



SELLER FINANCING AVAILABLE

Investor Special

205 N SHASTA ST, WILLOWS, CA 95988

\$495,000 | 5 UNITS | 9.86% CAP (BEFORE RENOVATION COSTS)

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PRESENTED BY:

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OFFERING SUMMARY

Suggested List Price:	\$495,000
Number Of Units:	5
Price Per Unit:	\$99,000
Price / SF:	\$112
Occupancy:	0%
Proforma Cap Rate:	9.86%
GRM:	6.04
Proforma NOI:	\$48,827
Lot Size:	0.17 Acres
Year Built:	1930 / Unknown
Building Size:	4,400 SF

PROPERTY HIGHLIGHTS

- Seller financing available
- Tenants pay for all metered utilities
- Majority two-bedroom units with W/D hook-ups
- Vacant units can be leased at market rates
- Lease to qualified tenants
- Ideal project for investors seeking long-term growth

DEMOGRAPHICS	0.5 Miles	1 Mile	1.5 Miles
Total Households:	930	2,508	2,810
Total Population:	2,652	5,947	6,650
Average HH Income:	\$69,549	\$50,714	\$52,408



PROPERTY DESCRIPTION

Since the property is mostly vacant and has deferred maintenance, the figures provided are PROFORMA and does not include the cost to renovate. Each buyer should obtain their own contractor bids and make their own financial analysis backing in the cost of repairs.

Rare investor rehab special with 4 vacant units which renovated can be leased at market rates. An investor has the option to utilize Seller-Financing freeing up cash for making improvements.

This property includes a duplex and a triplex. Four (4) of the units are comprised of 2 Bedroom / 1 Bath units. The Tenants pay all utilities since the units are separately metered for water, sewer, garbage, electrical, and gas. The duplex units feature washer and dryer hook-ups and (1) of the units has a fenced yard. The roof was renovated in 2024, and while the property requires renovations, it a great value-add opportunity.

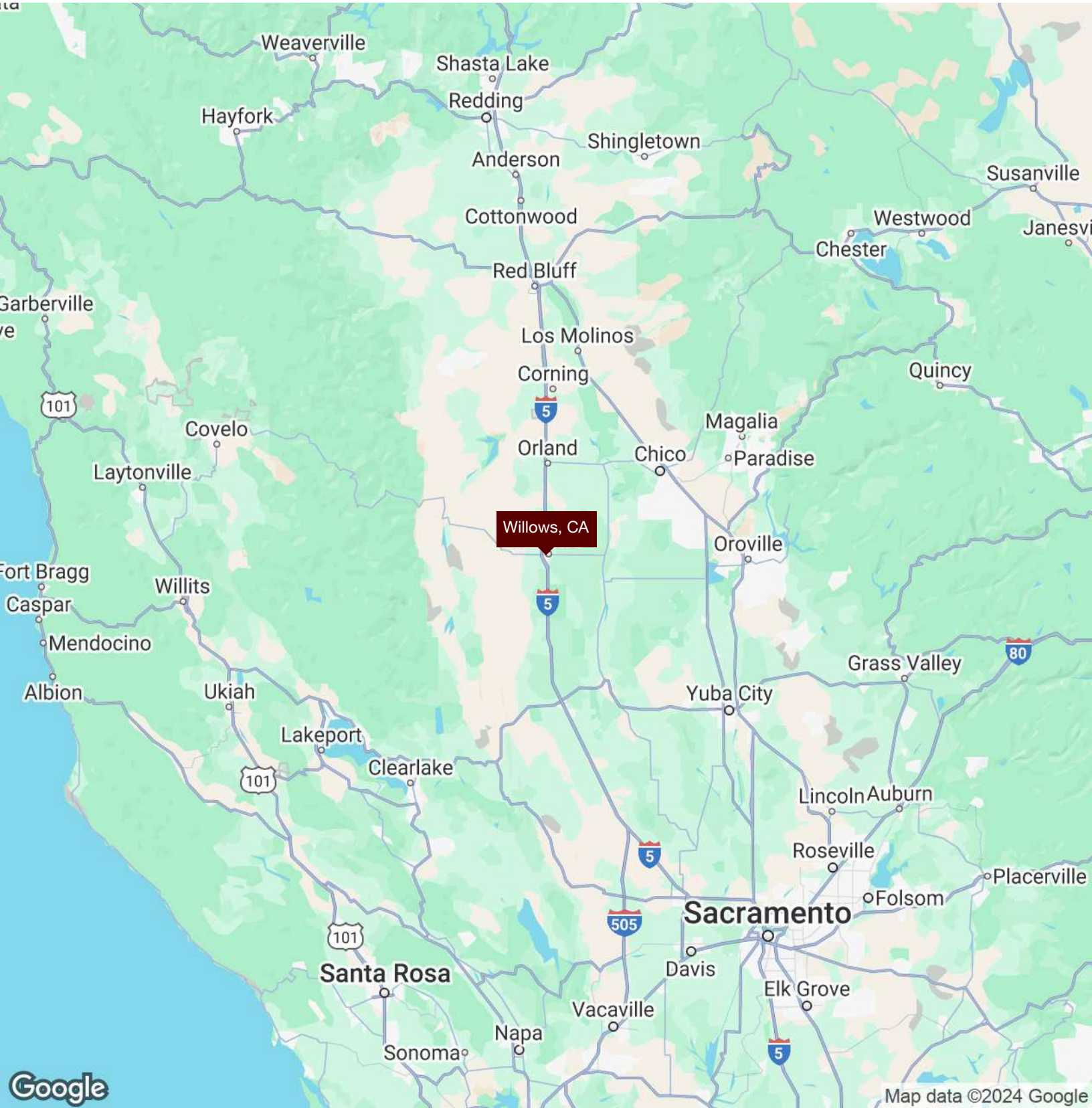
Two (2) of the units are currently occupied by non-paying tenants. The units have significant deferred maintenance which will require a full renovation.

