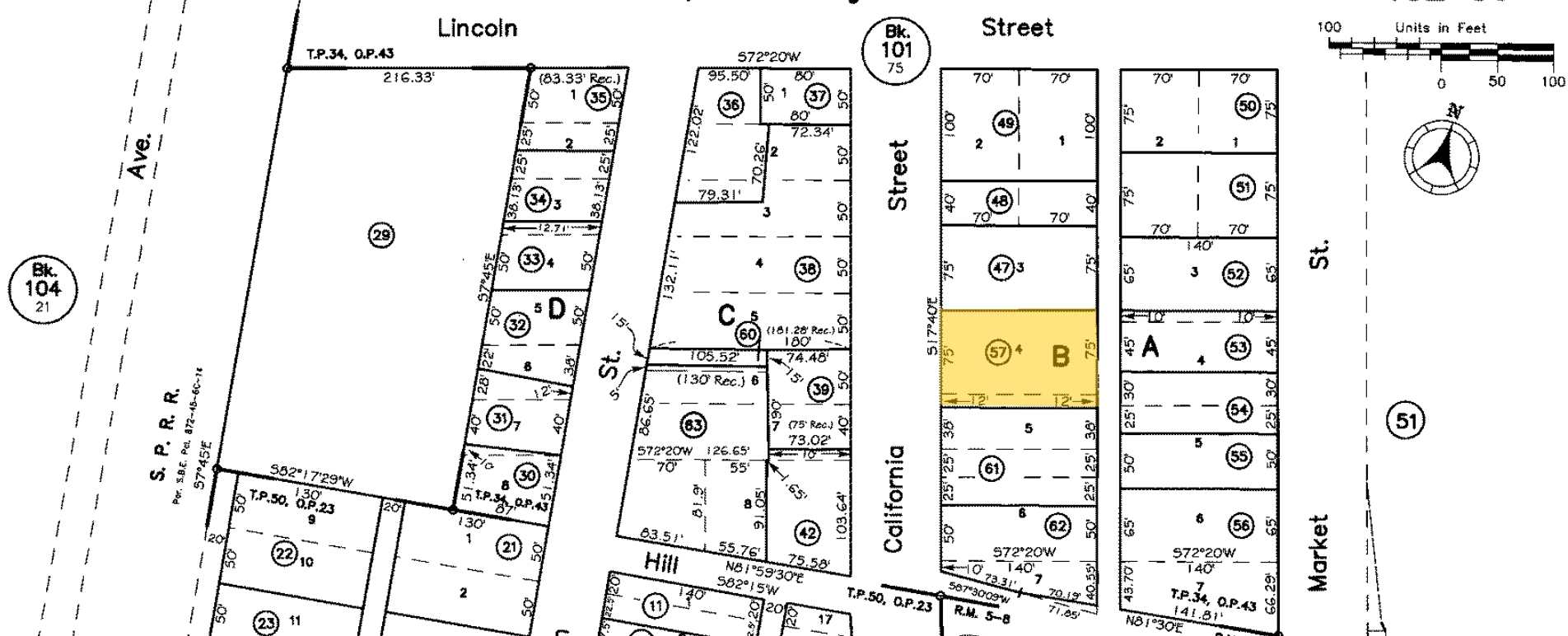




**2139-2159 CALIFORNIA STREET, REDDING, CA**

**AVAILABLE FOR SALE**



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# EXECUTIVE SUMMARY

**\$ 1,483,966**

ASKING PRICE

**6%**

CAP RATE

**12**

TOTAL # OF  
UNITS

**±400 SF**

AVG UNIT SIZE

**12**

# OF CURRENT  
TENANTS

**100%**

OCCUPANCY



# INVESTMENT HIGHLIGHTS

4



## LONG TERM TENANTS

The property rarely has vacancy and most tenants are long term tenants. The proximity of the property to the nearby Mercy Medical Center is a major factor as nurses, doctors and staff are all attracted to the property's location and features.



