

FOR SALE - 5 UNITS (SINGLE FAMILY HOUSE AND FOUR-PLEX)

MULTIFAMILY
PROPERTY FOR
SALE

7631-7635 Healdsburg Ave
Sebastopol, CA 95472



JD
Management Group Inc.

1301 S 46th Street
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JONATHAN DAVIS
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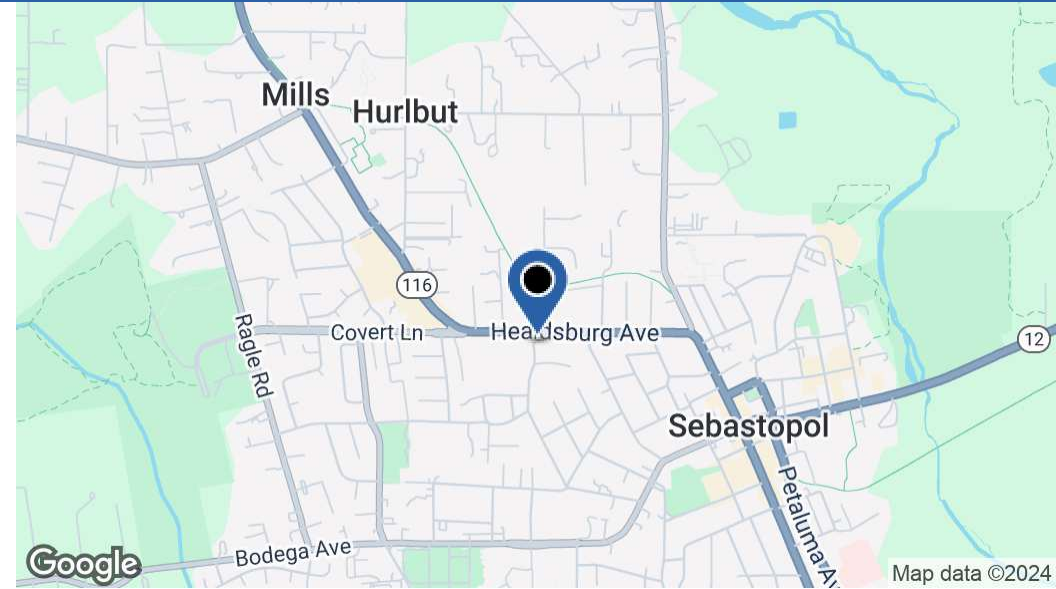
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PROPERTY DESCRIPTION

JD Management Group Inc. is pleased to offer for sale the exceptional opportunity to acquire a 5-unit residential multifamily property in Sebastopol, California. The property comprises of 1 Single Family Home and a 4 plex. The unit breakdown is as follows: (3) 1-bedroom/ 1-bathroom, (1) 2-bedroom/ 1-bathroom, and (1) 3-bedroom/ 2-bathroom (SFR). Built in 2024, this property has luxury/high-end finishes throughout, is fully sprinklered, and is separately metered for each unit. Property is Exempt from Rent Control.

PROPERTY HIGHLIGHTS

- Asking Price: \$3,000,000
- Exempt from Rent Control
- 5 Units (1 single family, 4 apartments)
- ± 4,752 SF Total Building Size
- ± 12,197 SF Lot Size
- Built In 2024
- Fully Sprinklered
- Separately Metered
- Luxury Finishes



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LOCATION DESCRIPTION

SEBASTOPOL SUMMARY:

Sebastopol is a quaint community in Northern California located on the western edge of the Santa Rosa plain. Sebastopol sits approximately 60 miles north of San Francisco, 8 miles west of Santa Rosa, 10 miles east of Bodega Bay, and 15 miles south of the Russian River. As a submarket of Santa Rosa, Sebastopol plays an integral role within the larger North Bay area. Incorporated in 1902, the city has a population of around 7,800 residents, serving a broader trade area of over 50,000 people. Sebastopol's downtown is easily accessible via scenic State Highways 12 and 116, connecting to Highway 101. This strategic location makes it a central hub for more than 50,000 residents in West Sonoma County, providing essential services, entertainment, and shopping options. Located at the crossroads leading to Bodega Bay, the Sonoma coast, and the Russian River's wine and recreation areas, Sebastopol's downtown features a variety of restaurants, retail shops, and professional services. Sonoma County is home to 425 wineries making it one of the most well known and prestigious wine regions within the United States. Located within close proximity is "The Barlow". The Barlow is a 12.5-acre shopping and entertainment district that draws visitors from all across the Bay Area. This district offers a unique mix of restaurants, boutique shops, wine bars, breweries, distilleries, and entertainment venues. Their outdoor marketplace showcases the best of Sonoma County's culinary and creative talent, making it a must-visit destination in the county.

Immediate Area:

Site abuts Healdsburg Ave., (AKA Highway 12) a major thoroughfare through Sebastopol, and Murphy Ave. (a quiet residential side street). Located within walking distance are shops, restaurants, parks, schools, and Downtown Sebastopol. The average household income is \$147,000 within a 3-mile radius. The average home value exceeds \$1,000,000 within a 3-mile radius. A 2.8% vacancy rate indicates a housing shortage. These statistics combined result in upward pressure on the current rental market.