LOCATION DESCRIPTION

205 N Shasta St, Willows, CA. Located in the heart of town, this property offers easy access to local amenities, restaurants, and attractions. Near Willows Memorial Park, historic downtown, and nearby shops and restaurants. The property is also close to I-5 and key spots like Walmart, Starbucks, the Municipal Airport, and Thunderhill Raceway Park.

Employment: Willows is heavily involved in the Agricultural and Farming sectors. In addition, there are larger Government sector employers such as Glenn County, City of Willows, and Willows Unified School District. There's also employment opportunities through Glenn Medical Center, Flagged Hotels, quick service restaurants, diners, and local retailers.

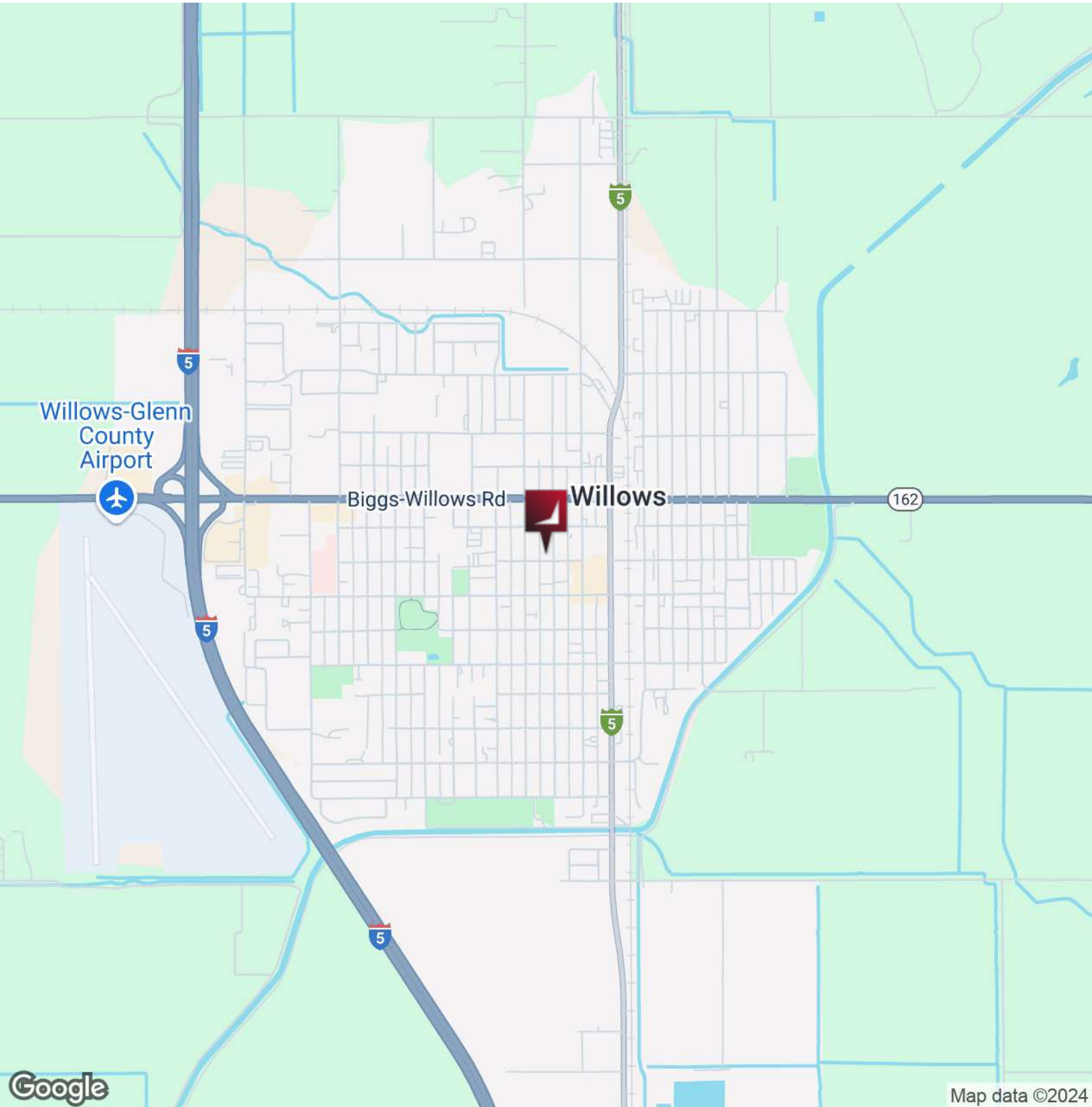
Well-maintained homes and renovated apartments surround this property.



