

REMODELED | 10 UNITS | MULTI-FAMILY

809-813 F Street,
Marysville, CA

INVESTMENT OPPORTUNITY



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ProEquity Asset Management

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PROEQUITY ASSET MANAGEMENT
5180 Golden Foothill Pkwy #210,
El Dorado Hills, CA 95762



Table of Contents



- 3** INVESTMENT SUMMARY
- 4** EXECUTIVE SUMMARY
- 5** PROPERTY SUMMARY
- 6** INVESTMENT HIGHLIGHTS
- 7** LOCATION MAP
- 8** POINTS OF INTEREST
- 10** FINANCIAL ANALYSIS
- 11** RENT ROLL
- 12** MARKET RENT COMPS
- 17** MARKET SALE COMPS
- 21** DEMOGRAPHICS
- 22** AREA OVERVIEW

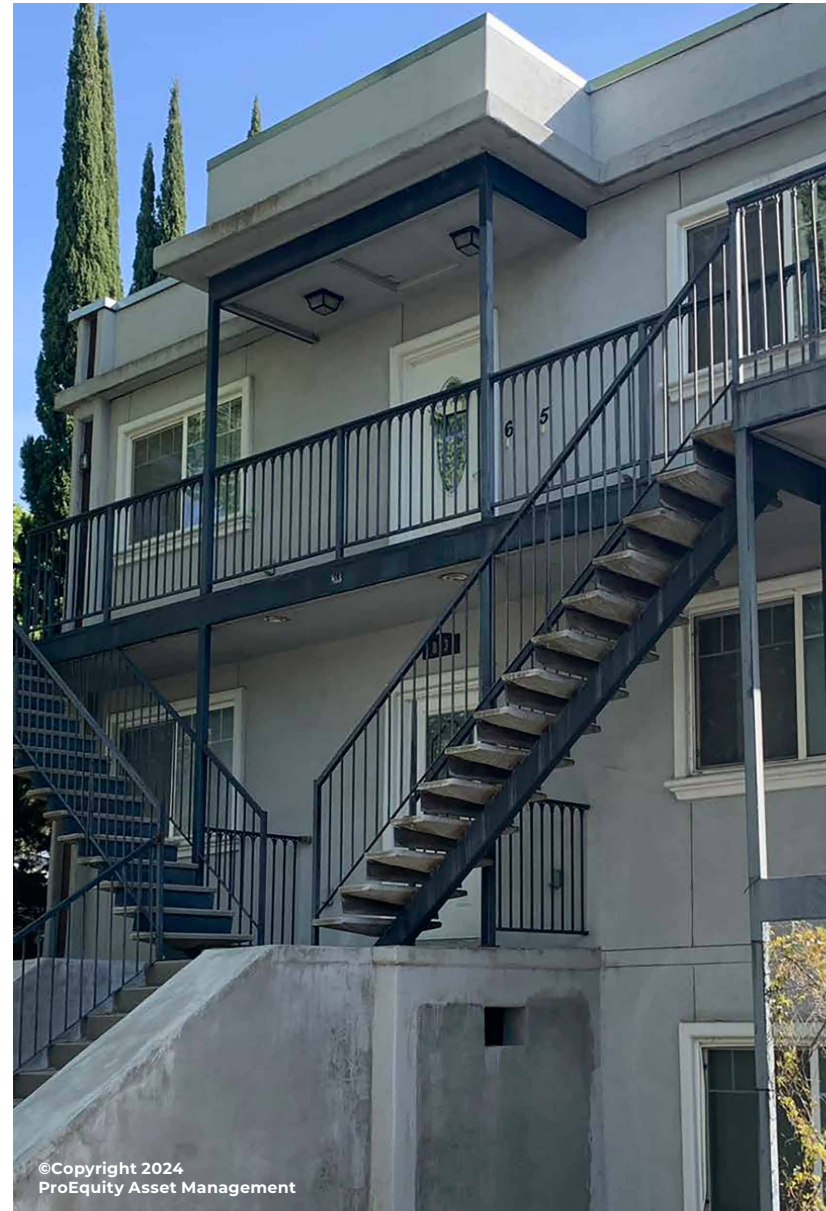
Investment Summary

THE OFFERING

ProEquity is pleased to offer the opportunity to acquire a trophy 10 unit multifamily property in downtown Marysville, CA, just 30 minutes north of Sacramento. The +/- 12,000 SF offering consists of 2 buildings of 4 units and 6 units each with an advantageous mix of one, two, and three bedroom units. Current rents are 35% below market, providing an active owner to bring rents to market, significantly boosting the return. In 2018, the property was extensively remodeled inside and out with the previous owner investing over \$1 million into the property to restore it to its art-deco best. The large units range from 900 SF to 1040 SF. Three of the three bedroom units have had kitchens remodeled in Q1 of 2023. The interiors have tile and bamboo flooring, pass through kitchens, custom cabinets and every unit is satellite and cable ready. The units also have verandas off the master bedrooms, sunlight UV dual pane reflective windows and central heat and air. There is also a +/- 300 SF office with a full bathroom, an income generating laundry room and 4 additional storage spaces of +/- 250 SF each that are within the building. Currently, the owners are not trying to generate income from these storage and office units. With an active owner, **NOI can be significantly increased through storage rental, expense controls, and bringing all rents to market.**

Located in the heart of downtown, walking distance to shopping, schools, restaurants, entertainment, Ellis Lake and parks, the subject provides tenants with an attractive, safe, convenient place to live. Built in 2017 and within convenient walking distance is the new Adventist Health-Rideout Memorial hospital, a 220,000 square foot world class healthcare complex with more than 300 physicians and 2,150 employees. Marysville is only five minutes to Yuba City, 30 minutes to Roseville and Sacramento, the major employment hub in the greater region. The spacious, well laid out interiors combined with desirable location and setting provide a new, more involved owner, the opportunity to command the highest rents in town, as demonstrated by recent leases.

MARYSVILLE INVESTMENT OPPORTUNITY



EXECUTIVE SUMMARY

OFFERING SUMMARY

Price	\$1,750,000
Price/Unit	\$175,000
Price/SF	\$151

	SCHEDULED	PROFORMA MARKET
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Cap Rate	5.0%	6.9%
GRM	10.4	8.73
NOI	\$86,053	\$120,908

BUILDING DATA

Number of Units	10
Rentable Square Feet	+/- 12,000
Number of Buildings	2
Number of Stories	3
Year Remodeled	2018/2023

UNIT MIX

Number of Units	Unit Type	Approx. Square Feet
2	1 BR/ 1 BA	900
2	2 BR/1 BA	980
6	3 BR/1.5 BA	1,010-1,040
10	Total	+/- 12,000



PROPERTY SUMMARY

THE OFFERING

Property	Claridge Haus
Price	\$1,750,000
Property Address	809-813 F Street, Marysville, CA
Assessors Parcel Number	010-045-008, 010-045-009

SITE DESCRIPTION

Number of Units	10
Number of Buildings	2
Number of Stories	3
Year Built/Renovated	1927/2018/2023
Rentable Square Feet	+/- 12,000
Lot Size	0.35 Acre(s)
Type of Ownership	Fee Simple
Parking	Off Street/Concrete
Parking Ratio	1/1 + Street Parking

