



163 Pleasant Avenue

Auburn, CA 95603

Turnkey 8-Unit, All 2-Bedroom Apartment Property in Historic Auburn



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163 PLEASANT AVENUE

Executive Summary

THE OFFERING



163 Pleasant Avenue

STREET ADDRESS



\$1,950,000

LISTING PRICE

South Coast Commercial is proud to present 163 Pleasant Avenue, a well-maintained eight-unit multifamily property in Auburn, California, perfectly situated near Downtown and major commuter routes, including Highway 49 and I-80. Each unit features a 2-bedroom, 1-bath layout, providing a tenant-preferred configuration that supports stable occupancy. The property also includes on-site laundry, adding a supplemental revenue stream that enhances overall cash flow.

This property represents a rare opportunity to acquire a turnkey, income-producing asset in a desirable Auburn location. With a consistent unit mix, manageable scale, and convenient access to employment, shopping, and regional transportation, 163 Pleasant Avenue offers investors a stable, low-maintenance multifamily investment with strong long-term appeal.



11,761 SF

LOT SIZE



6,214 SF

BUILDING SIZE



8

UNITS



5.4%

CAP RATE



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INVESTMENT HIGHLIGHTS



Turnkey Asset with Major CapEx Completed

New roof, windows, mini-split HVAC throughout, SB 721-compliant decks, and remodeled interiors in 6 of 8 units



Below-Market In-Place Rents

Average rents of \$1,763/month trail broader Sacramento-area averages, offering mark-to-market upside



In-Demand Unit Mix

All 2-bedroom / 1-bath layouts supporting longer tenancies and stable occupancy



Infill Location Near Downtown Auburn

Built-out residential setting with commuter access



Supplemental Income Stream

On-site laundry enhances cash flow



Efficient Investment Scale

Eight-unit property offering operational simplicity

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163 PLEASANT AVENUE

Property Information

THE PROPERTY AT A GLANCE



11,761 SF
LOT SIZE



6,214 SF
BUILDING SIZE



1
NO. OF BUILDINGS



2
STORIES



8
UNITS



1972
YEAR BUILT



R-3 Residential
ZONING

**Property lines are approximate.*



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163 PLEASANT AVENUE

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PROPERTY PROFILE

163 Pleasant Avenue is a two-story, eight-unit multifamily property located in a quiet residential pocket near Downtown Auburn, California.

The building is comprised entirely of 2-bedroom, 1-bath units, a practical and in-demand layout that supports long-term tenancy. Built in 1972, the property has undergone substantial capital improvements, including a new roof, new windows, and mini-split HVAC systems installed in all units. Six of the eight units have been completely remodeled with new flooring, kitchen cabinetry, countertops, and bathroom vanities, enhancing overall unit quality and renter appeal. Additionally, all decks are SB 721 compliant, and the property is equipped with General Electric electrical panels, a configuration favored by insurance providers.

The property benefits from close proximity to Downtown Auburn, Highway 49, and Interstate 80, providing convenient access to local services, employment centers, and regional commuting routes. Its consistent unit mix, completed capital improvements, and manageable scale support efficient operations, while the infill location reinforces steady rental demand. Overall, 163 Pleasant Avenue represents a turnkey, well-positioned multifamily asset within one of Placer County's established residential submarkets.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