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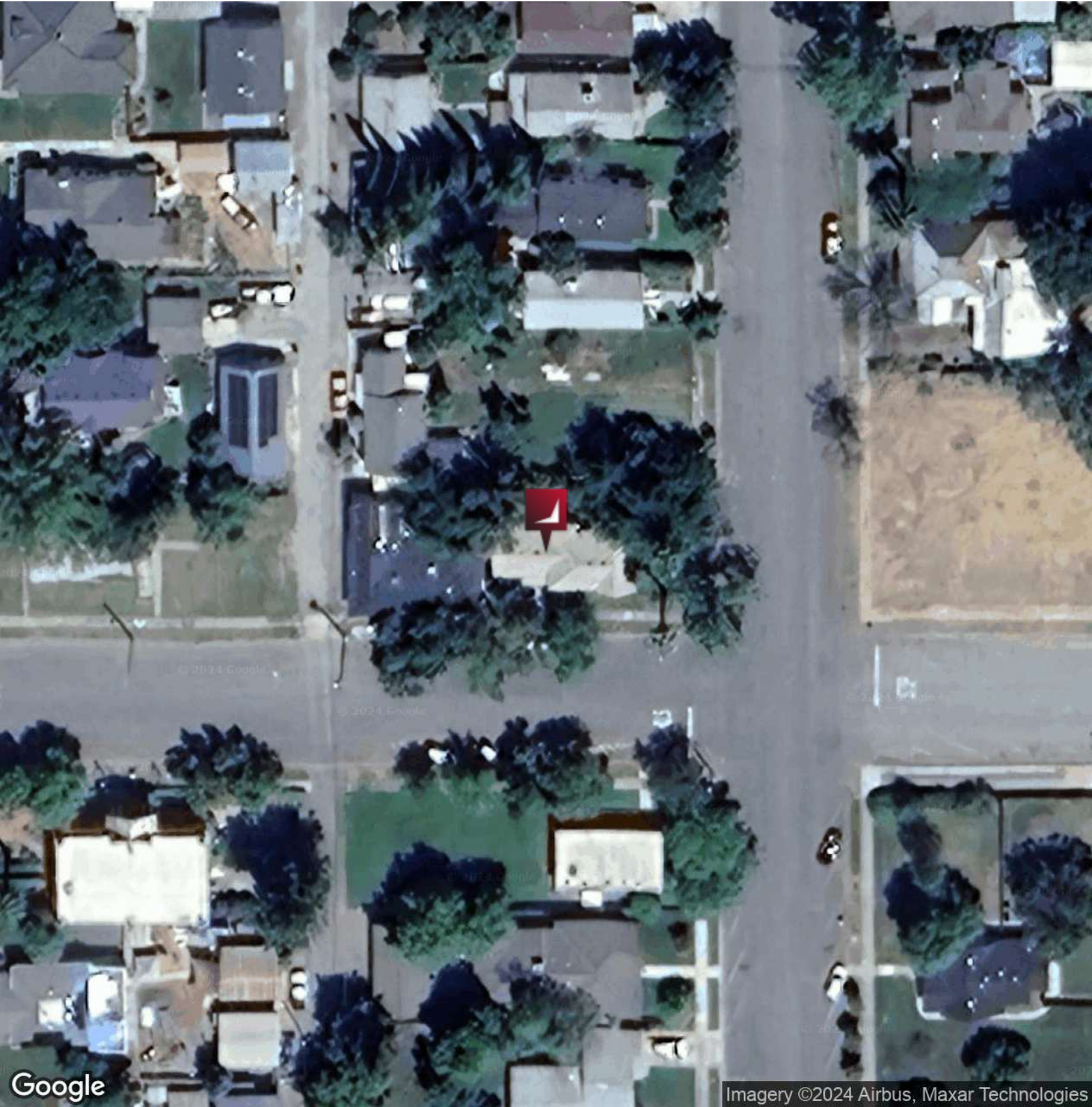
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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT/SF	MARKET RENT
2B/ 1B	2	1	1	20%	880 SF	-	\$1,400
2B/ 1B	2	2	1	20%	880 SF	-	\$1,400
Studio / 1B	1	1	1	20%	880 SF	-	\$900
2B/ 1B	2	1	1	20%	880 SF	-	\$1,400
2B/ 1B	2	1	1	20%	880 SF	-	\$1,400
TOTALS/AVERAGES			5	100%	880 SF	\$NAN	\$1,300

INCOME SUMMARY

	205 SHASTA N WILLOWS CA	PER UNIT
Proforma Renovated Income	\$78,000	\$15,600.00
Vacancy Allowance (-5%)	(\$3,900)	(\$780.00)
GROSS INCOME	\$74,100	\$14,820.00

