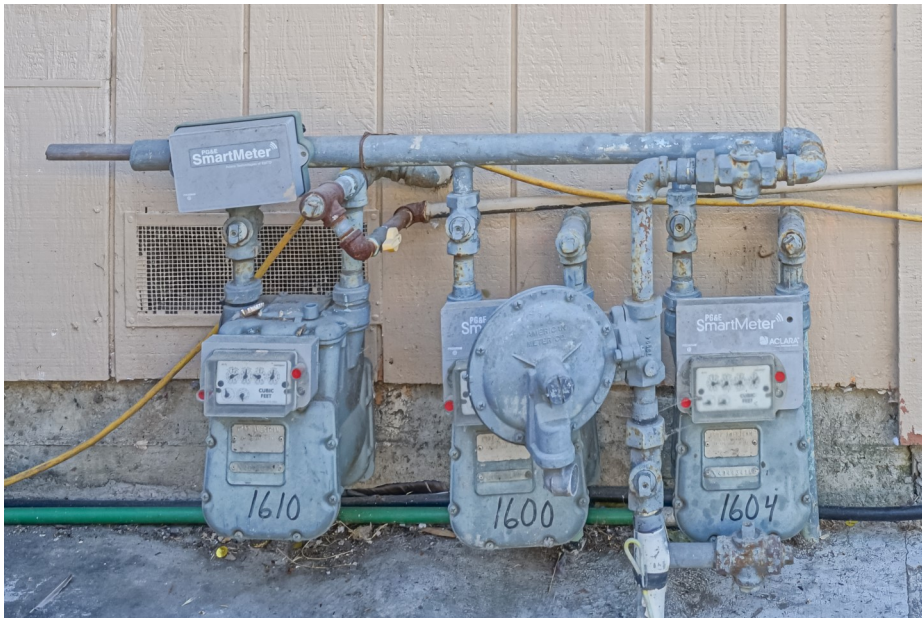
FLOOR PLAN



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PHOTOS



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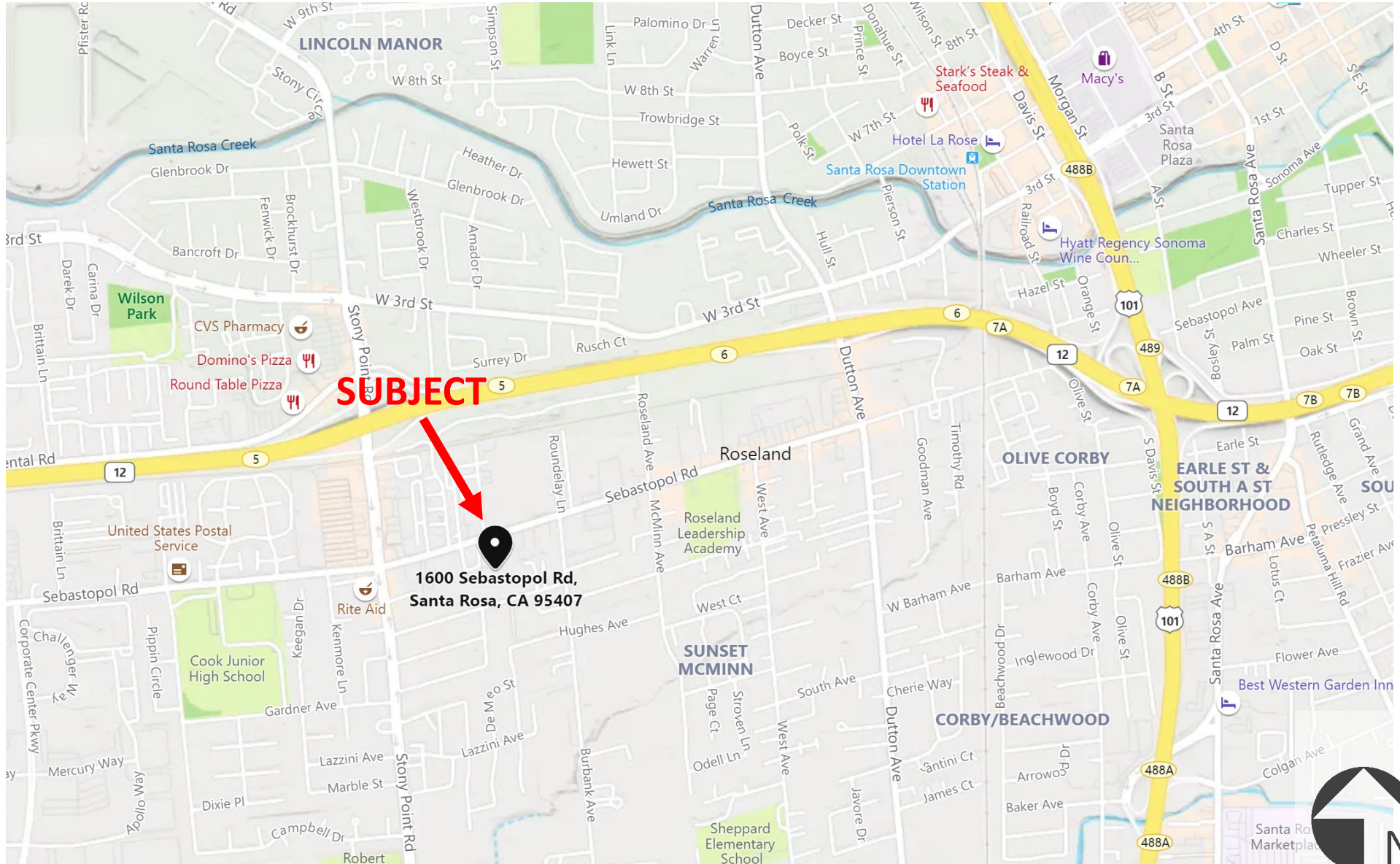
AERIAL MAP



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NEIGHBORHOOD MAP



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BROKER TEAM



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