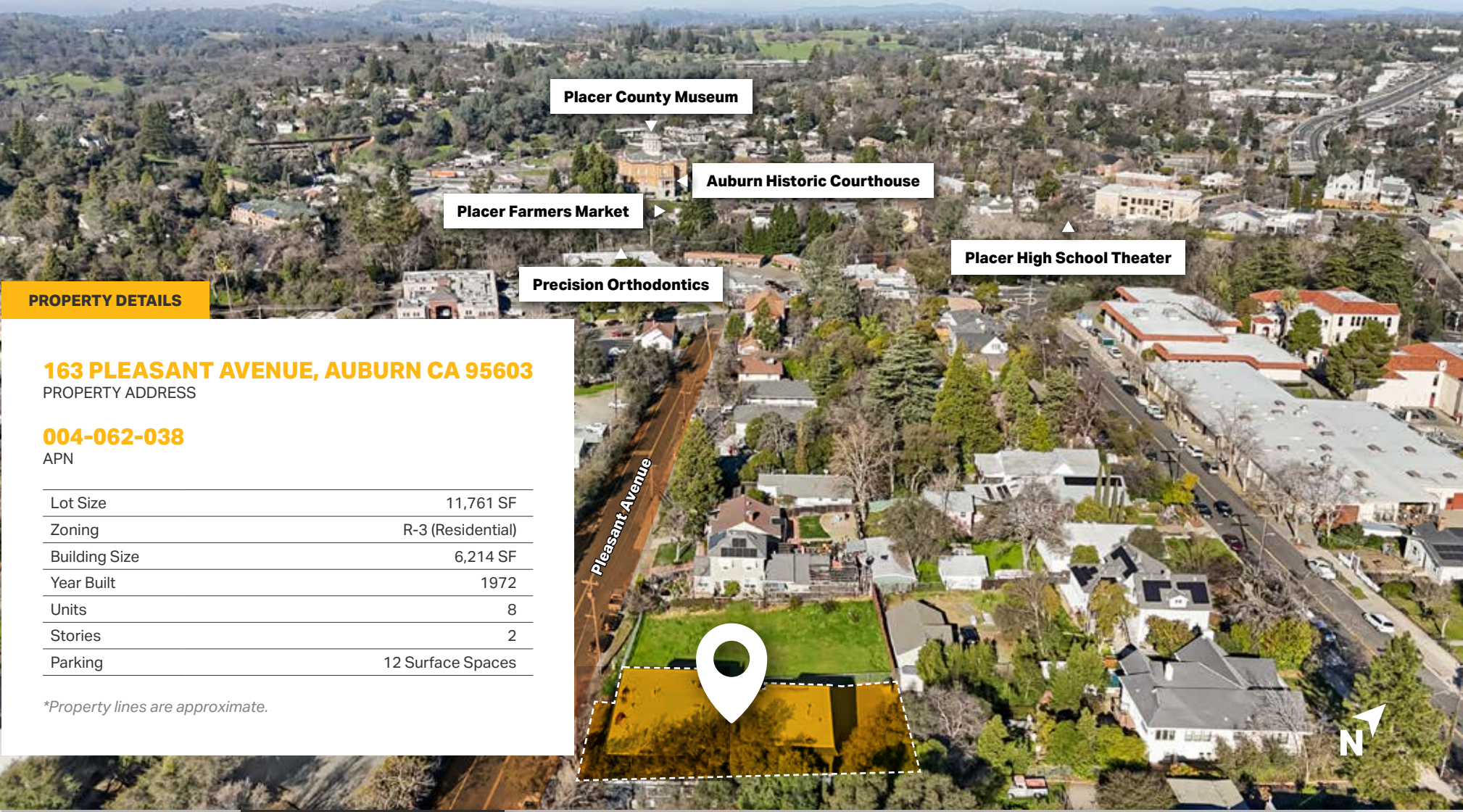
LOCATION OVERVIEW

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PROPERTY DESCRIPTION



PROPERTY DETAILS

163 PLEASANT AVENUE, AUBURN CA 95603

PROPERTY ADDRESS

004-062-038

APN

Lot Size	11,761 SF
Zoning	R-3 (Residential)
Building Size	6,214 SF
Year Built	1972
Units	8
Stories	2
Parking	12 Surface Spaces