EXPENSES SUMMARY

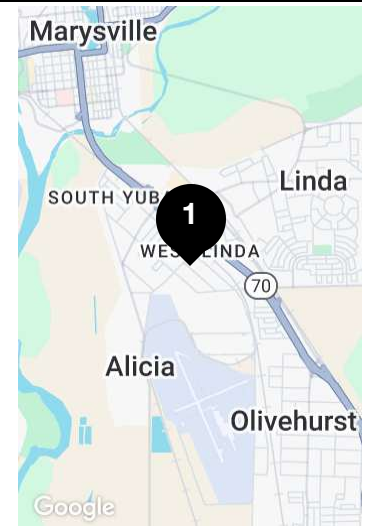
	205 SHASTA N WILLOWS CA	PER UNIT
New Property Taxes @ 1.3%x Price	\$8,450	\$1,690.00
Insurance (\$700/unit)	\$3,500	\$700.00
Maintenance and Repair (\$900/unit)	\$4,500	\$900.00
Trash Garbage (-5%)	\$4,017	\$803.40
W,S,G Paid by Tenants	\$0	\$0.00
Pest Control (-1.5%)	\$1,205	\$241.06
Landscaping (-4.5%)	\$3,600	\$720.00
OPERATING EXPENSES	\$25,272	\$5,054.46
NET OPERATING INCOME	\$48,828	\$9,765.54



1

5597 S GLEDHILL AVE OLIVEHURST, CA 95961
 5597 S Gledhill Ave , Olivehurst, CA 95961

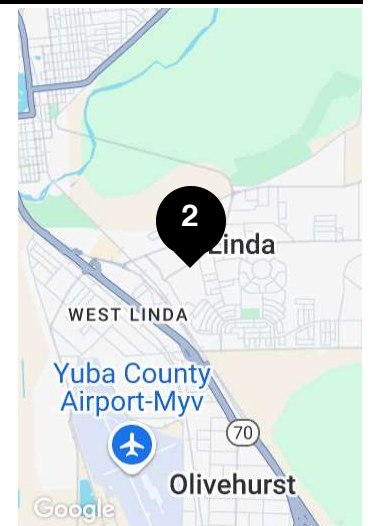
Price:	\$1,040,000	Bldg Size:	4,680 SF
Lot Size:	0.58 Acres	No. Units:	8
Cap Rate:	N/A	Year Built:	1969
Price/SF:	\$222.22	Price/Unit:	\$130,000



2

5891 MONTCLAIR AVE MARYSVILLE, CA 95901
 5891 Montclair Ave , Marysville, CA 95901

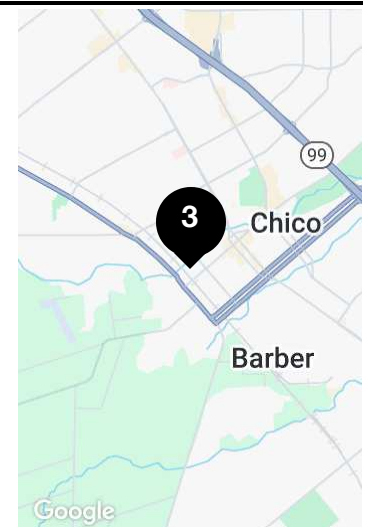
Price:	\$725,000	Bldg Size:	3,744 SF
Lot Size:	0.34 Acres	No. Units:	7
Cap Rate:	7%	Year Built:	1956
Price/SF:	\$193.64	Price/Unit:	\$103,571



3

832 W 1ST ST
 832 W 1st St , Chico, CA 95928

Price:	\$750,000	Bldg Size:	3,330 SF
Lot Size:	0.18 Acres	No. Units:	5
Cap Rate:	N/A	Year Built:	1905
Price/SF:	\$225.23	Price/Unit:	\$150,000



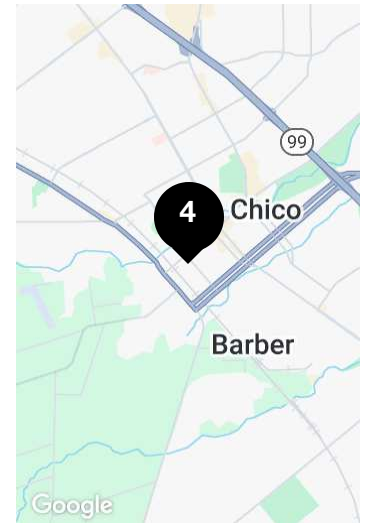


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739 W 3RD ST

739 W 3rd St , Chico, CA 95928

Price:	\$950,000	Bldg Size:	4,292 SF
Lot Size:	0.09 Acres	No. Units:	5
Cap Rate:	N/A	Year Built:	1908
Price/SF:	\$221.34	Price/Unit:	\$190,000