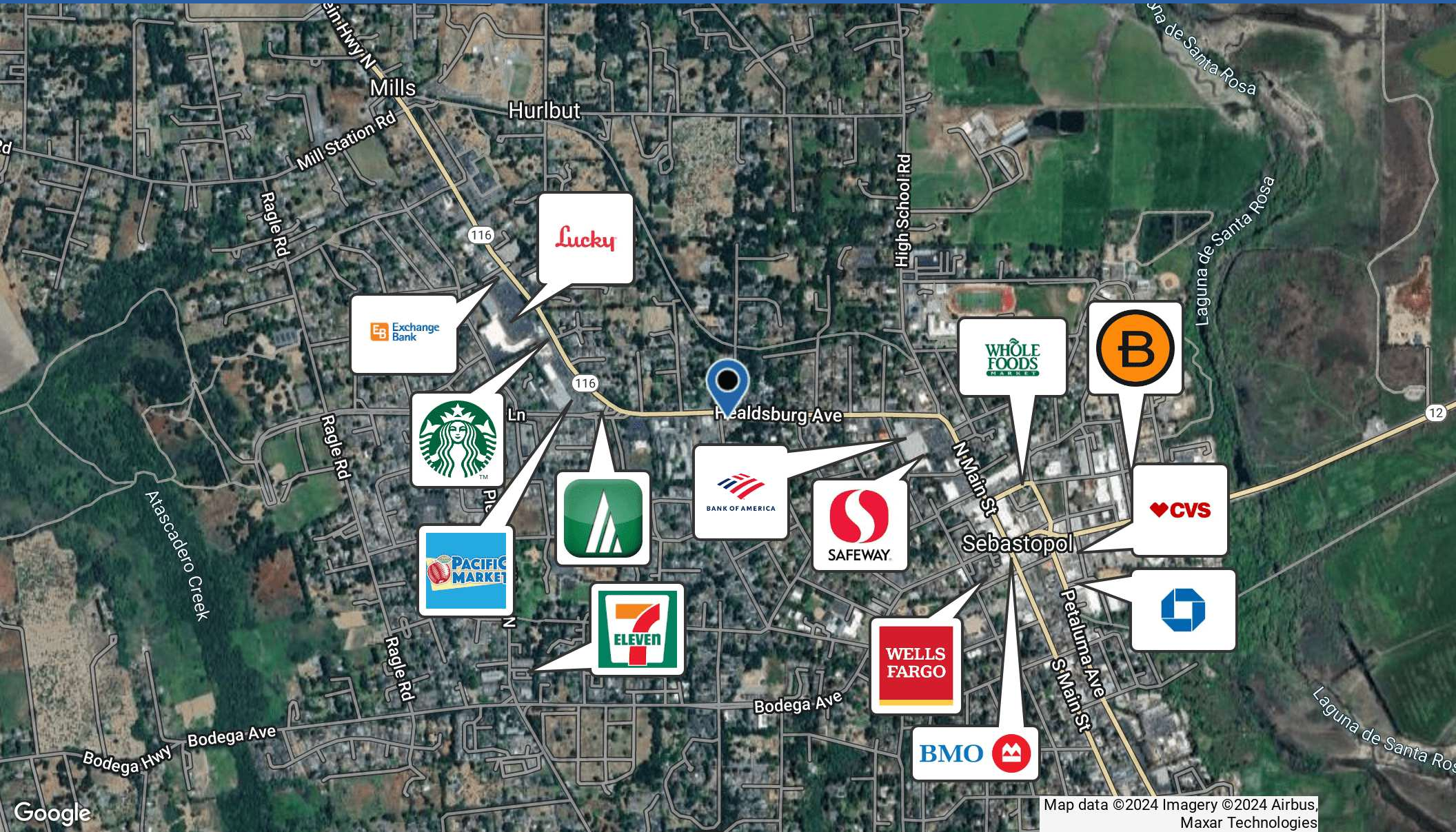
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INVESTMENT OVERVIEW

Price	\$3,000,000
Price per SF	\$631
Price per Unit	\$600,000
Cash-on-Cash Return (yr 1)	4.07%
Total Return (yr 1)	\$122,020

OPERATING DATA

Gross Scheduled Income	\$171,000
Total Scheduled Income	\$171,000
Vacancy Cost	\$5,130
Gross Income	\$165,870
Operating Expenses	\$43,850
Net Operating Income	\$122,020
Pre-Tax Cash Flow	\$122,020

All Financial Information is Estimated

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	MARKET RENT
100	1	1	728 SF	\$2,250
110	1	1	690 SF	\$2,250
200	1	1	553 SF	\$2,250
210	2	1	880 SF	\$3,000
7635	3	2	1,710 SF	\$4,500
TOTALS			4,561 SF	\$14,250
AVERAGES			912 SF	\$2,850

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INCOME SUMMARY

Vacancy Cost	(\$5,130)
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GROSS INCOME	\$165,870
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EXPENSES SUMMARY

Property Taxes	\$30,000
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Maintenance and Repairs	\$2,500
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Business License	\$100
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Fire Systems Monitor/Serviceing	\$1,500
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Insurance	\$3,450
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Water & Sewer	\$2,500
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Back flow	\$800
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Waste Management	\$3,000
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OPERATING EXPENSES	\$43,850
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NET OPERATING INCOME	\$122,020
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EXCLUSIVELY MARKETED BY:

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