



# 4040 Alexander David Ct – For Sale

4040 ALEXANDER DAVID COURT, LARKFIELD-WIKIUP, CA 95403

**RANDY WALLER**

BROKER/OWNER | CALDRE #01382348

707.843.1382

RANDY@WREALESTATE.NET

**TINA DEMARTINI**

REALTOR®, COMMERCIAL DIVISION | CALDRE #02122607

707.225.1882

TINAD@WREALESTATE.NET





# Property Summary

4040 ALEXANDER DAVID CT | LARKFIELD-WIKIUP



## Property Description

Presenting a contemporary, well-appointed four-unit building. Each unit thoughtfully designed with modern finishes, private outdoor spaces, and in-unit laundry. This 2017 built quadplex spans 3,704 sq ft on a generous 0.34-acre lot. Occupants enjoy seamless access to Highway 101, Sutter Hospital, and nearby retail and dining that enhance tenant satisfaction. The property includes parking for up to 10 vehicles and is managed under a modest monthly HOA of \$156. A rare find for investors seeking turnkey, strong-yield potential in Santa Rosa's thriving rental market.

## OFFERING SUMMARY

Sale Price:	\$1,575,000
Number of Units:	4
Lot Size:	0.339 Acres
Building Size:	3,704 SF
NOI:	\$91,647
Cap Rate:	5.82%

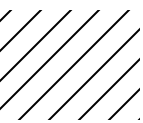
# Property Details & Highlights

4040 ALEXANDER DAVID CT | LARKFIELD-WIKIUP



Building Name	4040 Alexander David Ct
Property Type	Multifamily
Property Subtype	Low-Rise
APN	058-171-072
Building Size	3,704 SF
Lot Size	0.339 Acres

- **3,704± SF Building** – The property offers a total of approximately 3,704 square feet, providing a well-proportioned layout for multi-unit residential use.
- **Four Units** – The building is comprised of four individual residential units, allowing for strong rental income potential and diversification across multiple tenants.
- **Zoned R-2** – With R-2 zoning, the property benefits from flexibility for medium-density residential use, making it an attractive option for investors seeking steady cash flow or future redevelopment opportunities.
- **Prime Location in Larkfield-Wikiup** – Situated in the desirable Larkfield-Wikiup area of Sonoma County, the property offers convenient access to shopping, schools, Highway 101, and local employers while maintaining a residential neighborhood feel.
- **100% Occupancy** – Fully leased at the time of offering, the property provides immediate and reliable rental income with an established tenant base.



# 2025 Income & Expense Summary

4040 ALEXANDER DAVID CT | LARKFIELD-WIKIUP

Income	Monthly	Annual
Rental Income	\$10,325	\$123,900
NSF Fees	\$5	\$50
<b>Total Property Income</b>	<b>\$10,330</b>	<b>\$123,950</b>
<b>Expenses</b>		
Insurance	\$500	\$6,000
Landscaping	\$200	\$2,400
Property Taxes (New)	\$1,572	\$18,862
Utilities (Water & Sewer)	\$64	\$769
HOA Dues	\$156	\$1,872
Repairs & Maintenance	\$200	\$2,400
<b>Total Property Expense</b>	<b>\$2692</b>	<b>\$32,303</b>
<b>Net Income</b>	<b>\$7,638</b>	<b>\$91,647</b>

<b>Asking Price</b>	<b>\$1,575,000</b>
<b>Price/Unit</b>	<b>\$393,750</b>
<b>Price/Sf</b>	<b>\$425.22</b>
<b>Indicated Cap Rate</b>	<b>5.82%</b>



4040 ALEXANDER DAVID CT | LARKFIELD-WIKIUP



















## About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

500 BICENTENNIAL WAY, SUITE 310  
SANTA ROSA, CA 95403

PHONE: 707.591.0570  
WCOMMERCIALRE.COM







# About Larkfield-Wikiup

Conveniently situated in Larkfield-Wikiup, CA, this prime location offers an ideal balance of neighborhood charm, accessibility, and regional amenities. The area is just minutes from Santa Rosa, the hub of Sonoma County, providing easy access to employment centers, shopping districts, and entertainment.

Nearby attractions include the Santa Rosa Plaza with its wide selection of shopping and dining options, along with local favorites such as farmers’ markets, boutique retail, and acclaimed wineries that highlight the region’s lifestyle appeal. Cultural destinations like the Charles M. Schulz Museum and Research Center and the Sonoma County Fairgrounds further enhance the area’s recreational and cultural draw.

Larkfield-Wikiup also benefits from convenient connectivity to Highway 101, offering quick commutes to Healdsburg, Windsor, and greater Sonoma and Marin Counties. With a mix of residential neighborhoods, schools, parks, and business corridors, the community supports both strong tenant demand and long-term investment stability.

This combination of urban amenities, outdoor recreation, and excellent transportation access makes Larkfield-Wikiup a desirable location for residential and commercial real estate investment.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	142,530	274,439	371,041	Total Households	53,606	102,088	140,468
Average Age	42	42	43	# of Persons per HH	2.7	2.7	2.6
Average Age (Male)	40	41	42	Average HH Income	\$132,092	\$136,004	\$137,353
Average Age (Female)	43	43	44	Average House Value	\$768,512	\$818,278	\$847,281





**RANDY WALLER**

BROKER/OWNER | CALDRE #01382348  
707.843.1382 | RANDY@WREALESTATE.NET  
WCOMMERCIALRE.COM

**TINA DEMARTINI**

REALTOR®, COMMERCIAL DIVISION | CALDRE #02122607  
707.225.1882 | TINAD@WREALESTATE.NET  
WCOMMERCIALRE.COM

## DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.