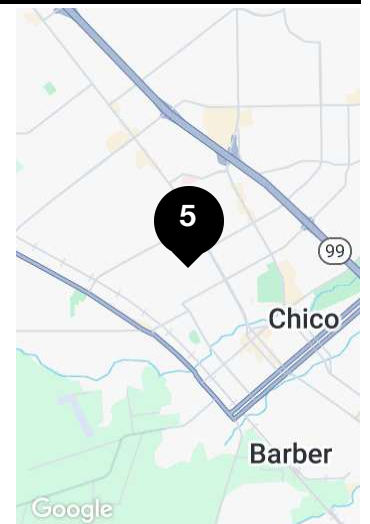


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328 W 4TH AVE

328 W 4th Ave , Chico, CA 95926

Price:	\$950,000	Bldg Size:	4,416 SF
Lot Size:	0.18 Acres	No. Units:	10
Cap Rate:	N/A	Year Built:	1980
Price/SF:	\$215.13	Price/Unit:	\$95,000

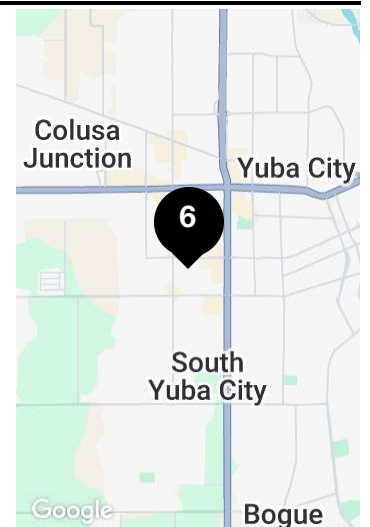


6

1513-1533 ANNEKA LN

1513-1533 Anneka Ln , Yuba City, CA 95993

Price:	\$2,050,000	Bldg Size:	11,000 SF
Lot Size:	0.75 Acres	No. Units:	12
Cap Rate:	N/A	Year Built:	1980
Price/SF:	\$186.36	Price/Unit:	\$170,833



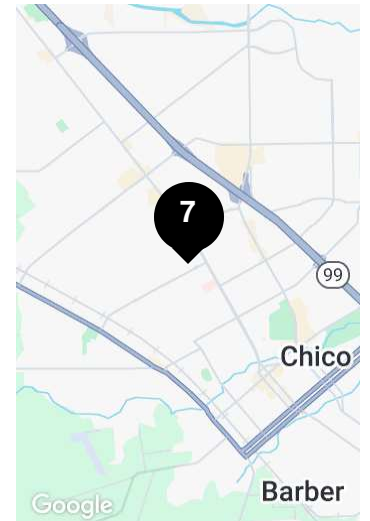


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1842-1844 ARCADIAN AVE

1842-1844 Arcadian Ave , Chico, CA 95926

Price:	\$1,290,000	Bldg Size:	5,600 SF
Lot Size:	0.38 Acres	No. Units:	8
Cap Rate:	N/A	Year Built:	1963
Price/SF:	\$230.36	Price/Unit:	\$161,250

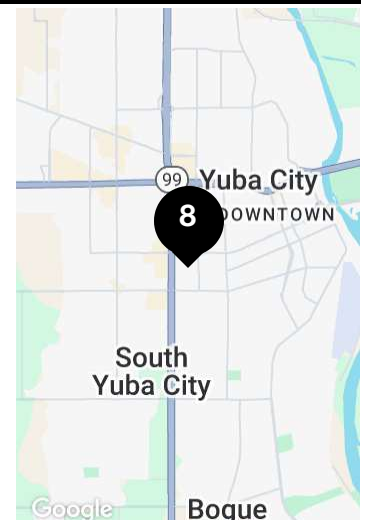


8

1165 B ST

1165 B St , Yuba City, CA 95991

Price:	\$1,440,000	Bldg Size:	8,320 SF
Lot Size:	0.34 Acres	No. Units:	12
Cap Rate:	N/A	Year Built:	1970
Price/SF:	\$173.08	Price/Unit:	\$120,000