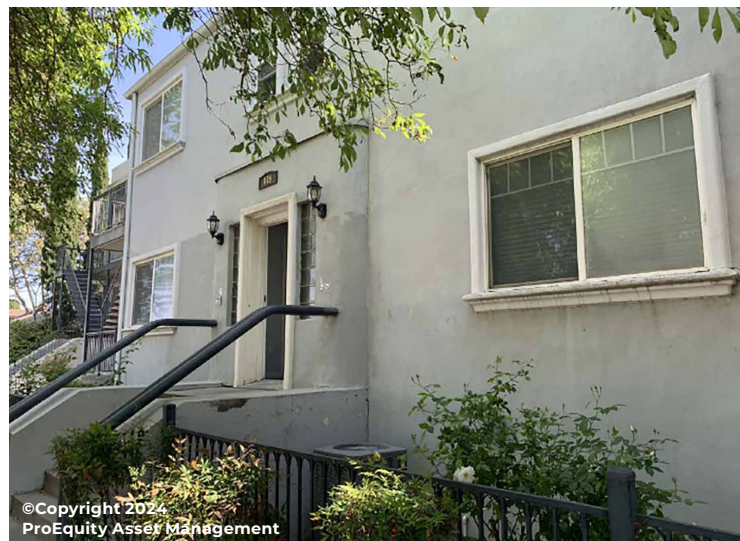
UTILITIES

Electric	Individually Metered Tenant Pays
Water/Sewer	Landlord Pays
Garbage	Landlord Pays

MARYSVILLE INVESTMENT OPPORTUNITY

MAJOR EMPLOYERS

Employer	# of Employees
The Adventist Health-Rideout Health Group	2,450
Yuba City Unified School District	2,000+
Yuba County	800
Caltrans District	3,800
State of California	746
Sunsweet Growers	700
Walmart	600
PG & E	450
Yuba Community College District (Marysville)	450



Investment Highlights

TURN-KEY INVESTMENT OPPORTUNITY WITH UPSIDE

- 35% under-market rents with additional income opportunity from unutilized storage units and unutilized +/- 300 SF office.
 - **Total loss to lease opportunity \$52,267.**
 - **Potential storage income \$6000 + potential for more.**
- Hands on ownership can increase rents and reduce expenses to significantly increase NOI. Current owners are completely hands-off.
- Recent \$1 million renovation, provide great curb appeal and remodeled interiors (2018)
- Kitchens in 3 units remodeled in Q1 of 2023.

COMMON AMENITIES

- Onsite laundry facility, owned washer and dryer
- One parking space per unit plus street parking
- Four storage units +/- 250 SF and office with full bathroom +/- 300 SF which owner could rent and realize more income with the possibility of converting office to studio—Additional storage units possible.

UNIT AMENITIES

- Double pane windows
- Generous patio spaces
- Tile and hardwood flooring throughout
- Large spacious units (All larger than most in the market)

GREAT CENTRAL LOCATION

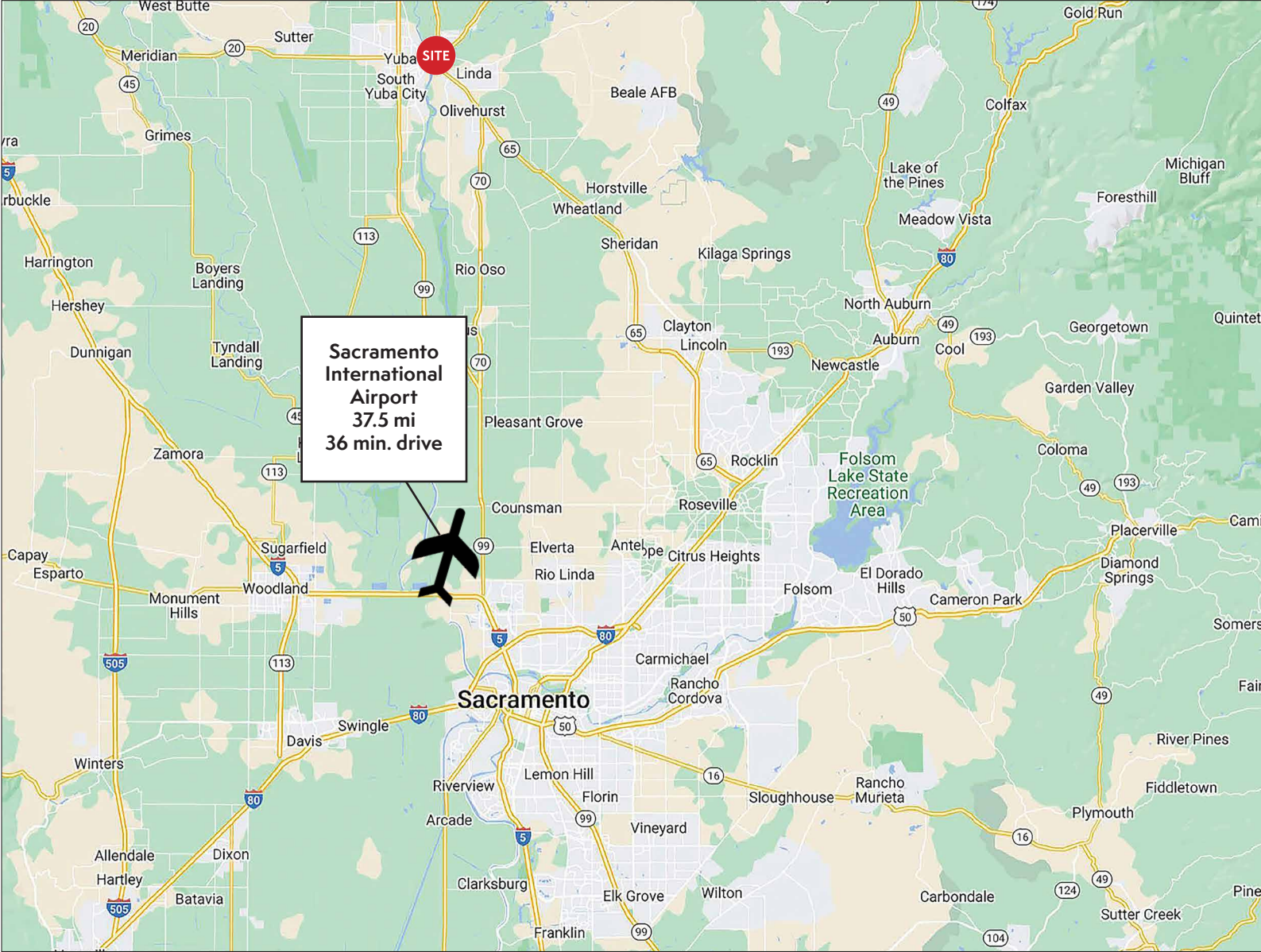
- Convenient walking distance to all daily needs and major employers.
- 30 minutes from Sacramento and Roseville, the major regional employment hub.
- Steps away from local elementary school and walking distance to others.

