

4-Unit Apartment Building

**7101 Avenida Cala @ Southwest Boulevard
Rohnert Park, CA**

Asking Price: \$1,250,000



2-story building,
4 – 2bd/2ba units w/on
site laundry

Building size: N/A

Lot size: 10,800 sq. ft.

Zoning: CITYRP

APN: 143-433-002

Construction: wood



Recent Updates: innards of all toilets updated 11/2017, new roof 2011 – shingle siding replaced 2010 – driveway repaved 2016

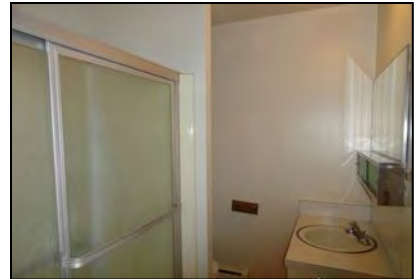
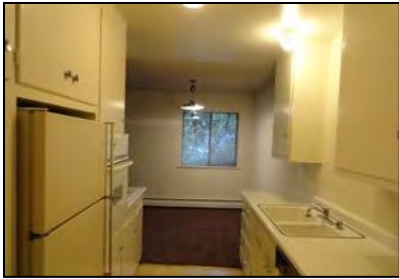
- *Unit 1 – new dishwasher 2012, new cooktop – 2016*
- *Unit 2 – replaced oven and cooktop 2003*
- *Unit 3 – new refrigerator 2016, new dishwasher 2011 and oven replaced 2009*
- *Unit 4 – stove hood replaced 2002*



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Income: \$54,324
Projected Income: \$94,104

Expenses w/o Taxes: \$11,074

Unit	Unit Type	Lease type	Rent	Market Rent
1	2bd/2ba	MTM	\$1,500	\$1,950
2	2bd/2ba	MTM	\$995	\$1,950
3	2bd/2ba	MTM	\$995	\$1,950
4	2bd/2ba	MTM	\$995	\$1,950
laundry			\$42	\$42
Total			\$4,527	\$7,842

Property tax 1.12% of sales price

Insurance:	\$2,305
Water/Sewer:	\$2,954
PG&E:	\$2,859
Garbage:	\$748
Landscape:	\$575
Repairs & Maintenance:	\$1,177
Fire Equipment Maintenance:	\$230
License:	\$226

Market Cap Rate 5.56% – Seller may carry financing, terms negotiable



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