

## 6-Unit Multi Family Dwelling

**1356 Monte Vista Avenue @ Hunt Avenue  
St. Helena, CA**



2-story building with vineyard views, Five – 2 bd/1ba and One -2bd/1.5ba units

Building size: 5,282 sq. ft.

Lot size: 12,599 sq. ft.

Year built: 1972

APN #: 009-061-019-000

Parking: garage – 451 sq. ft. plus covered carports

Heating: gas wall furnaces



**RICK DURAZZO**  
1717 Powell Street, Suite 210  
San Francisco, CA 94133  
415.986.6312  
[rdurazzo@nbproperties.com](mailto:rdurazzo@nbproperties.com)  
[www.northbeachprop.com](http://www.northbeachprop.com)

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**Income: \$92,400 – Projected Income: \$132,300**

| Unit         | Bd/Ba     | Approx<br>Sq. Ft. | Rent           | Market<br>Rent  |
|--------------|-----------|-------------------|----------------|-----------------|
| 1            | 2bd/1.5ba | 1,250             | \$1,600        | \$2,025         |
| 2            | 2bd/1ba   | 810               | \$1,300        | \$1,800         |
| 3            | 2bd/1ba   | 810               | \$1,200        | \$1,800         |
| 4            | 2bd/1ba   | 810               | \$1,100        | \$1,800         |
| 5            | 2bd/1ba   | 810               | \$1,250        | \$1,800         |
| 6            | 2bd/1ba   | 810               | \$1,250        | \$1,800         |
| <b>Total</b> |           |                   | <b>\$7,700</b> | <b>\$11,025</b> |

*Unit 1 includes private deck & garage. Units individually metered for electric & gas.  
Three of the six units have been recently upgraded.*

### **Annual Expenses: \$8,400**

Taxes: (1.1% of sales price)

Insurance: \$2,672

PG&E & Water: \$2,929

Garbage: \$1,959

Landscape: \$840



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