DEMOGRAPHIC SUMMARY

- Strong area demographics with strong incomes of \$69,327 within 3 mile radius.
- Excellent growth projections anticipated with 6% growth between now and 2026.



MARYSVILLE/YUBA CITY MAP



MARYSVILLE POINTS OF INTEREST



1. Subject Property: 809-813 F St.
2. Adventist Health Rideout Regional Medical Center
3. Mary Covillaud Elementary School
4. SaveMart Shopping Center
5. Yuba County Government Center
6. Walgreens
7. CVS, Starbucks, Panda Express, Denny's
8. Jack In the Box
9. Habit Burger Grill
10. Ellis Lake
11. Colusa Casino Stadium
12. Marysville High School
13. Yuba County Superior Court
14. California Department of Transportation
15. Yuba County Sheriffs Office
16. Yuba County Office of Education

MARYSVILLE POINTS OF INTEREST (CONTINUED)



1. Subject Property: 809-813 F St.
2. Adventist Health Rideout Regional Medical Center
3. Mary Covillaud Elementary School
4. SaveMart Shopping Center
5. Yuba County Government Center
6. Walgreens
7. CVS, Starbucks, Panda Express, Denny's
8. Jack In the Box
9. Habit Burger Grill
10. Yuba County Office of Education

FINANCIAL ANALYSIS

SUMMARY

Price	\$1,750,000
# of units	10
Price/Unit	\$175,000
Price/SF	\$147
Rentable SF (+/-)	11,930
Lot Size	0.35 acres
Approx year built	1927
Year Renovated	2018/2023

RETURNS

	Scheduled	Sched w Storage	Market w Stg
CAP Rate	5.0%	5.3%	6.9%
GRM	10.4	10.4	8.7



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OPERATING STATEMENT

	2025 Scheduled	Per unit	2025 Scheduled w Storage	Per unit	2025 Market w Storage	Per unit	Notes
Income							
Rental Income	\$168,577	\$16,858	\$168,577	\$16,858	\$200,347	\$20,035	1
Misc Income	\$1,933	\$193	\$1,933	\$193	\$1,933	\$193	2
Storage Income	\$0	\$0	\$6,000	\$600	\$6,000	\$600	3
Laundry & Misc	\$1,260	\$126	\$1,260	\$126	\$1,260	\$126	4
Vacancy	4%	(\$6,871)	(\$7,111)	(\$711)	(\$8,382)	(\$838)	5
Effective Gross Income	\$164,898	\$16,490	\$170,658	\$17,066	\$201,158	\$20,116	
Expenses							
Tax (1.1359%)	\$18,061		\$18,061		\$18,061	\$1,806	6
Insurance	\$8,572		\$8,572		\$8,572	\$857	10
Maint & Repairs - Recuring	\$19,897		\$19,897		\$19,897	\$1,990	8
Maint & Repairs - Non-Recuring	\$3,564		\$3,564		\$3,564	\$356	8
Util - Sewer	\$6,129		\$6,129		\$6,129	\$613	7
Util - Electricity	\$681		\$681		\$681	\$68	7
Util - Garbage	\$5,266		\$5,266		\$5,266	\$527	7
Util - Water/Sewer	\$5,806		\$5,806		\$5,806	\$581	7
Other	\$1,211		\$1,211		\$1,211	\$121	8
Mngt	5.5%	\$9,069	\$9,386		\$11,064	\$1,106	9
Total Expenses	\$78,257		\$78,573		\$80,251	\$8,025	
Net Operating Income	\$86,642	\$8,664	\$92,085	\$9,209	\$120,908	\$12,091	
	CAP GRM	5.0% 10.4	5.3% 10.4		6.9% 8.7		

NOTES

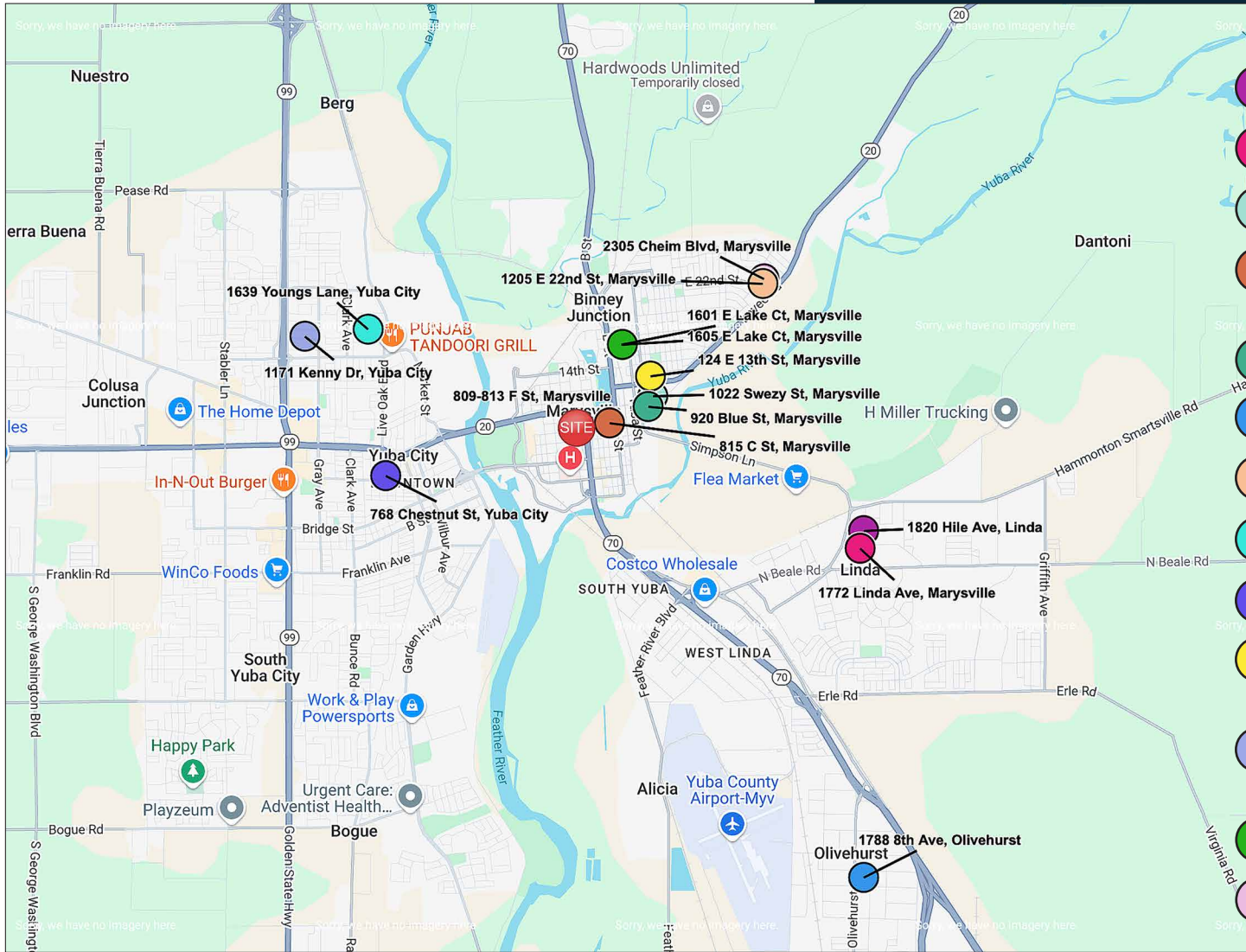
- Scheduled Rent based on current scheduled rent/Proforma based on Market Rent as detailed in Rent comps
- Based on actual LL collections
- Storage unit rental income of 4-250 SF storage units for \$50/mo each and 300 SF Office/Storage for \$1.00/SF
- Based on actual LL collections
- Based on Market Average
- Based on 1.1359% assesment on asking price
- Based on LL Actual increased by 3%
- Based on Avg last 3 yrs
- Based on actual 5.5% of Effective Gross Income
- Based on 2024 invoice. Elevated due to 2022 claim

