

Offering Memorandum

# The Elliot Cottages

Elliot St. Woodland, CA 95695

117, 119, 121

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A curated collection of three standalone single-family homes in the heart of Woodland, CA. This portfolio offers 100% occupancy, strong cash flow, and rent raise potential. Nestled just blocks from the vibrant downtown, The Elliot Cottages are the perfect asset for investors seeking both stability and long-term upside.

## Key Features:

- 3 individual homes
  - One unit fully renovated: roofs, windows, siding, interiors, appliances
  - Other units upgraded roofs, paint, electrical panels
  - No onsite property management required
  - Washers and dryers in each unit
  - Individual garages and private back yards
  - Ample parking
  - 15 minutes from U.C. Davis
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## Executive Summary

Offering Summary & Investment Highlights
<b>OPERATIONAL</b>
<b>Gross SF:</b> 3,512 with private garages
<b>Rentable SF:</b> 2,925
<b>Total Units:</b> 3
<b>Property Type:</b> 3 Individual Single-Family Homes
<b>Lot Size:</b> 0.4 acre
<b>Unit Mix:</b> 3 bed/ 1 bath x3
<b>Year Built:</b> 1965, Renovated 2025
<b>Occupancy:</b> 100%
<b>Renovation Status:</b> 1 Unit fully modernized in 2025
<b>APN:</b> 005-530-035-000

The Elliot Cottages are a rare opportunity to acquire a partially renovated, income-producing portfolio of three standalone homes located in a desirable, residential neighborhood just blocks from downtown Woodland, CA. This 100% occupied asset features spacious 3-bedroom 1-bathroom homes offering immediate cash flow, long-term upside, and minimal future capital needs.

### Key Features

**Turnkey Renovations** – one unit has been fully remodeled inside and out, including new roofs, siding, windows, granite countertops, new cabinetry, LVP flooring throughout, modern fixtures, and stainless steel appliances. The other units have had less extensive improvements as well as roofs, paint and panel upgrades.

**All Standalone Units** – Rare individual-home setup allows for better tenant stability, premium rents, and flexible exit opportunities.

**100% Occupied** – Strong rents on 2 of the three units, with good upside available on the third.

**Private Laundry in Every Unit** – Washer/dryer hookups included in all homes, increasing tenant satisfaction and retention.

**Large Private Fenced Yards** – Each home includes its own private outdoor space, ideal for families and long-term renters.

**Electrical Panels Upgraded** – Improved infrastructure ensures long-term durability and lower capital risk as well as insurance compliance.

