



HOUSE 2 HOME
PROPERTIES

LA CANADA

12 Units Located at 3337-3339 La Canada Dr, Cameron Park, 95682



HOUSE 2 HOME PROPERTIES

C O N T E N T S

PROPERTY INFORMATION	4.
SALE COMPARABLES	12.
FINANCIAL ANALYSIS	16.

EXCLUSIVELY LISTED BY



ROBIN BAIMAS

Broker/Owner

DRE #01240370

robinleigh11@att.net

925.354.1063 cell



HOUSE 2 HOME
PROPERTIES



HOUSE 2 HOME
PROPERTIES

LA CANADA
3337-3339 La Canada Dr, Cameron Park, 95682

CONFIDENTIALITY AGREEMENT

All materials and information received or derived from House 2 Home Properties, its directors, officers, agents, advisors, affiliates, and/or any third-party sources are provided without representation or warranty, express or implied, as to completeness, accuracy, or reliability. This includes, but is not limited to, information regarding the condition of any property, compliance or non-compliance with applicable governmental requirements, developability, suitability, financial performance (historical or projected), or any other matters related to a contemplated transaction.

Neither House 2 Home Properties, nor its directors, officers, agents, advisors, or affiliates, makes any representation or warranty, express or implied, as to the accuracy or completeness of any materials or information provided, derived, or received. Any materials or information furnished—whether written or verbal—are not a substitute for a party's independent due diligence. House 2 Home Properties does not undertake to investigate, verify, or confirm any such information unless otherwise expressly agreed to in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating, under contract for, or in escrow for a transaction is strongly encouraged to independently verify all information and to conduct its own inspections and investigations, including through appropriate third-party professionals of its choosing. All financial data should be independently verified by the party, including review of applicable documents and reports and consultation with appropriate independent professionals.

House 2 Home Properties makes no warranties or representations regarding the accuracy, completeness, or relevance of any financial data, projections, assumptions, or analyses. House 2 Home Properties does not act as a financial advisor to any party in connection with any transaction. All financial projections, estimates, or assumptions—including those used for modeling purposes—are subject to change and may differ materially from actual results. Any estimates of market rents or projected rents do not constitute a guarantee that such rents can be achieved or sustained. Parties must independently evaluate contractual, legal, governmental, and market conditions, including vacancy factors and other economic variables.

Legal questions should be reviewed with a qualified attorney. Tax matters should be reviewed with a certified public accountant or tax attorney. Title-related matters should be reviewed with a title officer or attorney. Questions regarding property condition or compliance with governmental requirements should be reviewed with appropriate engineers, architects, contractors, consultants, and relevant governmental agencies.

All properties and services marketed by House 2 Home Properties are offered in compliance with all applicable fair housing and equal opportunity laws.

While the information contained herein has been obtained from sources believed to be reliable, House 2 Home Properties makes no representations or warranties, express or implied, as to its accuracy. References to square footage, age, or condition are approximate. Buyers and other parties must independently verify all information and assume all risk associated with any inaccuracies.



HOUSE 2 HOME
PROPERTIES

PROPERTY INFORMATION



OFFERING SUMMARY

Sale Price:	\$3,150,000
Building Size:	11,392 SF
Lot Size:	0.53 Acres
Number of Units:	12
Price / SF:	\$277/SF
Price / Unit:	\$262,500/Unit
Current Cap Rate:	5.2%
Current NOI:	\$171,211
Pro Forma Cap Rate:	5.7%
Pro Forma NOI:	\$180,480
Year Built:	1980

PROPERTY HIGHLIGHTS

- Strong in-place income with \$171,211 in current NOI, representing a 5.4% cap rate at the \$3.15M purchase price. With rents trending toward market levels, the property offers a clear path to a projected \$178,658 in pro forma NOI and an approximate 5.7% stabilized cap rate. Operating expenses are approximately 33% of effective income (inclusive of reserves), consistent with best-in-class operational efficiency.
- 100% occupied, well-maintained property with long-term tenancy, recent capital improvements, and a desirable unit mix of one- and two-bedroom floor plans featuring stainless steel appliances, in-unit washer and dryer, private outdoor space, and one-car garages in high-demand Cameron Park.

UNIT TYPE

COUNT

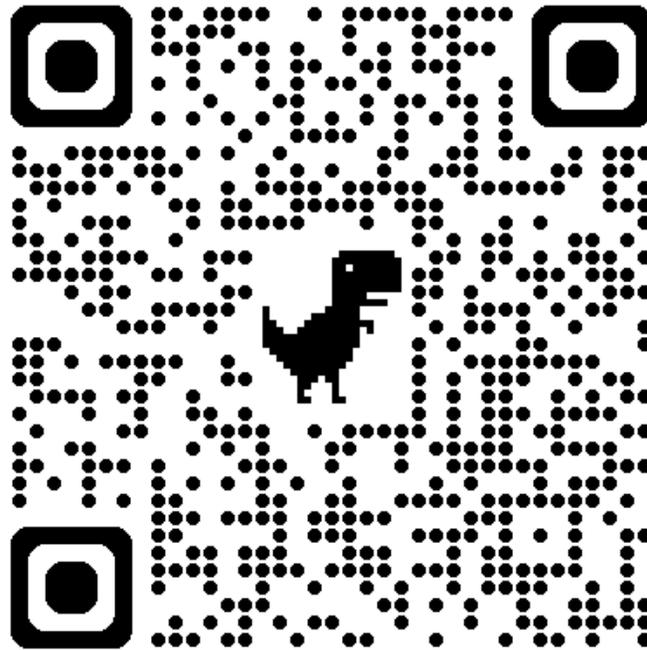
SIZE (SF)