RENT ROLL

809-813 F St. Apts.	Square Feet	Bed/Bath	Lease Start	Lease End	Current Mo Rent	Current Mo Rent/SF	Market Mo Rent	Market Mo Rent/SF
809-1	980	2 Bed/1 Bath	10/9/2024	10/31/2025	\$1,295	\$1.32	\$1,463	\$1.87
809-2	900	1 Bed/1 Bath	12/1/2024	11/30/2025	\$1,195	\$1.33	\$1,231	\$2.03
809-3	980	2 Bed/1 Bath	10/8/2024	10/31/2025	\$1,350	\$1.38	\$1,463	\$1.87
809-4	900	1 Bed/1 Bath	12/2/2021	at-will	\$1,100	\$1.22	\$1,231	\$2.03
813-1	1,040	3 Bed/1.5 Bath	3/29/2024	2/28/2025	\$1,600	\$1.54	\$1,885	\$1.74
813-2	1,040	3 Bed/1.5 Bath	1/1/2024	12/31/2024	\$1,600	\$1.54	\$1,885	\$1.74
813-3	1,010	3 Bed/1.5 Bath	6/26/2020	at-will	\$1,360	\$1.35	\$1,885	\$1.74
813-4	1,010	3 Bed/1.5 Bath	10/27/2023	at-will	\$1,500	\$1.49	\$1,885	\$1.74
813-5	1,010	3 Bed/1.5 Bath	12/16/2017	at-will	\$1,090	\$1.08	\$1,885	\$1.74
813-6	1,010	3 Bed/1.5 Bath	7/22/2024	7/21/2025	\$1,600	\$1.58	\$1,885	\$1.74
Total	9,880				\$13,690.00	\$1.39	\$16,696	\$1.69
4 Storage Units \$50/mo ea	250						\$200	
Office/Stg	300						\$300	
Total	11,930						\$17,196	



MARKET RENT COMPS



1. 1820 Hile Ave, Linda
2. 1772 Linda Ave, Marysville
3. 1022 Swezy St, Marysville
4. Sandpiper Apartments
815 C St, Marysville
5. 920 Blue St, Marysville
6. 1788 8th Ave, Olivehurst
7. 1205 E 22nd St, Marysville
8. 1639 near Youngs Lane, Yuba City
9. 768 Chestnut St, Yuba City
10. Casa Milano
124 E 13th St, Marysville
11. The Summit
1171 Kenny Dr, Yuba City
12. 1601 & 1605 E Lake, Marysville
13. 2305 Cheim Blvd, Marysville

MARKET RENT COMPS

1820 Hile Ave, Linda, CA

1



Type	Size (SF)	Rent	Rent/SF
2 Br / 1 ba	750	\$1,620	\$2.16

1772 Linda Ave, Marysville, CA

2



Type	Size (SF)	Rent	Rent/SF
2 Br / 1 ba	700	\$1,474	\$2.11
3 Br/1 Ba	800	\$1,758	\$2.20

1022 Swezy St, Marysville, 18 Units

3



Type	Size (SF)	Rent	Rent/SF
2 Br/1 Ba	700	\$1,350	\$1.93

Upstairs unit, owner pays water, sewer, trash

*Unutilized office or possible studio



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Sand Piper Apartments
815 C St, Marysville, CA

4



Type	Size (SF)	Rent	Rent/SF
1 Br / 1 ba	500	\$1,150	\$2.30

920 Blue St, Marysville, CA

5



Type	Size (SF)	Rent	Rent/SF
2 BR/1ba	700	\$1,295	\$1.85

updated

1788 8th Ave, Oliverhurst, CA

6



Type	Size (SF)	Rent	Rent/SF
2 BR/1ba	750	\$1,400	\$1.87

water, sewer, Garbage paid by LL

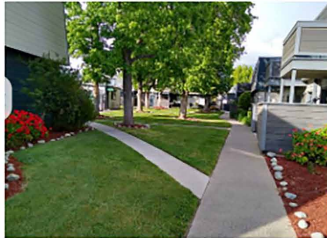


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*Laundry room

1205 E 22nd St, Marysville, CA

7



Type	Size (SF)	Rent	Rent/SF
1 Br / 1 ba	686	\$1,350	\$1.97
2 Br / 2 Ba	838	\$1,550	\$1.85

onsite laundry room, gym

1639 near Youngs Lane, Yuba City, CA

8



Type	Size (SF)	Rent	Rent/SF
3 br/1ba	1,100	\$1,800	\$1.64

Updated

768 Chestnut St, Yuba City

9



Type	Size (SF)	Rent	Rent/SF
1 Br / 1 ba	571	\$1,250	\$2.19
2 Br / 1 Ba	578	\$1,550	\$2.68

MARKET RENT COMPS

Casa Milano
124 E 13th St, Marysville



10

Type	Size (SF)	Rent	Rent/SF
1 Br / 1 ba	550	\$1,026	\$1.87
2 Br / 1 ba	750	\$1,355	\$1.81

The Summit
1171 Kenny Dr, Yuba City



11

Type	Size (SF)	Rent	Rent/SF
1 Br / 1 ba	700	\$1,381	\$1.97
2 Br / 1 ba	880	\$1,482	\$1.68

1601 & 1605 E Lake Ct, Marysville, CA



12

Type	Size (SF)	Rent	Rent/SF
3 br/2ba	1,300	\$1,995	\$1.53
3 br/2ba	1,229	\$1,995	\$1.62
Duplex, Updated			

2305 Cheim Blvd, Marysville, CA



13

Type	Size (SF)	Rent	Rent/SF
2 br/1.5ba	1,008	\$1,550	\$1.54
3 br/1.5ba	1,100	\$1,875	\$1.70
Condo units, Pool			