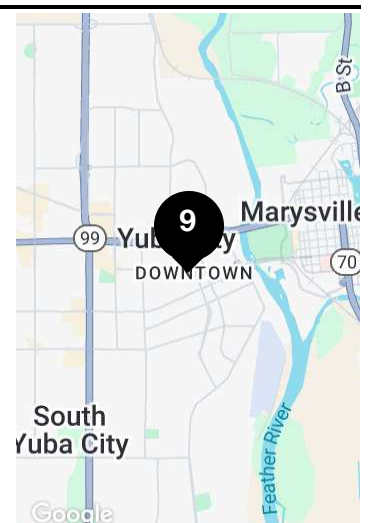


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536 FORBES AVE

536 Forbes Ave , Yuba City, CA 95991

Price:	\$950,000	Bldg Size:	3,750 SF
Lot Size:	0.18 Acres	No. Units:	6
Cap Rate:	N/A	Year Built:	1987
Price/SF:	\$253.33	Price/Unit:	\$158,333



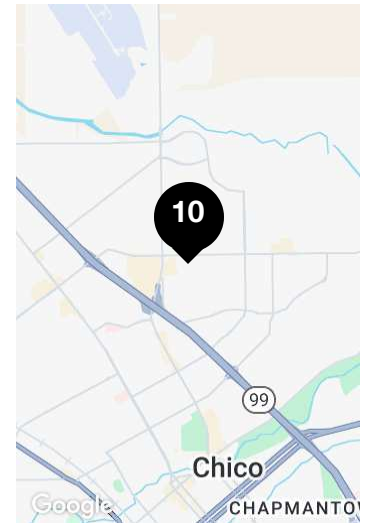
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2423 NORTH AVE

2423 North Ave , Chico, CA 95926

Price:	\$1,250,000	Bldg Size:	5,850 SF
Lot Size:	0.55 Acres	No. Units:	10
Cap Rate:	N/A	Year Built:	1962
Price/SF:	\$213.68	Price/Unit:	\$125,000



