

THE BURTON GROUP
PRESENTS:

HISTORIC TUTTLE MANSION
INCOME PROPERTY

144 REAMER ST

OFFERED AT: \$1,750,000

DRE #00451383
530-305-0528

exp[®]
REALTY

PRIME DOWNTOWN AUBURN INVESTMENT



Historic 1870 Property with Long-Term Salon Tenant & Fully Leased Apartments

Circa 1870, this charming property is ideally situated in the heart of Downtown Auburn—just minutes from an array of dining, shopping, and local activities. Featuring a long-term, 32-year upscale salon tenant (Visions Salon & Spa) and four fully renovated apartments with 100% occupancy, this investment offers both stability and historic character. With a 6.1% CAP rate, it's a rare opportunity to add a highly profitable and well-maintained property to your portfolio!

PROPERTY OVERVIEW



VISIONS SALON (32 YR ANCHOR TENANT)

- 3,400 SQ. FT. APPROXAMITELY
- 1ST FLOOR/SPLIT LEVEL
- 3 MAIN ROOMS- 15+ STATIONS
- 2 BATHROOMS
- 3 PRIVATE ESTHETICIAN ROOMS
- 1 PRIVATE OFFICE
- RECEPTION AREA
- KITCHEN/LUNCHROOM



4 APARTMENTS (100% OCCUPANCY)

- APARTMENT #110- 385 SQ. FT. APPROX- STUDIO
- APARTMENT #112- 880 SQ. FT. APPROX- 1 BED, 1 BATH
- APARTMENT #210- 1,000 SQ. FT. APPROX- 1 BED, 1 BATH
- APARTMENT #212- 700 SQ. FT. APPROX- 1 BED, 1 BATH



