

# OAK & C ST MULTIFAMILY PORTFOLIO

824 OAK ST & 824 C ST, MARYSVILLE, CA 95901

OFFERING  
MEMORANDUM



VALLEY  
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# OFFERING HIGHLIGHTS

PRICE	\$890,000
PRICE PER FOOT	\$293.14/SF
NUMBERS OF BLDGS	2
SALE TYPE	Investment/Owner User
YEAR BUILT	1938
SALE CONDITION	Bulk/Protfolio
LOT SIZE	0.23 AC
TOTAL BLDG SIZE	3,036 SF
APN	824 C St: 010-121-018-000 824 Oak St: 010-121-019-000





# OFFERING SUMMARY



## PROPERTY DESCRIPTION

Two building, multifamily portfolio sale in Marysville. Sale includes a total of 6 units. Each building has its own parcel number and can be sold individually or as a package. Individual pricing may vary.

Building 1- 824 C St, consists of three (3) single story units. Each unit is 1 bedroom and 1 bathroom and are rented at \$1,400 each with a total monthly income of \$4,200 or \$50,400 annually. Each unit has its own laundry facility as well as ductless HVAC units and dual pane windows.

Building 2- 819/824 Oak St, consists of three (3) single story units. Each unit is a studio and rents range from \$1,250 to \$1,350 with a total monthly income of \$3,850 or \$46,200 annually. Two of the three units have their own laundry area.

All units also benefit from ductless HVAC units as well as dual pane windows.

Purchase all 6 units for a total gross income of approximately \$96,600 annually. Each building has its own parcel number and can be sold individually.

## PROPERTY HIGHLIGHTS

- Turnkey investment property.
- Individual parcel numbers provide flexibility for resale options.
- 100% occupancy at market rents.



# FINANCIAL INFORMATION

Building Address	# of Units	Unit Type	Rent Range	Total Monthly Rent	Total Annual Rent	Laundry	Recent Upgrades
824 C St	3	(3) 1 Bed / 1 Bath	\$1,400	\$4,200	\$50,400	Yes (All)	HVAC, flooring, paint, appliances, plumbing, windows, lighting
824 Oak St	3	(3) Studio Units	\$1,250 – \$1,350	\$3,850	\$46,200	2 of 3	HVAC, flooring, paint, appliances, plumbing, windows, lighting
Total	6			\$8,050	\$96,600		