## MULTI-TENANT PROPERTY

Offering twelve (12) small units for lease with staggered lease expirations, the property provides insulation from large blocks of vacancy for an investor.



## WELL MAINTAINED ASSET

This well-maintained asset demonstrates consistent professional management and proactive upkeep, minimizing capital expenditure risk while preserving long-term value.



Each unit includes a range, dishwasher, microwave, disposal, and refrigerator. Property features onsite coin-operated laundry, one dedicated off-street parking space per unit, recently upgraded mini-split heating and cooling systems, bathtubs, LVP flooring, and is pet-friendly. Modern upgrades and convenient amenities create a comfortable living experience that tenants appreciate.

## BUILDING DETAILS

Total Building Size: 5,100 SF

Site Size: 0.28 AC (12,197 SF)

Submarket: Redding/Chico

Year Built/Renovated: 1939 / 2019

APN: 102-560-057

Zoning: RM-9

# of Buildings: Six (6)

# of Units: Twelve (12)

# of Studios's: Eight (8)

# of 1 Bed/1 Bath's: Four (4)

## SERVICE PROVIDERS

Electricity: City of Redding Utilities (Tenant Paid)

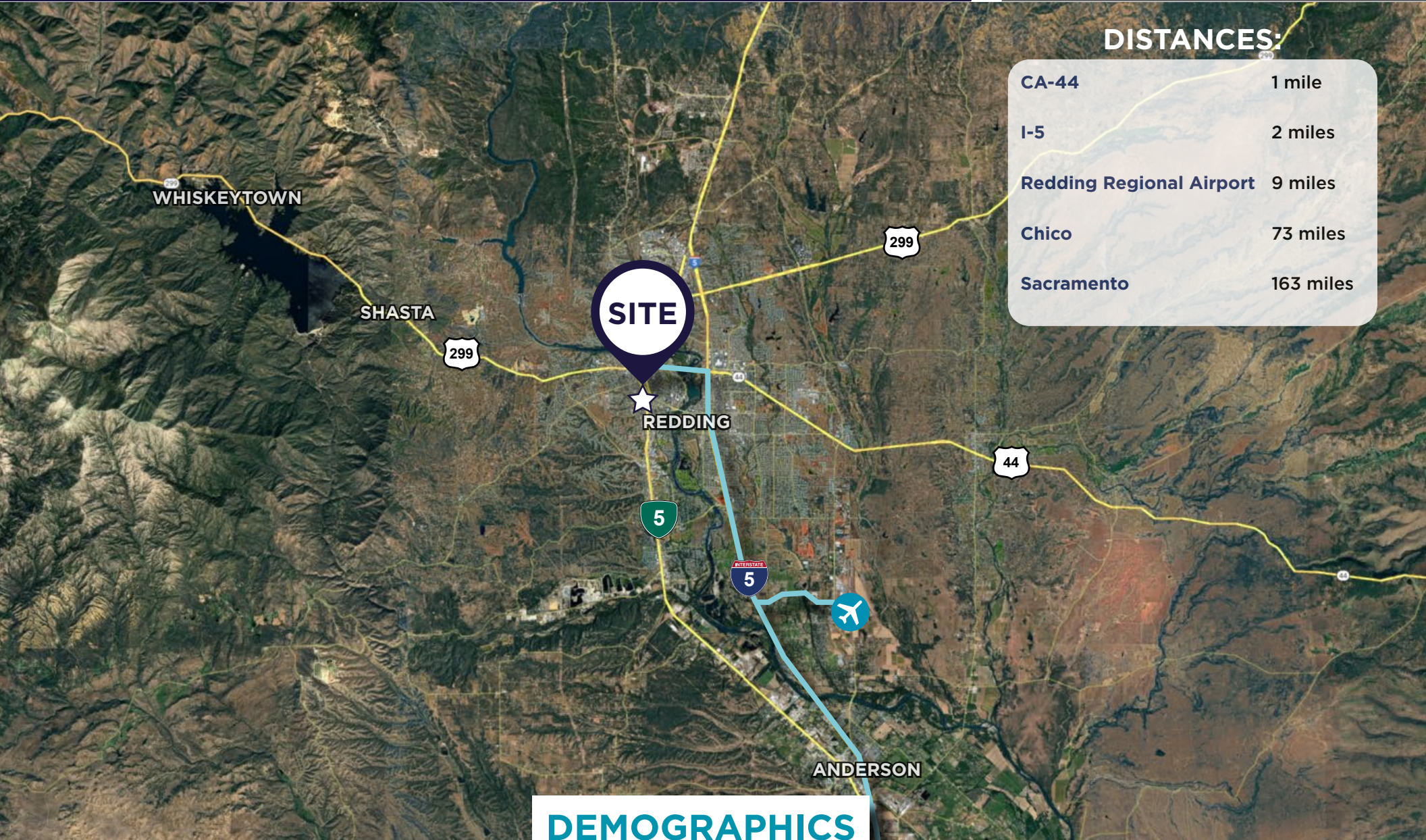
Garbage: City of Redding Utilities (Tenant Paid)