**Property lines are approximate.*

EXECUTIVE SUMMARY

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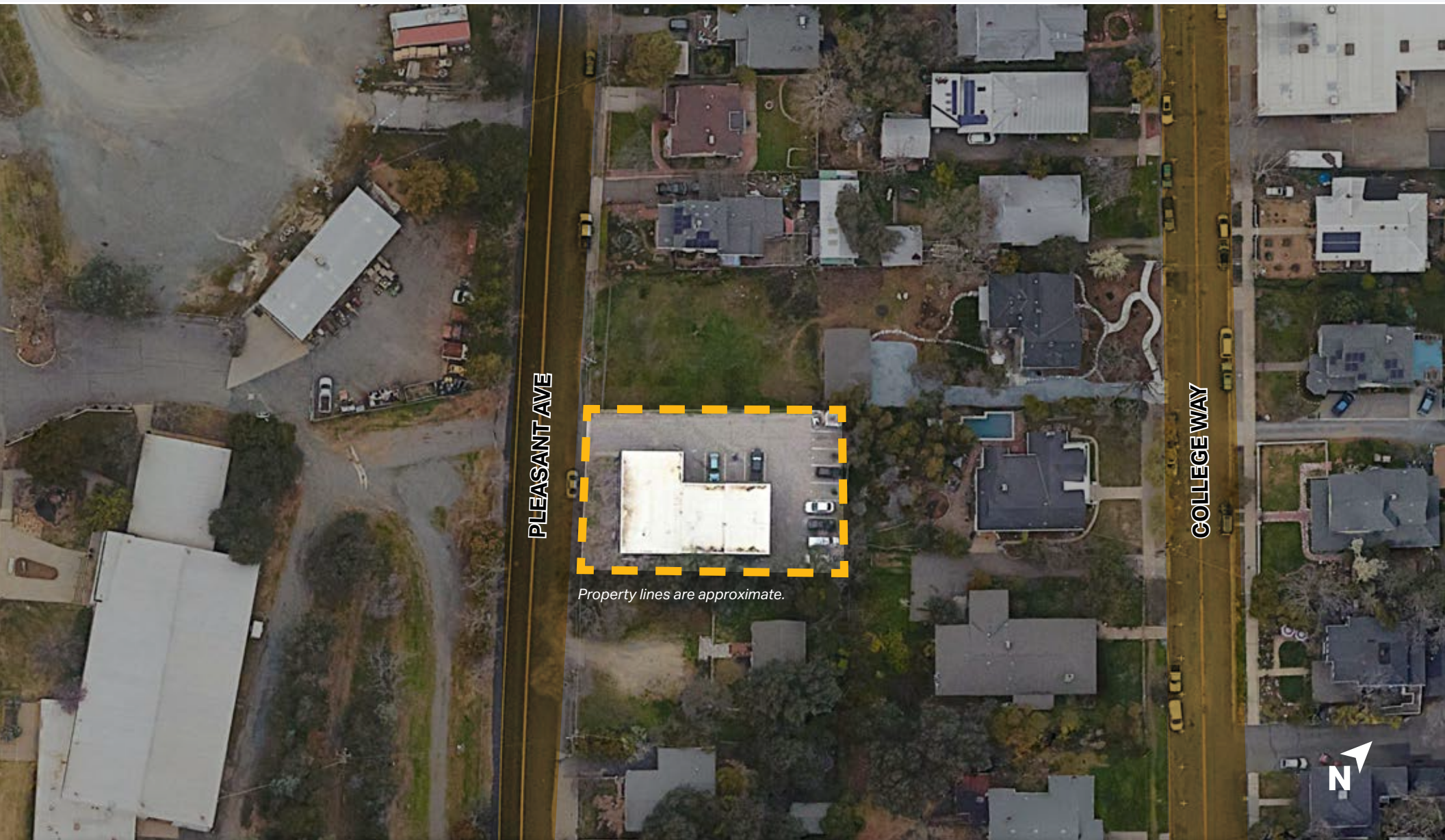
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AERIAL VIEW



PLEASANT AVE

COLLEGE WAY

Property lines are approximate.



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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INTERNATIONAL

163 PLEASANT AVENUE

Location Overview

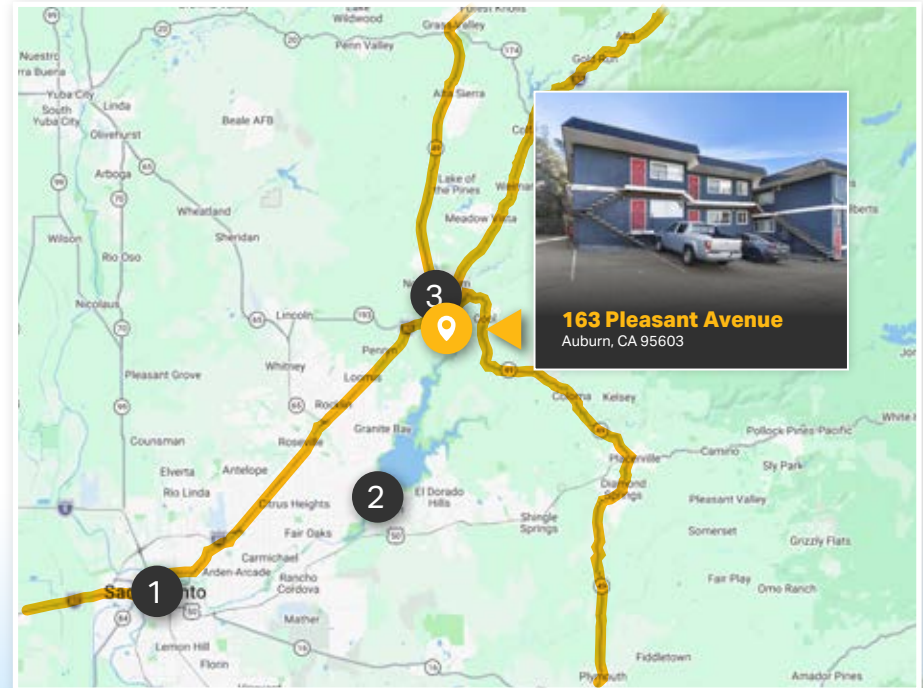
LOCATION OVERVIEW

THE GATEWAY TO THE SIERRA FOOTHILLS

Auburn, the county seat of Placer County, blends Gold Rush history with the relaxed character of Sierra foothill living. Its Old Town and Downtown districts showcase preserved historic architecture, local boutiques, cafés, and community events that foster a strong sense of place. Framed by rolling hills, oak woodlands, and river canyons, Auburn offers a scenic, small-town environment that appeals to residents drawn to history, nature, and a slower pace of life.