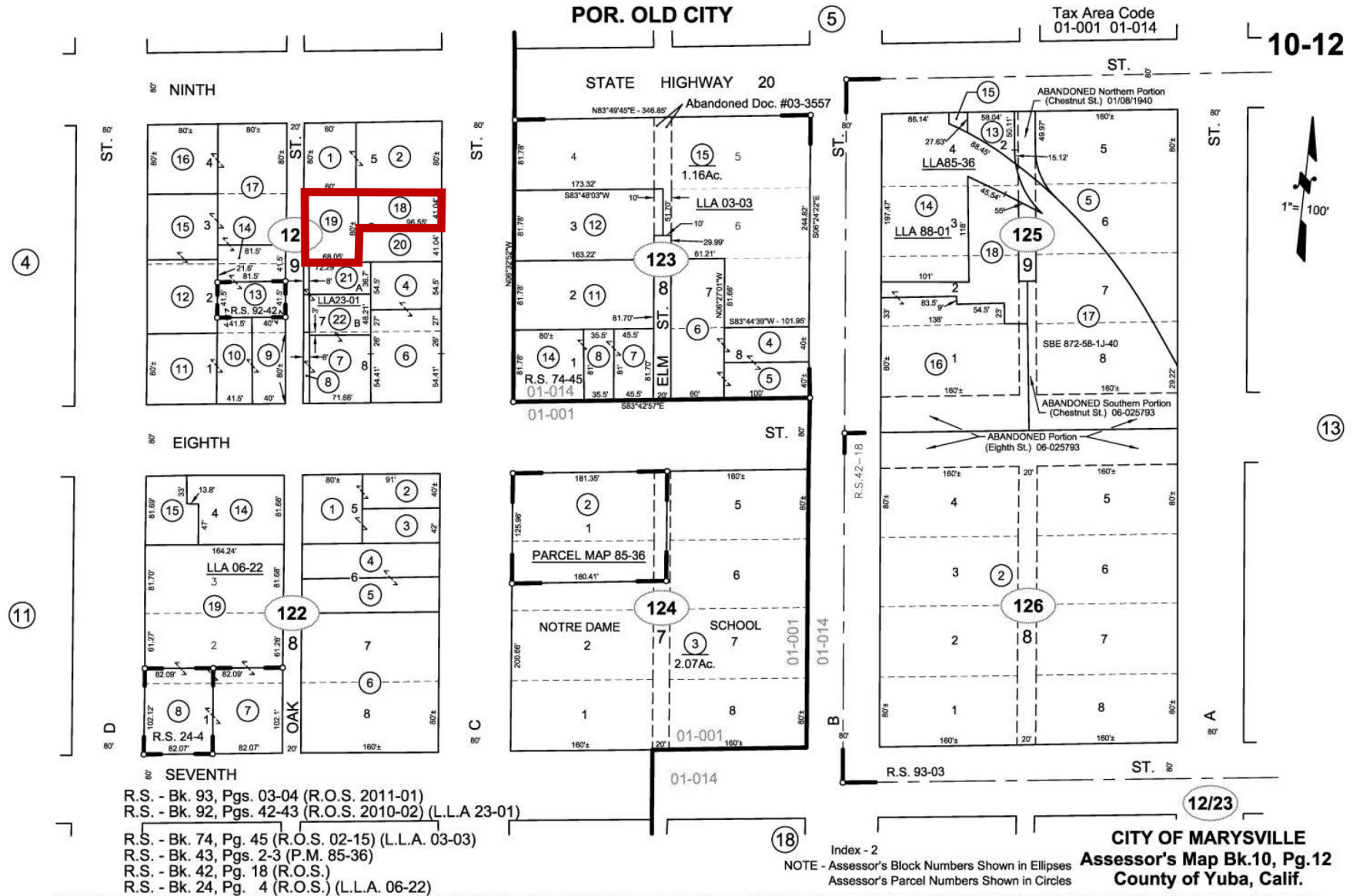


# LOCATION OVERVIEW MAP





# PARCEL MAP





# ADDITIONAL PHOTOS





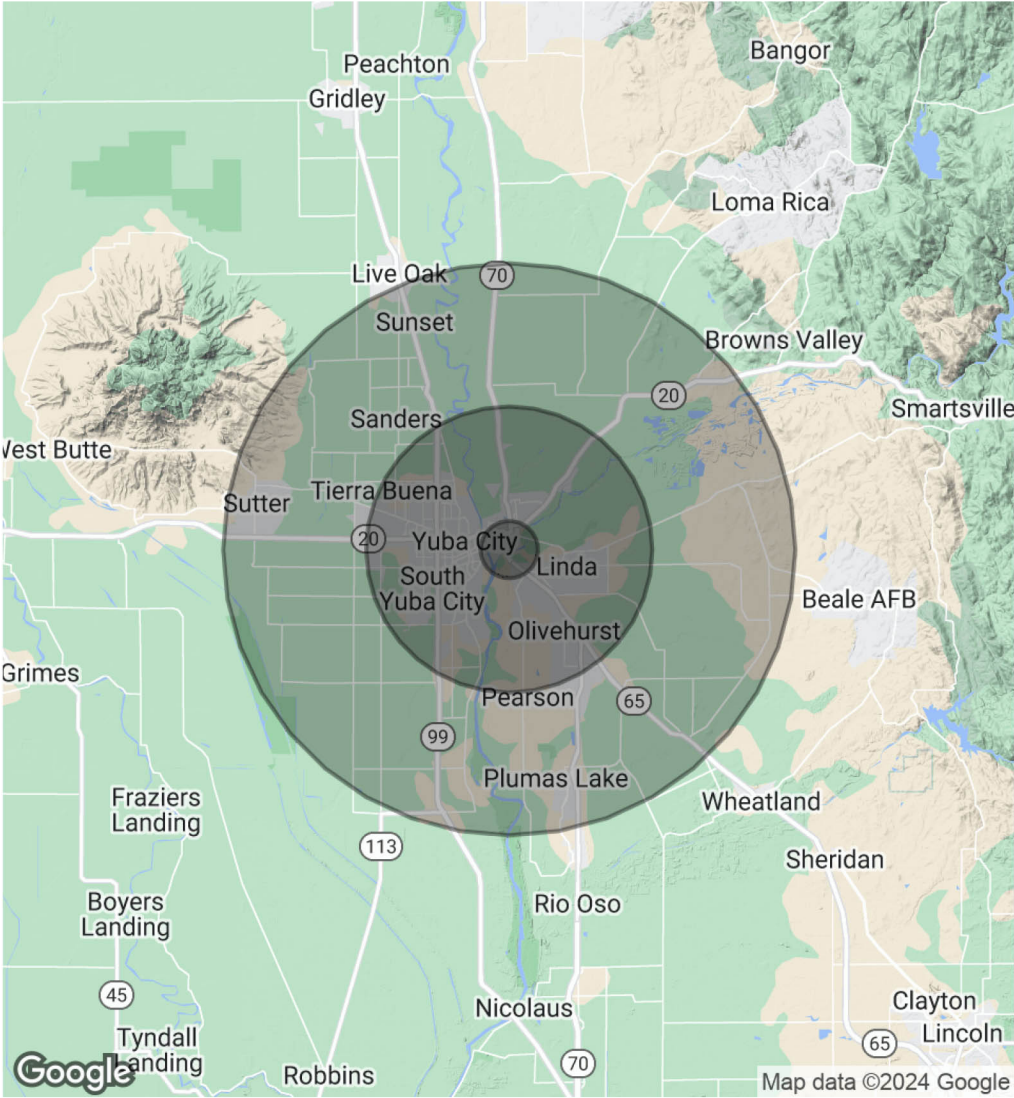
# DEMOGRAPHICS

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,260	115,370	143,416
Average Age	32.4	34.7	35.3
Average Age (Male)	31.9	33.7	34.2
Average Age (Female)	33.2	35.8	36.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,435	41,202	51,063
# of Persons per HH	2.6	2.8	2.8
Average HH Income	\$47,677	\$69,911	\$74,829
Average House Value	\$187,826	\$244,641	\$260,340

RACE	1 MILE	5 MILES	10 MILES
Total Population - White	4,457	74,802	93,977
Total Population - Black	178	3,104	3,811
Total Population - Asian	282	16,808	20,297
Total Population - Hawaiian	11	649	766
Total Population - American Indian	169	1,623	1,839
Total Population - Other	348	6,454	8,064

\* Demographic data derived from 2020 ACS - US Census





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## AGENT INFORMATION

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