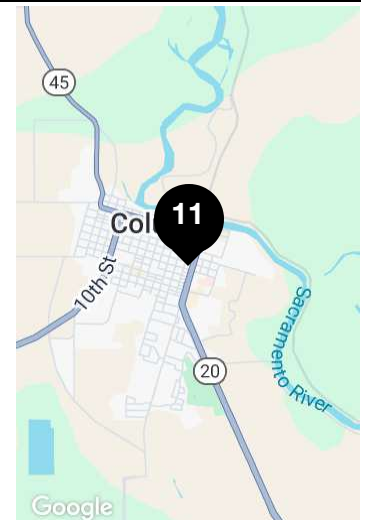
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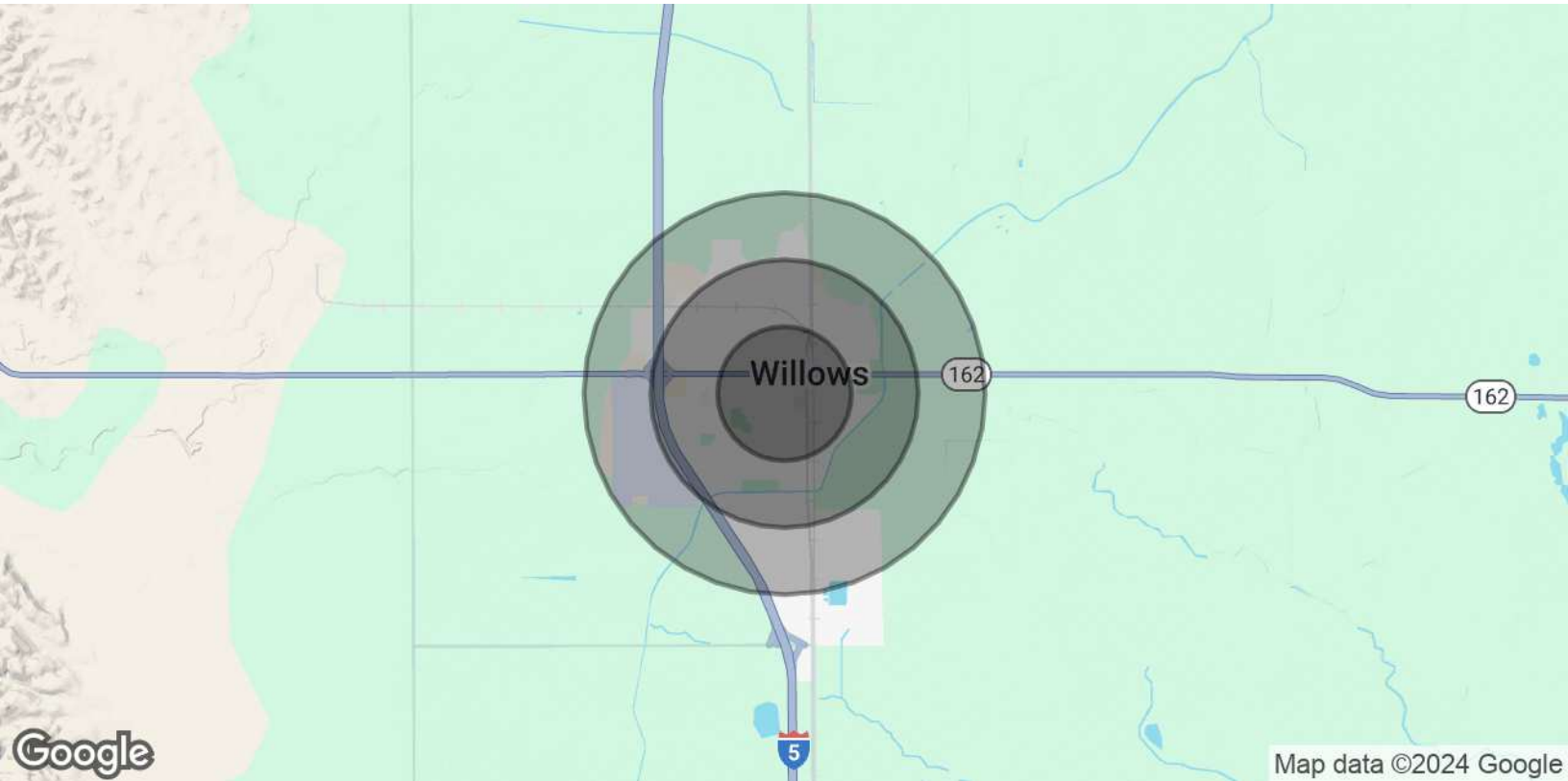


30 WEBSTER ST

30 Webster St , Colusa, CA 95932

Price:	\$760,000	Bldg Size:	5,200 SF
Lot Size:	0.44 Acres	No. Units:	9
Cap Rate:	N/A	Year Built:	1963
Price/SF:	\$146.15	Price/Unit:	\$84,444





POPULATION

	0.5 MILES	1 MILE	1.5 MILES
Total Population	2,652	5,947	6,650
Average Age	40.6	39.7	40.4
Average Age (Male)	36.9	36.9	37.3
Average Age (Female)	44.3	44.4	45.1

HOUSEHOLDS & INCOME

	0.5 MILES	1 MILE	1.5 MILES
Total Households	930	2,508	2,810
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$69,549	\$50,714	\$52,408
Average House Value	\$185,667	\$133,815	\$131,625

* Demographic data derived from 2020 ACS - US Census