**No Onsite Property Management Required** – Under 16 units, allowing for streamlined ownership and reduced overhead.

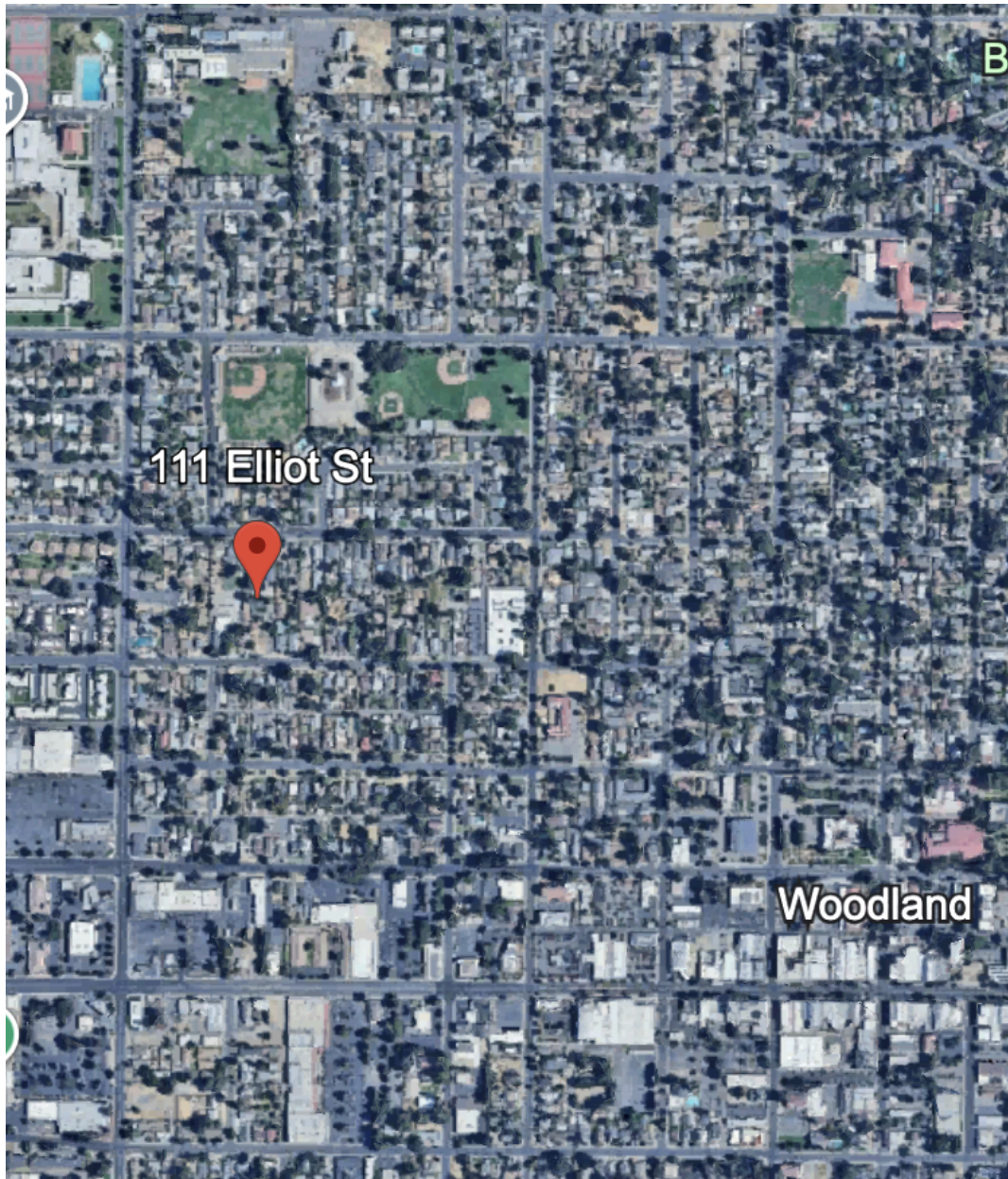
**Excellent Location** – Located in a charming, walkable Woodland neighborhood just minutes from dining, schools, shopping, and Highway 113 and Interstate 5.

Ideal for owner-occupants or long-term investors seeking a fully stabilized, appreciating asset in a growing Northern California rental market.