TOTAL SQ. FT

- 6,465 SQ. FT

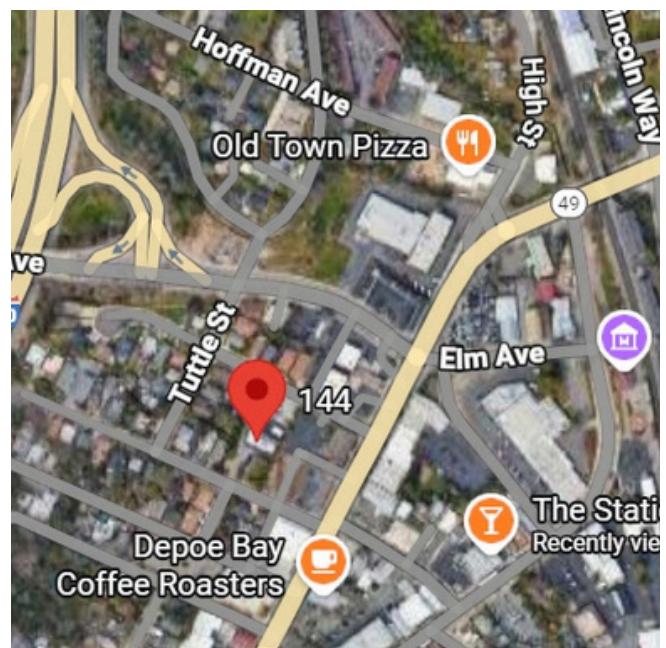
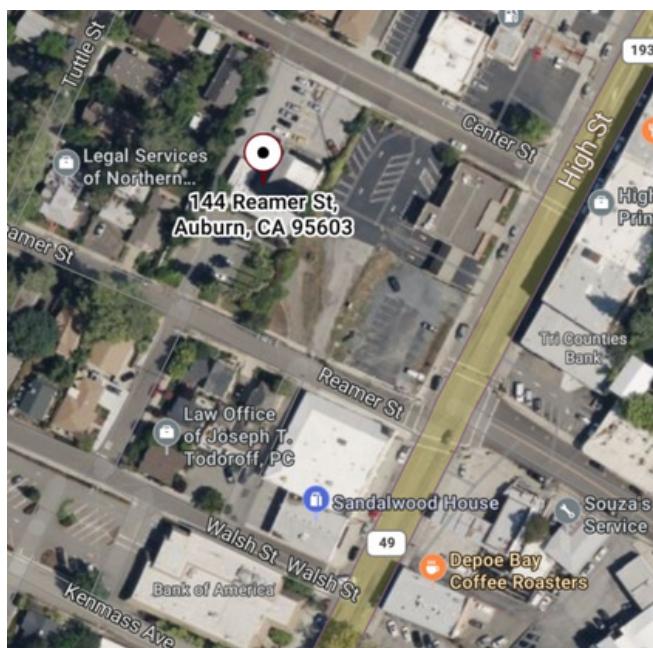
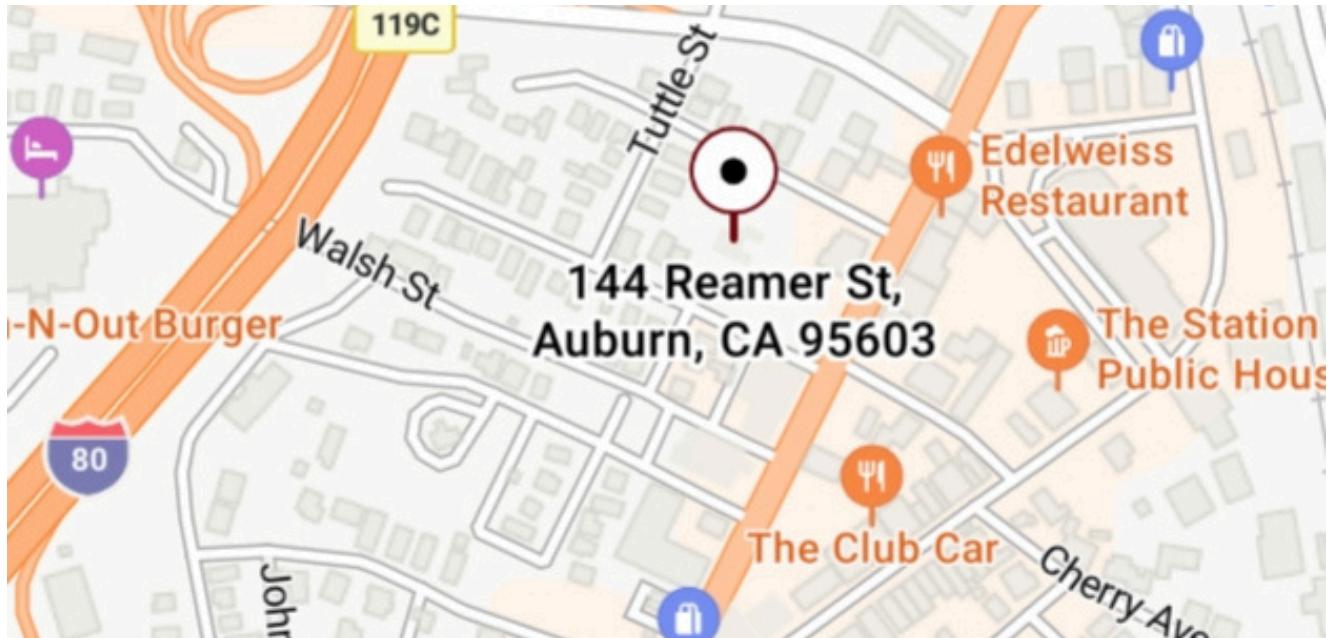
PARKING

- 32 GENERAL-USE SPACES

IDEAL LOCATION IN THE

HEART OF DOWNTOWN AUBURN, CA

JUST MINUTES FROM ALL TYPES OF DINING, SHOPPING,
AND LOCAL ACTIVITIES!



FINANCIAL SUMMARY



Apartment Rents:

\$2040 + \$1450 + \$3200 + \$1950	\$8,640/mo.
Visions Salon Rent:	\$4,868/mo.
Monthly Gross Income:	\$13,508/mo.
Annual Gross Income:	\$152,096

Annual Expenses (2025)

Landscape	\$2,131
Management	\$5,341
Water	\$3,980
Pest Control	\$900
Garbage	\$475
Janitorial	\$150
Insurance	\$9,500
Repairs/Improvements	\$1,751
Taxes on 1,750,000	\$21,875
Total Expenses:	\$46,103

Annual Operating Income:	\$105,993
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Market Calculations:

GRM: 11.5 Cap Rate: 6.1

List price: \$1,750,000



LISTED BY THE BURTON GROUP

BOB BURTON



OPHELIA IGNOFFO

With over 30 years of experience in the Auburn real estate market, Bob & his team bring unmatched local knowledge, dedication, and expertise to every transaction. As trusted professionals and long-time community members, they take pride in helping clients navigate buying and selling with confidence. Known for his personalized approach and commitment to excellence, Bob has built lasting relationships and a strong reputation as one of Auburn's most respected Realtors.

BOB BURTON

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