



FOR SALE – MULTI-FAMILY

807 COLLEGE AVE, SANTA ROSA
VINTAGE VICTORIAN FOR \$1,050,000

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.



PROPERTY SUMMARY

807 COLLEGE AVE,
SANTA ROSA, CA 95404

Price \$1,050,000

Price per Unit \$210,000

Price per Sq. Ft \$388.89 per Sq. Ft.

Cap Rate 5.6%

Monthly Gross Income \$7,700

Estimated Annual Expenses \$30,467

Estimated Annual NOI \$59,161

Unit Mix (3) 1Bed 1Bath
(2) Studio Units



807 COLLEGE AVE. SANTA ROSA, CA 95404

This vintage Victorian style, 5-unit, multifamily property is in the desirable JC Neighborhood. The asset was extensively renovated in 2014 and 2016 with a new roof, updated units, upgraded electrical, coin operated laundry, on demand hot water heaters, and an additional permitted detached 5th unit. The asset is a great investment with an estimated gross income close to \$90,000 with a projected cap rate of 5.6%.



PROPERTY IMPROVEMENTS



New roof with accessible hatch access



Updated electrical panel



Updated interior units



On demand hot water heaters



Coin operated laundry



New permitted 5th unit

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PHOTOS



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SITE LOCATION



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LISTING TEAM



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