Water: City of Redding Utilities (Owner Paid)

Sewer: City of Redding Utilities (Owner Paid)



# LOCATION MAP



## DISTANCES:

CA-44	1 mile
I-5	2 miles
Redding Regional Airport	9 miles
Chico	73 miles
Sacramento	163 miles

## DEMOGRAPHICS



**1 Mile:** 10,273 ppl  
**3 Miles:** 61,332 ppl



**1 Mile:** 4,672 HH  
**3 Miles:** 25,681 HH



**1 Mile:** \$40,415  
**3 Miles:** \$57,051

# AREA AMENITIES



# RENT ROLL & ESTIMATED EXPENSES

Unit	Size	Bedrooms	Bathrooms	Monthly Rent	Annual
2139	400 SF	0	1	\$925.00	\$11,100.00
2141	400 SF	0	1	\$843.00	\$10,116.00
2143	400 SF	0	1	\$925.00	\$11,100.00
2145	400 SF	0	1	\$950.00	\$11,400.00
2147	475 SF	1	1	\$950.00	\$11,400.00
2149	475 SF	1	1	\$900.00	\$10,800.00
2151	475 SF	1	1	\$950.00	\$11,400.00
2151 1/2	475 SF	1	1	\$925.50	\$11,106.00
2153	400 SF	0	1	\$925.00	\$11,100.00
2155	400 SF	0	1	\$925.00	\$11,100.00
2157	400 SF	0	1	\$950.00	\$11,400.00
2159	400 SF	0	1	\$925.00	\$11,100.00
Common Area Laundry				\$165.00	\$2,000.00
<b>Totals &amp; Averages:</b>				<b>\$11,258.50</b>	<b>\$135,122.00</b>

Estimated Expenses	
Property Taxes	\$12,484
Property Insurance	\$8,600
Utilities	\$7,000
Management Fees	\$13,000
Repairs and Maintenance	\$5,000
<b>Total Expenses</b>	<b>\$46,084</b>

<b>TOTAL BASE INCOME</b>	<b>\$135,122</b>
<b>LESS VACANCY FACTOR (0%)</b>	<b>- \$0</b>
<b>ADJUSTED GROSS INCOME</b>	<b>\$135,122</b>
<b>LESS TOTAL EXPENSES</b>	<b>- \$46,084</b>
<b>NET OPERATING INCOME (NOI)</b>	<b>\$89,038</b>
<b>CAP RATE</b>	<b>6%</b>

## OFFERING MEMORANDUM DISCLAIMER

This Offering Memorandum (“Memorandum”) is being delivered to you for the sole purpose of evaluating the possible investment in 2139-2159 California St., Redding, CA (the “Project”), and is not to be used for any other purpose. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by the Managing Members. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project.

The financial projections contained herein are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents.

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