



Property Highlights

- 12 Senior Residential Units, age 62+, low and moderate income. Each featuring a full kitchen, one bedroom, one bathroom, and private patio area.
- Located in the popular Old Town Abajo neighborhood. One block from downtown restaurants and shopping.
- Custom architect designed and engineered building. Napa Civic Award for architectural neighborhood design integration meeting community housing needs..
- Stable income history with a very low tenant turnover. Near 100% occupancy every year since 1986.
- Month-to-Month leases: Flexibility for rent adjustments and longer term leases.
- Autonomy in management decisions: No HUD Oversight.
- Adequate Parking: 6 onsite spaces.
- Well-Maintained property with several recent improvements.
- Financials and property inspection reports are available.

Offering Summary

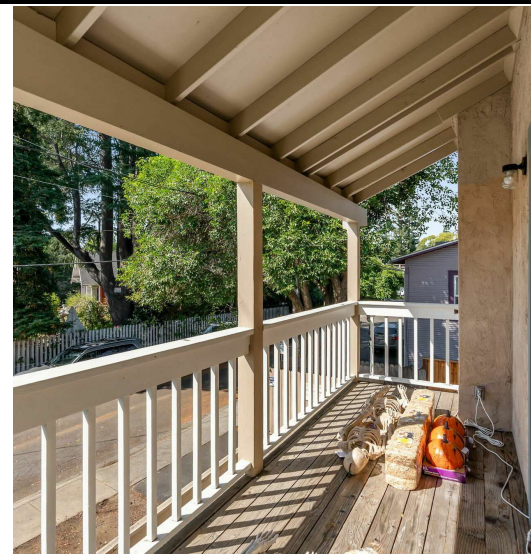
Sale Price:	\$4,150,000
Number of Units:	12
Lot Size:	±8,918 SF
Building Size:	±5,370 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	636	1,580	6,406
Total Population	1,534	3,873	17,441
Average HH Income	\$93,659	\$105,151	\$123,956

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