### Investment Highlights

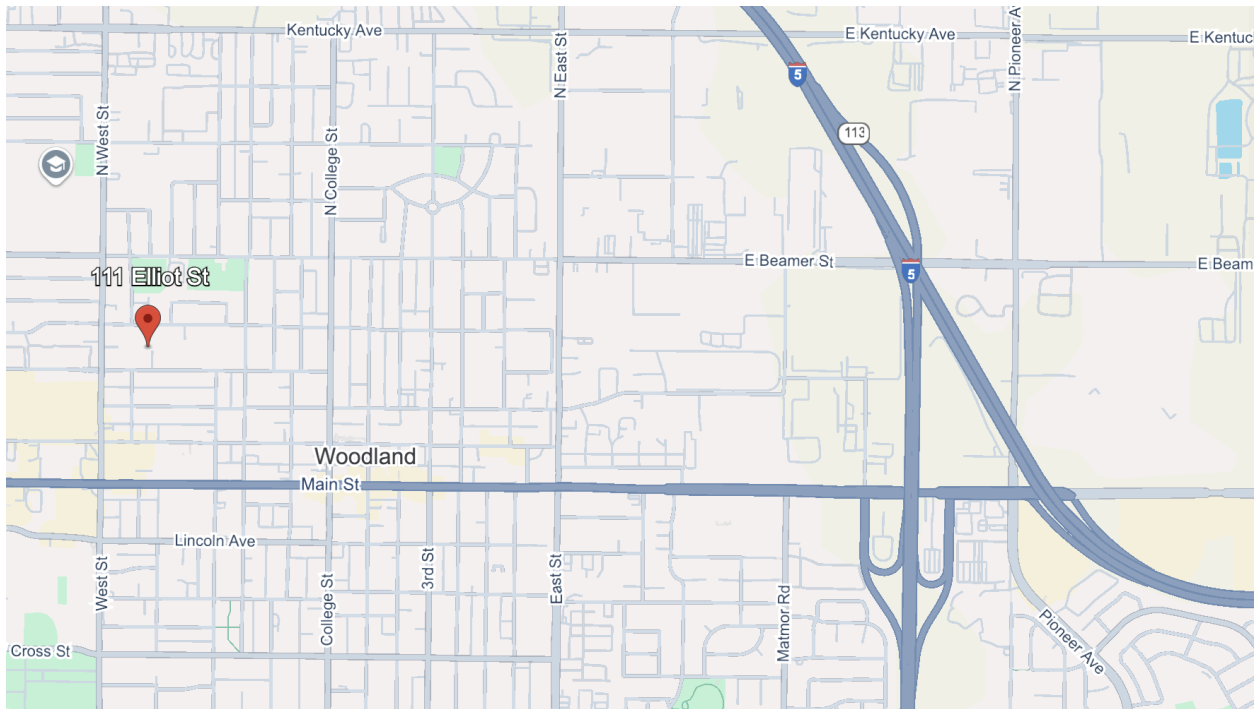
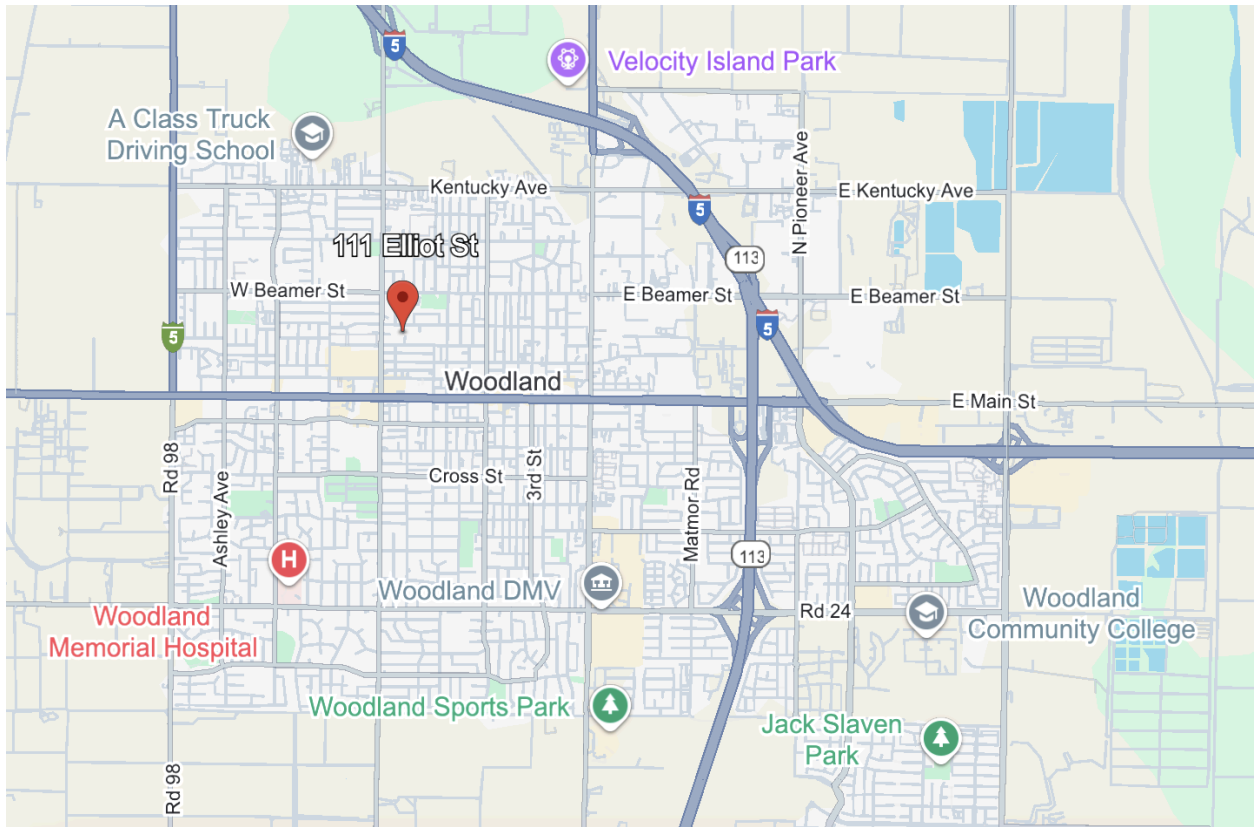
- Quality Renovated Turnkey Asset
- Private Laundry in Every Unit
- Large Fenced Yards for All Tenants
- Upgraded Electrical Panels
- 100% Occupied and Income-Producing
- No Onsite Property Manager Needed