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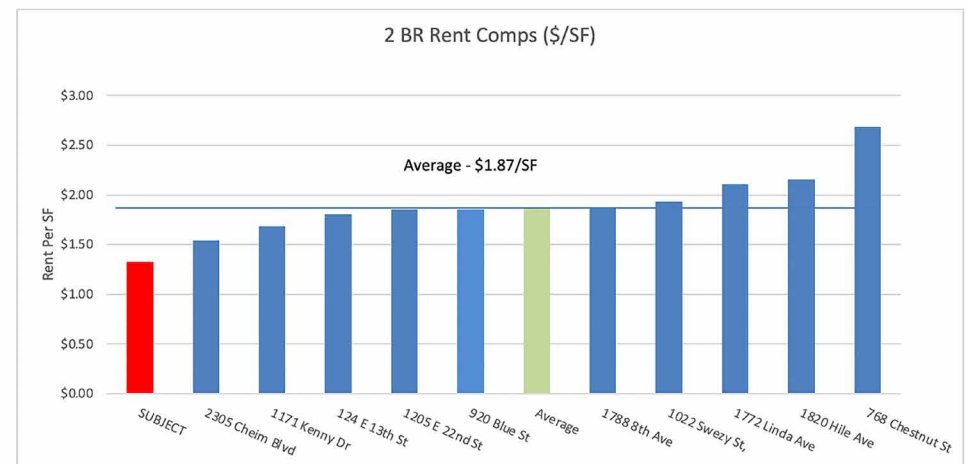
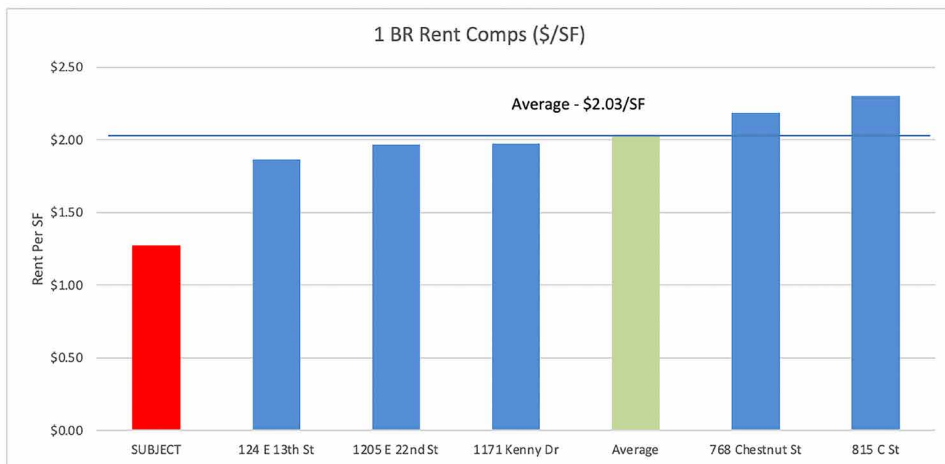
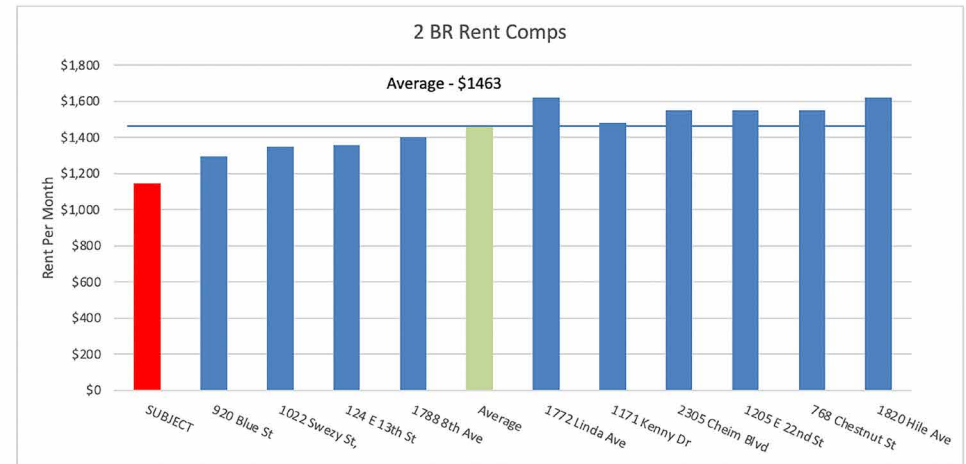
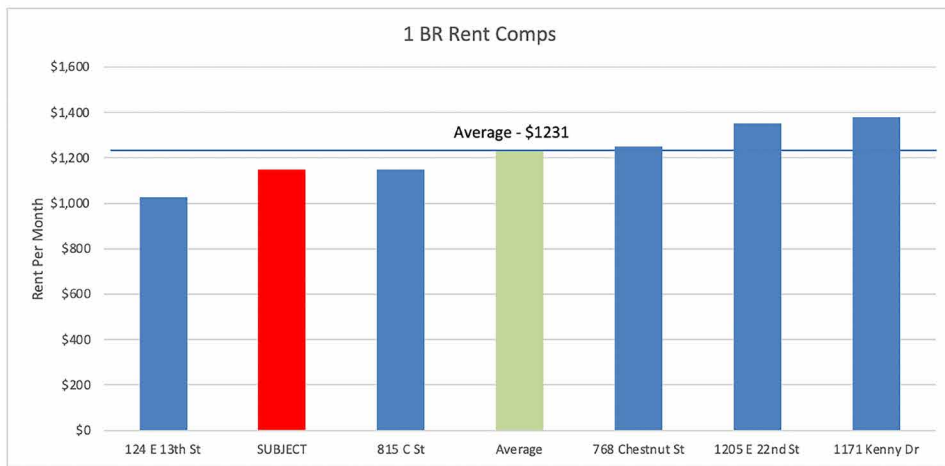