UNIT TYPE	COUNT	SIZE (SF)
1BD / 1BA	4	700
2BD / 1.5BA	8	1072
TOTALS / AVERAGES	12	11,392





Scan to View Photos, Video & Property Details



HOUSE 2 HOME
PROPERTIES

Video walk-through here: <https://iframe.videodelivery.net/d7224b0889671c18d2e1503af43e6929>



PROPERTY DESCRIPTION

House 2 Home Properties is pleased to exclusively present La Canada Apartments, a 12-unit multifamily property located in the desirable Cameron Park community of El Dorado County, CA. The property offers a desirable mix of one- and two-bedroom residences, featuring spacious floor plans averaging approximately 700 and 1,074 square feet, respectively. Each unit has been tastefully updated, with several showcasing modern stainless steel appliances and granite counters. Every home includes an in-unit washer and dryer and a private one-car garage, enhancing convenience, comfort, and long-term tenant retention.

With rising home prices in the surrounding region making ownership less attainable, La Canada Apartments benefits from strong rental demand and a stable tenant base seeking quality housing in a suburban setting. The property has been well maintained by current ownership, resulting in a true pride-of-ownership asset with attractive amenities throughout. This presents the next investor with a stabilized, income-producing property requiring no immediate capital investment.

LOCATION DESCRIPTION

Cameron Park, California is a well-established residential community located in El Dorado County, offering a desirable balance of suburban living and access to regional employment centers. The area is known for its strong sense of community, scenic foothill setting, and proximity to outdoor recreation. Cameron Park benefits from convenient access to U.S. Highway 50, connecting residents to Sacramento, Folsom, and the greater metropolitan area. The community offers nearby parks, retail centers, and essential services that support continued residential demand. Limited multifamily supply and consistent population growth contribute to strong occupancy and long-term rental stability.





LOCATION INFORMATION

Building Name	La Canada Apartments
Street Address	3337-3339 La Canada Dr
City, State, Zip	Cameron, Park 95682
County	El Dorado

BUILDING INFORMATION

Roof	Pitched Comp Single
Windows	Dual Pane
Year Built	1980
Number of Floors	2
Foundation	Slab
Siding	Wood
HVAC	Central
Parking	Private Garage
Parking Surface	Concrete



HOUSE 2 HOME
PROPERTIES



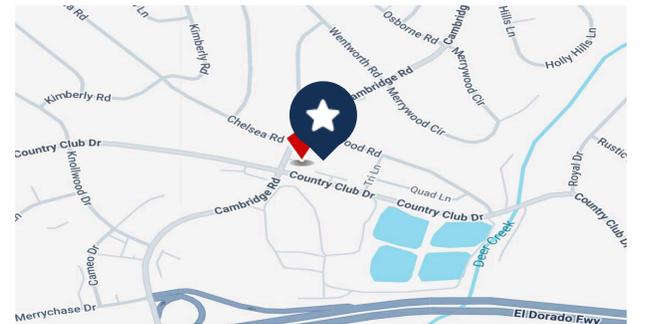
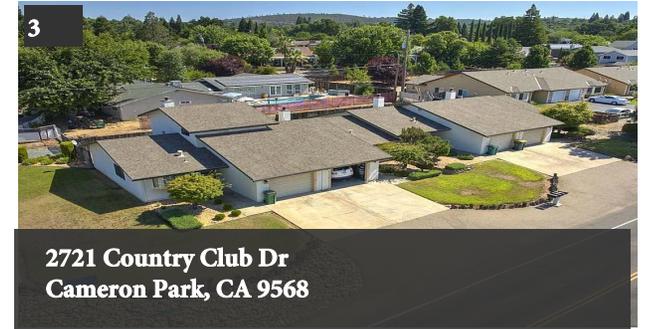


HOUSE 2 HOME
PROPERTIES



SALE COMPARABLES

SALE COMPS



Sale Price: **\$3,150,000** Lot Size: **.53 Acres**
 Year Built: **1980** Building SF: **11,392 SF**
 Price PSF: **\$277** No. Units: **12**
 Price / Unit: **\$262,500**

Sale Price: **\$1,830,000** Lot Size: **.40 Acres**
 Year Built: **1979** Building SF: **6,488 SF**
 Price PSF: **\$282.06** No. Units: **7**
 Price / Unit: **\$261,429** Closed: **01/03/2025**

Sale Price: **\$959,888** Lot Size: **.39 Acres**
 Year Built: **1986** Building SF: **3,836 SF**
 Price PSF: **\$250.23** No. Units: **4**
 Price / Unit: **\$239,972** Closed: **06/21/24**

UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT SF
1 BD / 1 BA	4	37	700	1591	2.27
2 BD / 1.5 BA	8	63	1072	1931	1.80
TOTALS / AVERAGES	12	11,392	948	1761	

UNIT TYPE	# UNITS	% OF	SIZE SF
2 BD / 1 BA	3	43	800
2 BD / 2 BA	3	43	900
3 BD / 2 BA	1	14	1000
TOTALS / AVERAGES	7	100%	871

UNIT TYPE	# UNITS	% OF	SIZE SF
1 BD / 1 BA	3	75	850
1 BD / 1.5 BA	1	25	1150
TOTALS AVERAGES	4	100%	925

RENT COMPS



UNIT TYPE	SIZE SF	RENT
2 BD / 2 BA	1,272	\$2,375

NOTES: 1 Car Garage, Washer & Dryer

UNIT TYPE	SIZE SF	RENT
2 BD / 2 BA	700	\$2,223

NOTES: Open Parking

UNIT TYPE	SIZE SF	RENT
2 BD / 2 BA	912	\$1,895

NOTES: Shared Laundry, RUBS \$125/mo, Covered Parking, No pets



HOUSE 2 HOME
PROPERTIES

FINANCIAL ANALYSIS

UNIT MIX SUMMARY

UNIT TYPE	COUNT	% TOTAL	SIZE (SF)	RENT	MARKET RENT	MARKET RENT/SF
1 BD / 1 BA	4	33.3%	700	\$1,641	\$1,795	\$2.56
2 BD / 1.5 BA	8	66.7%	1072	\$1,921	\$1,995	\$1.86
TOTALS/AVERAGES	12	100%	948	\$21,932	\$23,140	\$2.09



OPERATING STATEMENT

INCOME SUMMARY	CURRENT		PRO FORMA	
Income	\$258,960		\$275,520	
RUBS	\$6,720		\$6,720	
Other Income (app fees, late fees, mtm fees)	\$720		\$720	
Vacancy Cost	(5.0%) \$13,317		(5.0%) \$14,150	
EFFECTIVE RENTAL INCOME	\$253,119		\$270,903	
EXPENSE SUMMARY	CURRENT	PER UNIT	PRO FORMA	PER UNIT
RE Taxes (1.1%) (Ad Valorem)	\$34,355	\$2,178	\$34,355	\$2,873
Insurance*	\$21,625	\$1,802	\$21,625	\$1,802
Utilities - Water/Sewer Electricity/Trash	\$22,080	\$1,841	\$22,080	\$1,841
Repair & Maintenance	\$7,848	\$654	\$7,844	\$654
Management & Admin	\$1,224	\$102	\$1,224	\$102
On Site Manager	0	0	0	0
MGMT Fee (5%)	Owner managed	NA	Owner managed	NA
Reserves	3000	250	3000	250
GROSS EXPENSES	\$81,948	\$6,960	\$90,152	\$7,512
NET OPERATING INCOME	\$171,211	\$14,268	\$178,658	\$15,040

*Flood insurance may not be required depending on buyer financing and lender requirements.

PRICING DETAILS

PRICE		\$3,150,000
Down Payment	35%	\$1,102,500
Number of Units		12
Price Per Unit		\$262,500
Price Per Sq Ft		\$277
Rentable Sq Ft		11,392 SF
Lot Size		.53 Acres
Approx. Year Built		1980

RETURNS	CURRENT	PRO FORMA
CAP Rate	5.2%	5.7%
GRM	11.83	11.13
Cash-on-Cash	N/A	6.0%
Debt Coverage Ratio	N/A	1.59

INCOME		CURRENT		PRO FORMA
Gross Scheduled Rent		\$258,960		\$275,520
Less: Vacancy/Deductions	5.0%	\$13,317	5.0%	\$14,150
RUBS		\$6,660		\$6,768
Other Income (app fees, late fees, mtm fees)		\$720		\$720
Less: Expenses	33%	\$81,948	34%	\$90,152
Net Operating Income		\$171,211		\$178,658

TOTAL RETURN	5.4%	\$171,211	5.7%	\$178,658
EXPENSES		CURRENT		PRO FORMA
RE Taxes (1.1%)(Ad Valorem)		\$34,355		\$34,355
Insurance		\$21,625		\$21,625
Utilities - Water/Sewer PG&E/Trash		\$22,080		\$22,080
Repair & Maintenance		\$7,848		\$7,848
Management & Admin		\$1,244		\$1,244
On Site Manager		\$0		0
MGMT Fee (5%)		\$0 (Owner Managed)		\$0 (Owner Managed)
Reserves		\$3,000		\$3,000
TOTAL EXPENSES		\$90,125		\$90,125
EXPENSES/UNIT		\$6,827		\$7,512
EXPENSES/SF		\$7.19		\$7.91



LA CANADA

3337-3339 La Canada Dr, Cameron Park, 95682

EXCLUSIVELY LISTED BY:



ROBIN BAIMAS
Broker/Owner DRE
#01240370
robinleigh11@att.net
925.354.1063 cell



HOUSE 2 HOME
PROPERTIES