



500 Sunrise Avenue, Roseville, CA 95661

### HIGHLIGHTS

- 26 units—16 1-bed; 10 2-bed
- All Units have been upgraded = Electrical throughout; carpet; lino; paint; appliances; blinds; etc
- Exterior Fire Spinkler System with Alarm and Knox Box
- Laundry Rooms on site— Machines Owner Owned
- Office on Site—Storage Units for Tenants
- New Redwood walkways throughout
- Pool refinished with new plaster and equipment
- French Drain in courtyard
- New Iron Gates / Security Cameras

Cross Street	Smith Lane
Tax Parcel No.	014-432-006-000
Year Built	1960 Remodeld 2024/25
Foundation Type	Raised
Roof Type	Comp
Building Class	B
Location Class	B
Zoning Type	R-1
Cable TV	Yes
No. of Stories	2
Parking	26

### Executive Summary

List Price	6,000,000.00
GRM	11.14
NOI	351,279
CAP	5.85
Total Units	26
No. of Buildings	1
Land Acres	.83 Acre

### PROPERTY DESCRIPTION

#### Construction:

Wood Frame

#### Utilities:

Tenants pay individual electric, individual gas, cable, telephone, internet. Owner pays water, sewer, trash and common area utilities.

#### Parking:

26 Spaces on site

#### Amenities:

All units have been updated — new Electrical throughout; flooring; countertops; appliances; lighting; etc.

Updated Laundry Room with Storage Units

Each Unit Has:

- Built-in Microwave; Dishwasher
- Garbage Disposal; Ceiling Fan
- Grab bars in bathroom; Security Gate
- Wiindow Air Conditioning; Gas Wall Heat

### Exclusively Listed By:

Dennis E. Griffin, CCIM, Retired

**The Griffin Company**

Cell - 916/813-3417

Office 209/267-1999

Fax - 209/267-1555

P O Box 1690

Sutter Creek, CA 95685

dennisg@thegriffincompany.com

## Investment Information

Listing Price	6,000,000.00
Current CAP	5.85
Current GRM	11.14

Total Units	26
Building SF	16,968
No. Of Buildings	1
Land Acres	.83
Price per Square Foot	353.61

<i>Estimated Annualized Operating Data</i>	<i>Potential</i>
Potential Income	538,800.
Laundry Income	7,200.
Less Vacancy	5,682
Gross Operating Income (annual)	540,318
Less Expenses	189,039
Net Operating Income	351,279

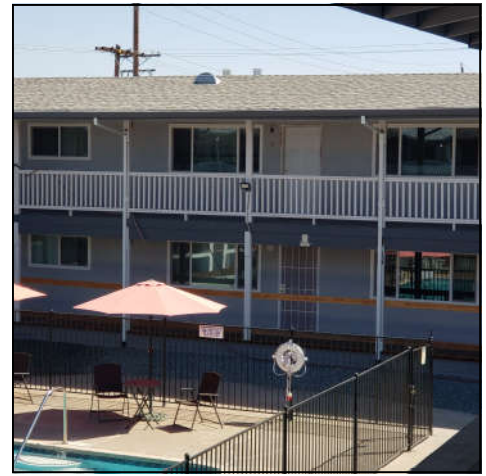
### **Current** Scheduled Gross Income

<i>Units</i>	<i>Est. SF</i>	<i>Rent/Mo</i>	<i>Income/Yr</i>
16 1-Bed	576	1,650	26,400.
10 2-Bed	716	1,950	19,500.
			.
<i>Total Annual Gross Income</i>			550,800.

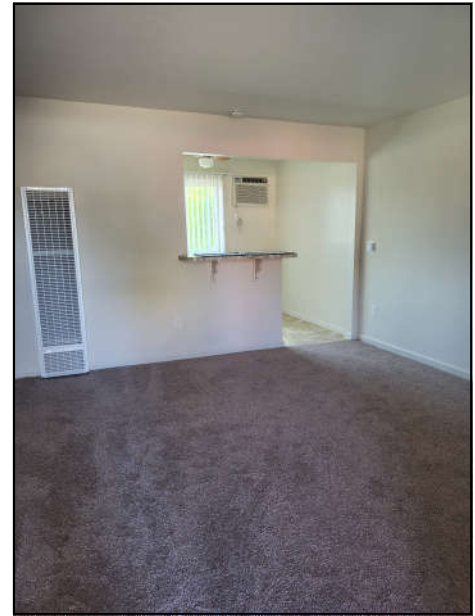


## *Sunrise Apartments*

*500 Sunrise Avenue  
Roseville, CA 95661*



Typical Bathroom



Living Room



2-bed



Typical Kitchen

1-bed



Laundry Room