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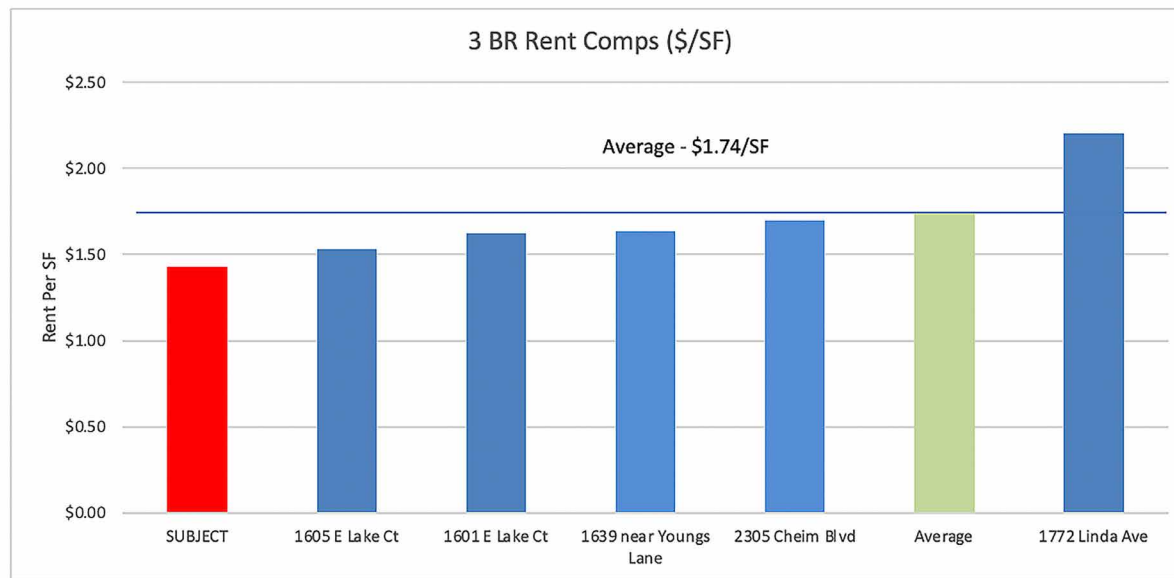
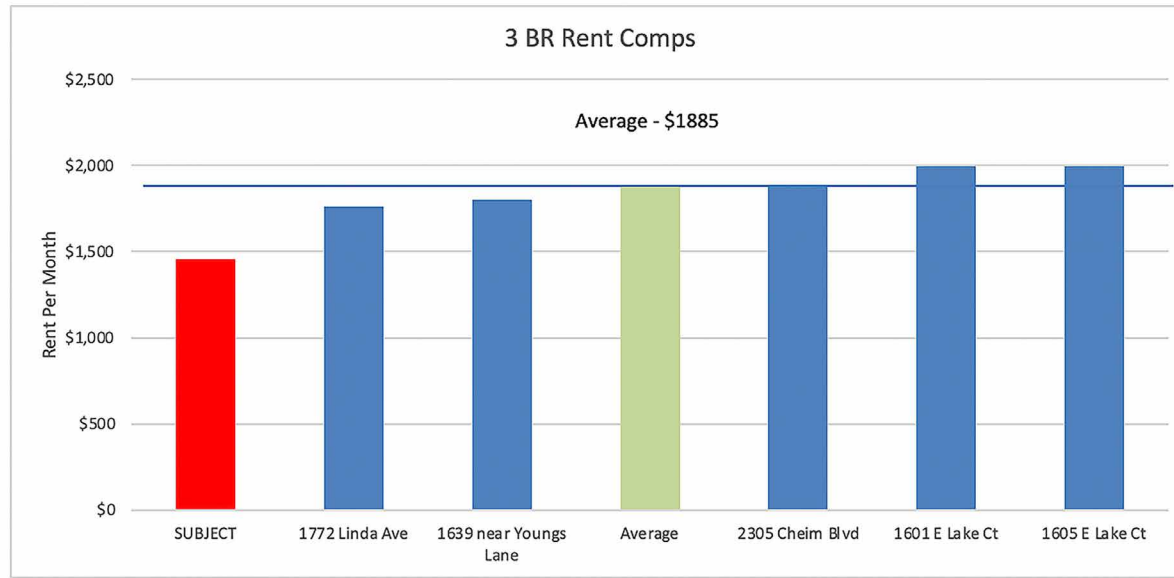
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*1 of 4 unutilized
storage units.