Site Description		Construction	
Number of Units	3	Framing	Wood
Number of Buildings	3	Exterior	Siding
Floors	1	Roofs	Composition Shingle
Year Built/Renovated	1965/2025	Parking	Individual Garages
Rentable SF	2,925		
Lot Size	0.4 Acre		
Topography	Flat		
Landscaping	Drought tolerant		



LOCAL MAP

The Elliot Cottages













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# Financial Analysis

Financial Details

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Proforma Analysis

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**FINANCIAL DETAILS****The Elliot Cottages**

Unit	BD/BA	Sqft	Rent	Monthly Rent / SF	Monthly RUBS	Market Rent	Monthly Market Rent / SF	Lease To
117	3/1.00	975	1,493	1.53	75.00	2,350	2.41	MTM
119	3/1.00	975	1,757	1.80	75.00	2,350	2.41	MTM
121	3/1.00	975	2,200	2.26	75.00	2,350	2.41	12/1/2026
Total 3 Units		2,925	5,450	22.36	225.00	7,050	28.92	
Gross Annualized Rents			65,400			84,600		

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# Rent Comparables

Complex Rent Comps

Individual Home Rent Comps

Rent Comparables

The Elliot Cottages

The Elliot Cottages

3 Units | Year Built: 1965



Unit Type	Size SF	Rent	Rent/sf
3/1	950 avg sf	\$2,200	\$2.20

The Fairmont

575 Matmor Rd. Woodland, CA 95776

192 Units | Year Built: 1986



Unit Type	Size SF	Rent	Rent/sf
1/1	780 sf	\$2,406	\$3.08
2/1	850 sf	\$2,315	\$2.72
2/2	900 sf	\$2,630	\$2.92

Woodland Crossroads

547-599 Johnston St. Woodland, CA 95776

20 Units | Year Built: 1986



Unit Type	Size SF	Rent	Rent/sf
2/1	768 sf	\$1,950	\$2.54
2/2	1,008 sf	\$2,325	\$2.31
3/1	1,296 sf	\$2,500	1.93

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Rent Comparables

The Elliot Cottages

Individual Homes  
Woodland, CA 95776

	Street	Unit Type	Size SF	Rent	Rent/sf
	1251 Alice St.	3/1	1,000 sf	\$2,200	\$2.20
	1549 Owens Valley Dr.	3/2	1,335 sf	\$2,650	\$1.99
	6 Del Mar St.	3/2	1,352 sf	\$2,700	\$1.99
	900 Cross St.	3/2	1,333 sf	\$2,495	\$1.87

