



# 150-152 W 8th, Santa Rosa, CA 95401

- Property Type: Fourplex
- Unit Mix: 3 - 1BR/1BA, 1 - 2BR/1BA
- Parcel Number: 010-152-018
- Building Size: 2,579 SF
- Site Size: 7,200 SF
- Year Built: 1892
- Exterior: Wood Siding
- Roof: Pitched; Comp Shingle
- Foundation: CC Perimeter & Slab
- HVAC: Wall Heaters
- Electrical: Circuit Breakers
- Laundry: Shared; On-Site
- Parking: Off-Street, Street



**Steven Level**  
 Managing Director  
 Direct: (415) 747-2150  
 steve@levelcommercial.com  
 DRE# 01184232



COMMERCIAL GROUP

**150-152 W 8th, Santa Rosa, CA 95401**

## **Charming Santa Rosa 4-Plex**

Located in the desirable West End neighborhood just blocks from Downtown Santa Rosa, this charming fourplex offers strong rental appeal and flexibility. The front Victorian triplex includes one spacious 2-bedroom, 1-bath unit and two 1-bedroom, 1-bath units with shared laundry. The enchanting detached 1-bedroom, 1-bath cottage at the rear of the property has private laundry and has been utilized as a short-term rental unit for increased income. Features include separate electric meters and a fenced communal garden area. A solid investment opportunity in a prime location.

**Offered at \$1,100,000**



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**BERKSHIRE  
HATHAWAY** | DRYSDALE  
HOMESERVICES | PROPERTIES

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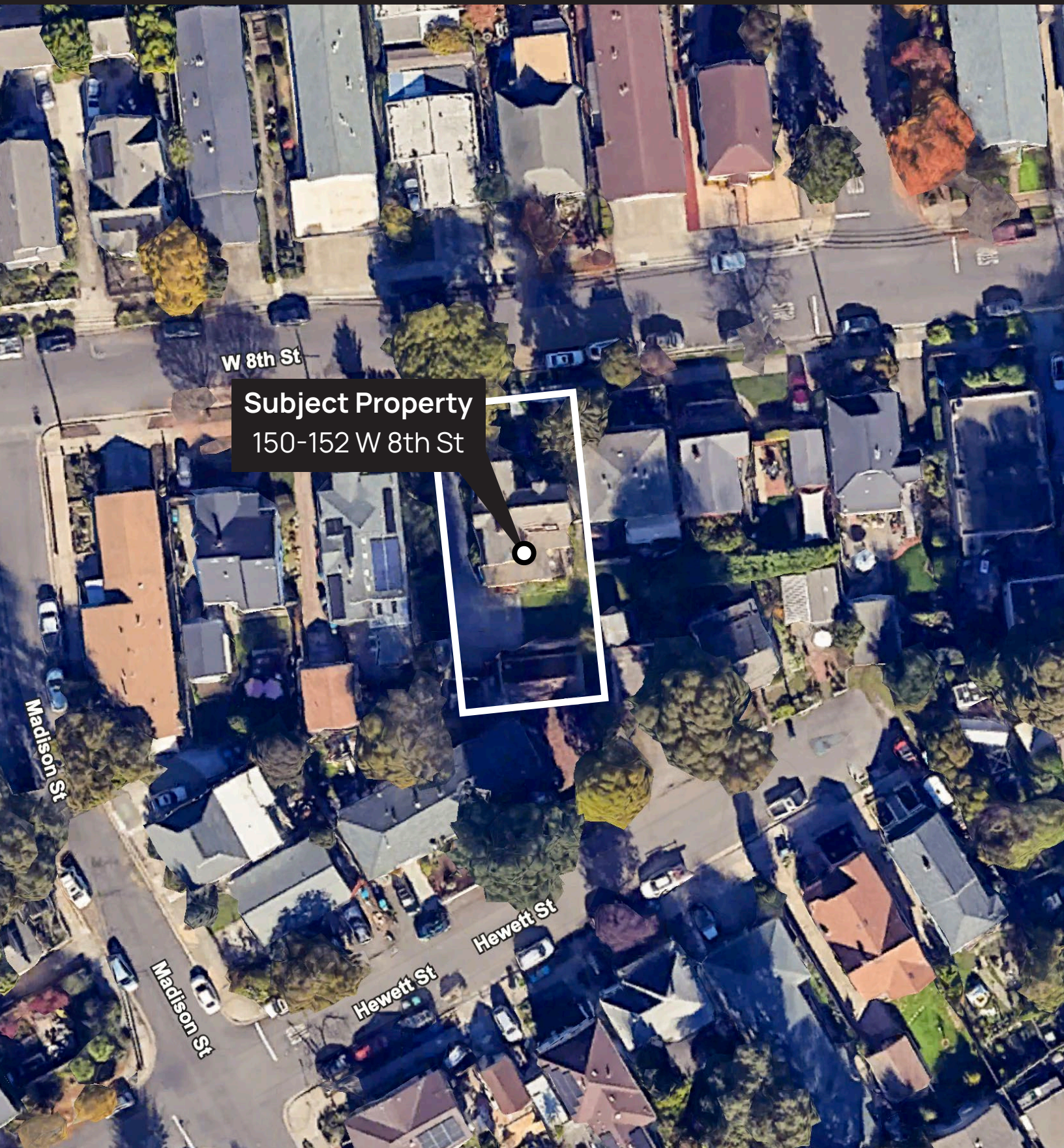


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**Subject Property**  
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## Investment Summary

### Income

Unit	Description	Current Rent	Market Rent
150-1	1-Bedroom / 1-Bath	\$1,875	\$1,900
150-2	1-Bedroom / 1-Bath	\$1,470	\$1,600
150-3	2-Bedroom / 1-Bath	\$2,150	\$2,250
152*	1-Bedroom / 1-Bath Cottage	\$2,050	\$2,050
-	Laundry	\$180	\$180
<b>Total Monthly Income</b>		<b>\$7,725</b>	<b>\$7,980</b>
<b>Gross Annual Income</b>		<b>\$92,700</b>	<b>\$95,760</b>

\*Unit 152 estimated at market rent; Current owner runs as AirBNB generating \$46,740 in annual income (2025).

### Expenses

Taxes (New @ 1.1375% + \$124)	\$12,637	\$12,637
Insurance	\$3,030	\$3,030
Water/Sewer	\$2,400	\$2,400
Trash	\$3,360	\$3,360
PG&E*	\$1,272	\$1,272
Landscaping	\$1,900	\$1,900
Repairs & Maintenance (est. @ 5% of income)	\$4,635	\$4,788
<b>Total Annual Expenses</b>	<b>\$29,234</b>	<b>\$29,387</b>

\*Owner pays Gas; Tenants pay Electric for each of their units

<b>Net Operating Income</b>	<b>\$63,467</b>	<b>\$66,374</b>
<b>Price</b>	<b>\$1,100,000</b>	
<b>GRM</b>	<b>11.87</b>	<b>11.49</b>
<b>Cap Rate</b>	<b>5.77%</b>	<b>6.03%</b>
<b>Price/SF</b>	<b>\$427</b>	