

OFFERING MEMORANDUM

Property for SALE | Multi-Family Investment

2715 Twin View Blvd & 2718 Virginia Ave, Shasta Lake, CA 96019

Price: \$1,550,000.00

**Pro Forma CAP Rate: 6.78%
(Year 1)**

EXECUTIVE SUMMARY

Property Address:	2715 Twin View Blvd & 2718 Virginia Ave, Shasta Lake, CA 96019
APNs:	075-360-053; 075-360-054; 075-360-078
Number of Units:	12 Units
Parcel Size:	1.98 Acres (Approx. 86,248 SF)
Occupancy:	100% Occupied

SITE PLAN: 2715 Twin View Blvd & 2718 Virginia Ave, Shasta Lake, CA 96019
Total Combined Listing Area: ~1.98 Acres (86,248 Sq Ft)



DISCLAIMER & CONFIDENTIALITY

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. Neither the owner, nor Property Upsurge Inc, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation.

PROPERTY ANALYSIS

This multi-family residential complex is located in Shasta Lake, CA, featuring a total of 12 units situated on a large 1.98-acre lot. The property offers excellent access to freeway interstates and includes a mix of studio, 1-bedroom, and 2-bedroom units.

- **12 Unit Turn-Key Multi-Family Property on 1.98 Acres Land**
- **All Units Renovated with Laminate Flooring, Granite Counters, Stainless Steel Appliances, New Electrical Switches and Plugs, Freshly Painted Interiors**
- **100% Occupancy with stable rental history**
- **Ample parking**
- **Located near major transit corridors and local amenities**

RENT ROLL (AS OF 4/24/2026)

Unit	Tenant	Lease Start	Bed/Bath	Sq.Ft.	Market Rent	Current Rent	Deposit Held
2706 A	Jerry Rawley	04/07/2025	1 Bed/1 Bath	300	\$1,025	\$872	500
2713	Jonah Hernandez	04/24/2026	Studio/1 Bath	400	\$950	\$950	0
2706 C	Vickie Harper	06/09/2023	1 Bed/1 Bath	361	\$1,025	\$995	1,295
2711	Kellie Garvin	05/11/2022	1 Bed/1 Bath	500	\$1,020	\$1,020	895
2715	Nickalos Vonrader	11/18/2024	1 Bed/1 Bath	500	\$1,095	\$1,055	1,045

Unit	Tenant	Lease Start	Bed/Bath	Sq.Ft.	Market Rent	Current Rent	Deposit Held
2716	Alex Duree	07/15/2025	1 Bed/1 Bath	392	\$1,095	\$1,055	1,050
2706 B	Madison Pruitt	09/09/2025	1 Bed/1 Bath	500	\$1,090	\$1,090	595
2712	Damian McLaughlin	04/01/2026	1 Bed/1 Bath	600	1,095	\$1,095	595
2717	Shannon Prather	01/16/2026	1 Bed/1 Bath	500	\$1,100	\$1,100	595
2714	Jennifer Hanson	03/11/2026	1 Bed/1 Bath	401	\$1,105	\$1,105	595
2718	Chelsye Dittmar-jimenez	05/09/2025	2 Bed/1 Bath	600	\$1,205	\$1,205	1,195
2719	Taryn Lutz	01/26/2024	1 Bed/1 Bath	600	\$1,219	\$1,219	1,395
TOTALS:				5,654	\$13,024	\$12,761	9,755

INCOME & EXPENSES (PRO FORMA - YEAR 1)

Scheduled Base Rent (Annual)	\$153,132
Vacancy Loss (5%)	(\$7,656.6)
Effective Gross Income	\$145,475.40
Operating Expenses	
Property Tax (1.12%)	\$17,360.00
Insurance	\$11,638.92
Utilities (Water/License/Fees)	\$4,081.92
Maintenance (5%)	\$7,273.77
Total Operating Expenses	(\$40,354.61)

NET OPERATING INCOME	\$105,120.79
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SITE PLAN

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CONTACT INFORMATION

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