The Elliot Cottages 111-115

3 Units | Year Built: 1965



Sale Price	Sold	Cap Rate	NOI	Price/unit	Price/SF
1,015,000	November 7, 2025	5.8%	\$59,218	\$338,333	\$390



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# Market Overview

City Details

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Growth & Advantages

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Demographics & Households

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### City Snapshot

- County seat of Yolo County, located 15 miles northwest of Sacramento within the Sacramento metro area
- Incorporated in 1871, Woodland spans 15.3 sq mi (39.7 km<sup>2</sup>) of mostly flat terrain in California's fertile Central Valley

### Growth & Advantages

- Population of ~61,300 in 2023, growing slowly but steadily (0.05% from 2022 to 2023)
- Median age is 37, reflecting a balanced mix of young professionals and families
- Median household income stands at \$87,880 (per capita \$38,559), with average household income at \$111,054

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### Demographics & Households

- Households: ~20,971, with average size of 2.87 people; ~52% owner-occupied, ~48% rented
- Racial/Ethnic makeup (2020 Census): ~44.6% White, 48.5% Hispanic or Latino, 8.7% Asian, 1.9% Black, others ~5% combined
- Income by age group:
  - Under 25: \$54,650
  - Age 25-44: \$97,872
  - Age 45-64: \$103,867
  - Over 65: \$58,708

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### Economy & Job Market

- Historically anchored in agriculture, specifically crops like almonds, rice, and tomatoes; still among top agricultural producers in CA's Central Valley
- Growing manufacturing, logistics, food processing and agritech sectors supported by proximity to Interstate 5, I-80, and Sacramento ports
- Top employers (as of 2020):
  - Target Distribution Center (~1,325 employees)
  - Yolo County government (~1,300)
  - Pacific Coast Producers (~1,100) plus retail and healthcare firms
- Local workforce ~28,580; unemployment slightly above national average (~6%)

### **Growth Drivers & Upside Potential**

- Rising housing costs in Sacramento and UC Davis have pushed demand into Woodland
- Major investments: beginning in 2023, over \$160M in public and private developments underway, including revitalization of downtown Main Street and expansion of Old State Theater into a multiplex
- Strategic location & highway access attract distribution centers, manufacturing, and potential tech/innovation clusters near UC Davis research hubs

### **Quality of Life & Community Highlights**

- While neighbor city Sacramento is famously known as the "City of Trees," Woodland, too, features tree-lined streets, mature landscaping, and abundant green spaces that contribute to its small-town charm and livability.
- Cultural events include:
  - The Yolo County Fair (largest free fair in California) each August
  - Sacramento Valley Scottish Games each April (~20,000 visitors)
  - Annual Stroll Through History Victorian-era tour in early September
  - Woodland Dynamite Chili Cook-Off and major holiday parade (~30,000 attendees)
- Museums and historic spots: Woodland Opera House, Yolo County Historical Museum, Heidrick Ag History Center, Reiff's Antique Gas Station Museum

### **Schools, Education & Recreation**

- Served by Woodland Joint Unified School District: 10 elementary schools, 2 middle schools, 2 high schools, plus Woodland Community College
  - Easy access to UC Davis, about 10 miles away, drawing students and academics to the region
  - Recreation: river access, parks, biking trails, and proximity to Cache Creek Casino Resort, Sierra foothills
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### Summary Table

Category	Key Data / Highlights
Population	~61,300 (2023 estimate), growth ~0.05% annually
Households	~20,971; avg size 2.87; owner-occupancy ~52%
Median Household Income	\$87,880
Per Capita Income	\$38,559
Median Age	37
Employment Base	Agriculture, manufacturing, logistics, public sector
Major Employers	Target DC, Yolo Co., Pacific Coast Producers, City of Woodland
Transport Links	I-5, SR 113, regional rail, proximity to Sacramento
Quality of Life	Historic downtown, parks, events, college town access
Education	Woodland public schools, community college, UC Davis nearby