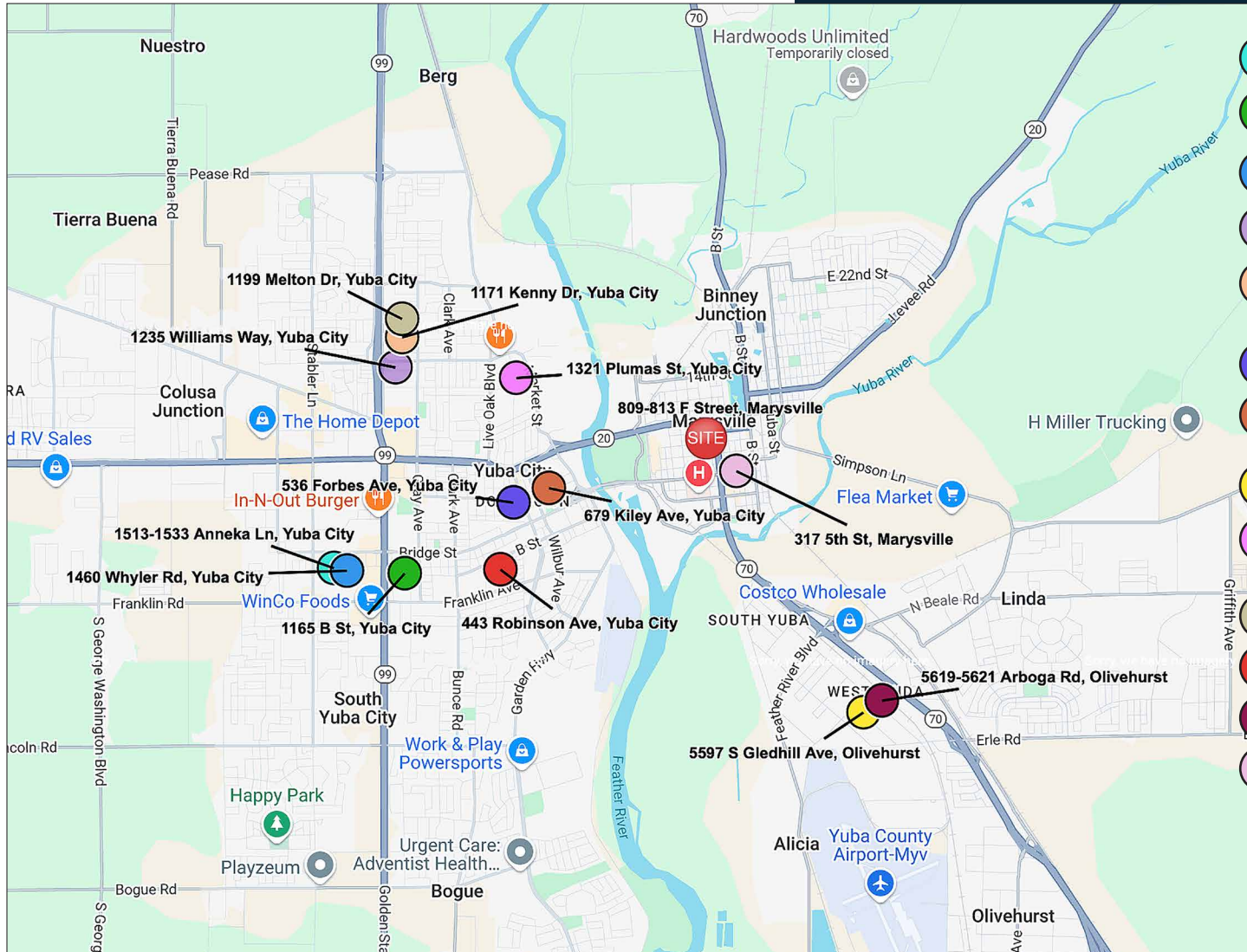
AVERAGE RENT COMP SUMMARY



AVERAGE RENT COMP SUMMARY



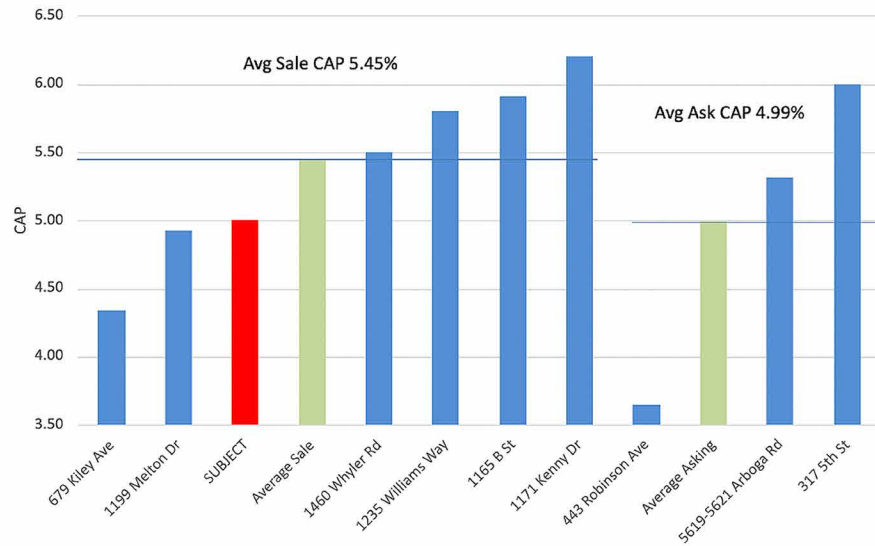
MARKET SALE COMPS



1. 1513-1533 Anneka Ln.
2. White Front Apartments
1165 B St.
3. 1460 Whyler Rd.
4. 1235 Williams Way
5. The Summit
1171 Kenny Dr.
6. 536 Forbes Ave.
7. Redwood Garden Apartments
679 Kiley Ave.
8. 5597 S Gledhill Ave.
9. Lorrie Ann Apartments
1321 Plumas St.
10. 1199 Melton Dr.
11. 443 Robinson Ave.
12. 5619-5621 Arboga Rd.
13. 317 5th St.

MARKET SALE COMP SUMMARY

Sale Comps CAP Rate



Sales Comps Price/Unit



Sales Comps Price/SF



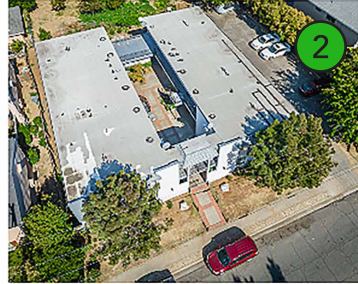
MARKET SALE COMPS

1513-1533 Anneka Ln



Units	12
Square Feet	11000
Sold	6/12/24
Price	\$2,050,000
CAP	NA
Price/Unit	\$170,833
Price/SF	\$186

**White Front Apartments
1165 B St**



Units	12
Square Feet	8320
Sold	2/9/24
Price	\$1,440,000
CAP	5.91
Price/Unit	\$120,000
Price/SF	\$173

1460 Whyler Rd



Units	16
Square Feet	13700
Sold	2/1/24
Price	\$2,100,000
CAP	5.50
Price/Unit	\$131,250
Price/SF	\$153

1235 Williams Way



Units	28
Square Feet	18,856
Sold	12/29/23
Price	\$4,300,000
CAP	5.80
Price/Unit	\$153,571
Price/SF	\$228

**The Summit
1171 Kenny Dr**



Units	22
Square Feet	18,200
Sold	12/8/23
Price	\$3,370,000
CAP	6.20
Price/Unit	\$153,182
Price/SF	\$185

536 Forbes Ave



Units	6
Square Feet	3,750
Sold	10/27/23
Price	\$950,000
CAP	NA
Price/Unit	\$158,333
Price/SF	\$253

**Redwood Garden Apartments
679 Kiley Ave**



Units	20
Square Feet	10,048
Sold	7/21/23
Price	\$2,340,000
CAP	4.34
Price/Unit	\$117,000
Price/SF	\$233

5597 S Gledhill Ave



Units	8
Square Feet	4,680
Sold	4/28/23
Price	\$1,040,000
CAP	NA
Price/Unit	\$130,000
Price/SF	\$222

MARKET SALE COMPS

Lorrie Ann Apartments

1321 Plumas St



Units	16
Square Feet	11,566
Sold	3/22/23
Price	\$1,650,000
CAP	NA
Price/Unit	\$103,125
Price/SF	\$143

1199 Melton Dr



Units	5
Square Feet	5,700
Sold	12/20/22
Price	\$807,500
CAP	4.92
Price/Unit	\$161,500
Price/SF	\$142

443 Robinson Ave



Units	12
Square Feet	9,792
Sold	Active
Price	\$2,100,000
CAP	3.65
Price/Unit	\$175,000
Price/SF	\$214

5619-5621 Arboga Rd



Units	12
Square Feet	7,800
Sold	Active
Price	\$2,000,000
CAP	5.31
Price/Unit	\$166,667
Price/SF	\$256

317 5th St



Units	8
Square Feet	9,920
Sold	Active
Price	\$1,650,000
CAP	6.00
Price/Unit	\$206,250
Price/SF	\$166

DEMOGRAPHICS

POPULATION

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2023 Estimated Population	6,282	69,461	122,524
2028 Projected Population	6,275	73,021	130,358

HOUSEHOLDS

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2023 Estimated Households	2,443	23,536	40,346
2028 Estimated Households	2,440	25,166	42,811

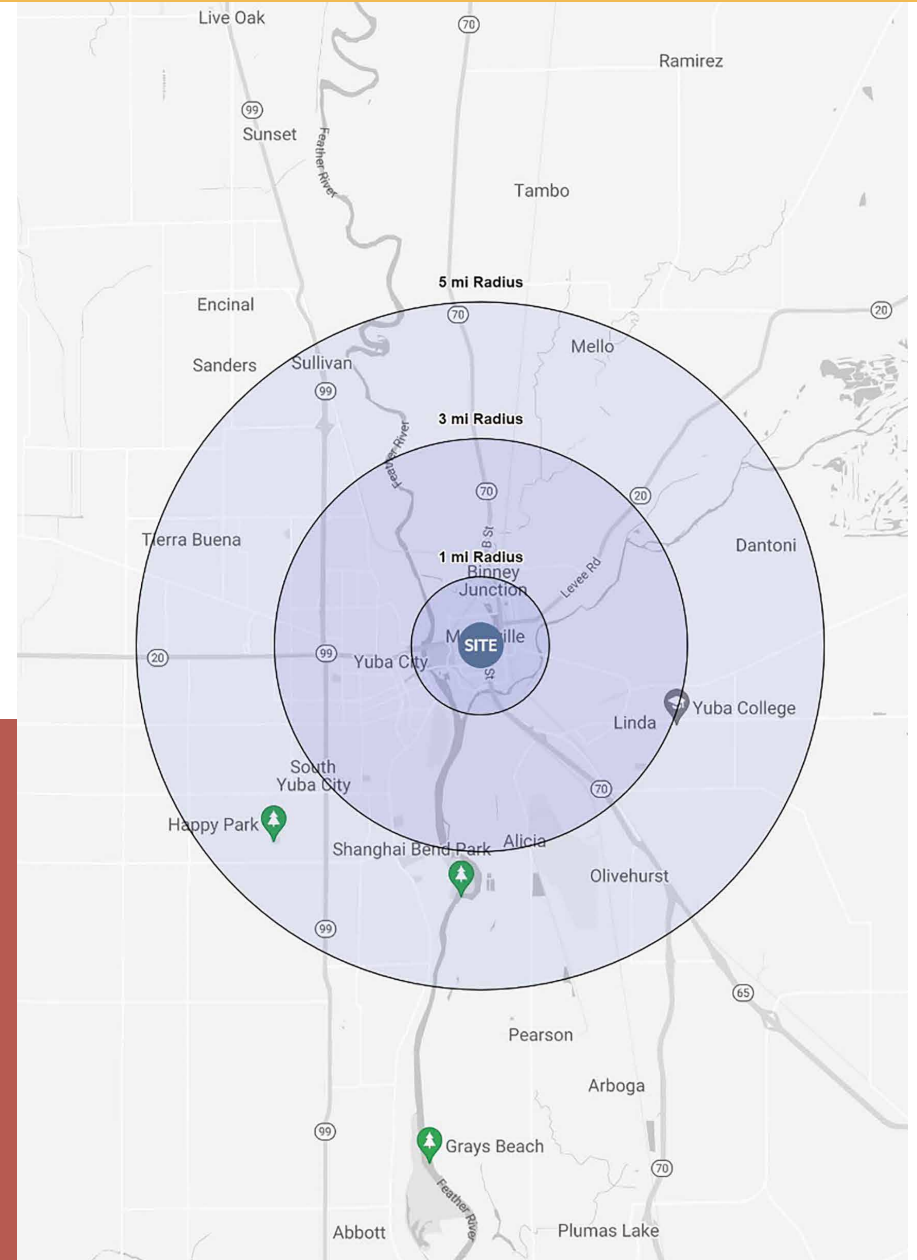
HOUSEHOLD INCOME

	1 Mile Radius	3 Mile Radius	5 Mile Radius
2023 Est. Average Household Income	\$68,280	\$69,327	\$81,561
2028 Est. Average Household Income	\$77,384	\$81,875	\$96,440



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MARYSVILLE INVESTMENT OPPORTUNITY



AREA OVERVIEW

MARYSVILLE

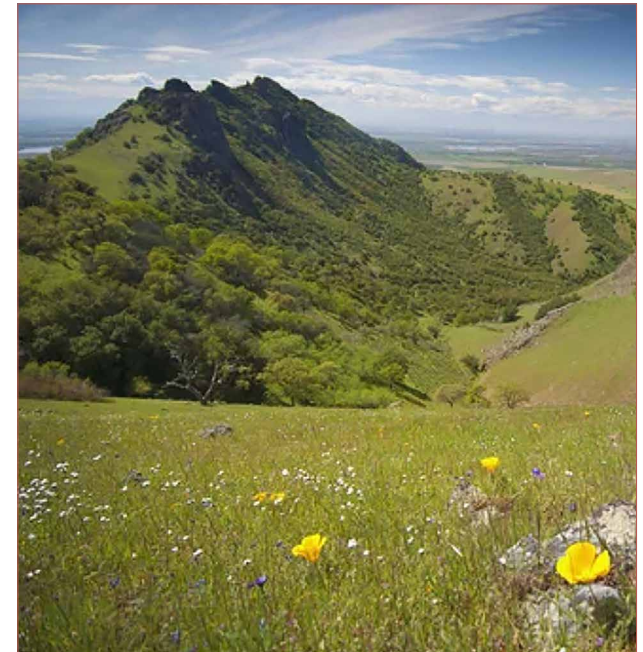
Marysville and Yuba City lie in Northern California's Sacramento Valley within the Greater Sacramento area, approximately 125 miles northeast of San Francisco and 125 miles west of Reno, Nevada. Nearly 11 million people live within a two-hour drive of the Yuba-Sutter area.

The Yuba-Sutter area offers many recreational opportunities, such as fishing, boating, hunting, water skiing, hiking, and camping. Residents enjoy warm, dry summers and moderately cold winters.

Marysville, Yuba City, and its neighboring towns offer unique shops, antiques, dining for all tastes, lovely parks and friendly people. Families with children can find local sports teams such as little league, football, soccer, gymnastics, dance and swimming. There are also adult city league sports teams available in both counties, including the Marysville Gold Sox, a collegiate wood bat baseball team that plays in Marysville, California at Colusa Casino Stadium during the summer and are a part of the Great West League.

Nature lovers will enjoy the Sutter Buttes (tours), Beckworth Riverfront Park, and other local parks, such as the Gauche Aquatic Park which offers swimming pools, picnic and play areas, and walking paths. Performing arts fans will enjoy The Acting Company – a 74-seat theater, featuring talented regional actors who have garnered many prestigious Sacramento Region Elly Awards. Performances, musical events, poetry readings and multi-cultural celebrations are offered at Yuba Sutter Arts; Fine art galleries are located in both Yuba City and Marysville; Award-winning dance studios offer ballet, tap, hip hop, jazz and modern dance to local youth and adults.

If it's not here, you'll find it close by—The Pacific Coast is just a few hours' drive to the west, and the Sierra Nevada mountain range and Lake Tahoe are just two hours to the east. Sacramento is a 45-minute drive south, and San Francisco is just another hour or so beyond that to the west.



PROEQUITY ASSET MANAGEMENT

ABOUT

ProEquity Asset Management Corporation is a full service real estate company providing investment sales, leasing, asset management, property management, transaction, and development and construction management services throughout the United States. We are recognized as a leading provider to some of the nation's largest commercial real estate owners and loan services, and one of the fastest growing and successful commercial real estate services firms in the region. See the map to the right to see all of our managed locations.

INVESTMENT SALES

We pride ourselves on our ability to collaborate and share information about tenants, lease rates and capital markets with all the resources and support necessary to provide our clients with professional and prompt service, walking with them every step of the way. Our core values that drive our business revolve around creating an open environment where information is shared, commissions are shared and the goal is to always do what is in the best interest of the client. We may not earn maximum fees on any one transaction, but our philosophy results in repeat business, a win-win for everyone.



Mark Denholm

Mark began his career at CB Richard Ellis in 2005. Mark was then a founding partner of Core Commercial in 2008, a commercial real estate investment and leasing platform. At Core, Mark was responsible for the servicing the firm's clients investment sales and acquisitions across California and Nevada for all product types including retail, multi-family, office and nationwide single tenant net leased assets.

Mark has regularly been recognized as one of the top investment sales brokers by the Associate of Commercial Real Estate (ACRE). Mark is a veteran broker in the Northern California region participating in over \$1.5B in sales transactions over his career. He credits that success to persistence, responsiveness, compassion, humility and always putting client's needs above all else.

Mark is a graduate of Cal Poly, SLO in 1991 with a B.S. in Electrical Engineering. Mark later earned an MBA from the University of Chicago, Graduate School of Business with an emphasis in Finance and Real Estate. He is an active member of the International Council of Shopping Centers (ICSC) and a Certified Commercial Investment Member (CCIM).

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