This lifestyle is supported by strong regional access. Located along Interstate 80 and Highway 49, Auburn provides convenient connectivity to **① Sacramento** within 30-45 minutes, while Lake Tahoe and Reno are easily reached to the east. Residents benefit from proximity to employment centers throughout Placer County and the Sacramento region, balanced by immediate access to outdoor recreation including hiking, biking, and rafting in the nearby **② American River Canyon**.

Housing in Auburn reflects this balance between accessibility and lifestyle. The city offers a mix of historic homes near **③ Old Town**, established neighborhoods, and low-density apartment communities that cater to a wide range of residents. Combined with its strategic location, outdoor amenities, and enduring community character, Auburn continues to experience steady housing demand as one of Northern California's most sought-after foothill cities.



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IMMEDIATE MAP



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163 PLEASANT AVENUE

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$313.81

PRICE PER SF

\$1,950,000

PRICE

\$243,750

PRICE PER UNIT

CURRENT

PROFORMA

11.40

GRM

10.83

5.4%

CAP RATE

5.9%

3.0%

CASH-ON-CASH
RETURN (YR 1)

4.3%

\$37,895

TOTAL RETURN (YR 1)

\$46,625

1.25

DEBT COVERAGE RATIO

1.35

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$171,000	\$180,000
Total Scheduled Income	\$171,000	\$180,000
Vacancy Cost	\$5,130	\$5,400
Gross Income	\$165,870	\$174,600
Operating Expenses	\$59,645	\$59,645
Net Operating Income	\$106,225	\$114,955
Pre-Tax Cash Flow	\$21,057	\$29,787

FINANCING DATA

Down Payment	\$700,000	\$700,000
Loan Amount	\$1,250,000	\$1,250,000
Debt Service	\$85,168	\$85,168
Debt Service Monthly	\$7,097	\$7,097
Principal Reduction (yr 1)	\$16,839	\$16,839

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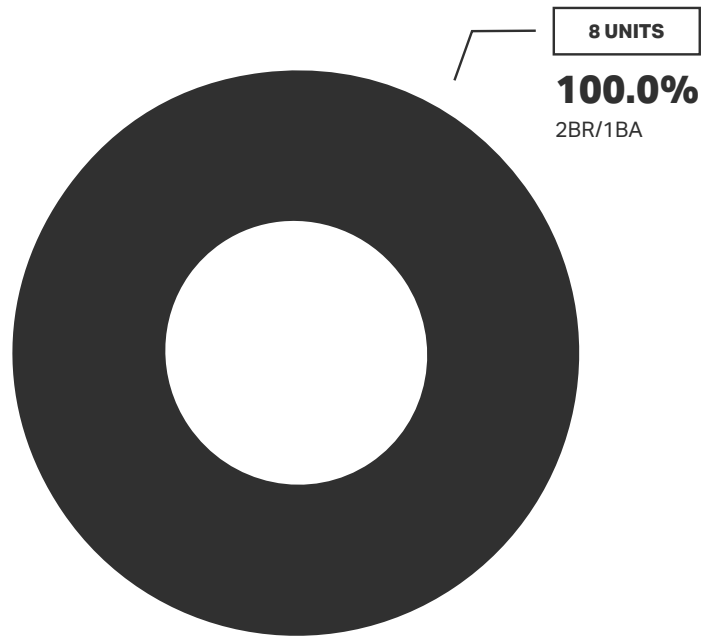
DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFOMA
INCOME SUMMARY		
Vacancy Cost	(\$5,130)	(\$5,400)
GROSS INCOME	\$165,870	\$174,600
EXPENSES SUMMARY		
Utilities	\$4,760	\$4,760
Pest Control	\$10,000	\$10,000
Maintenance	\$1,800	\$1,800
Management (Off Site)	\$1,500	\$1,500
Miscellaneous	\$5,000	\$5,000
Reserves	\$8,550	\$8,550
Insurance	\$6,000	\$6,000
Tax	\$22,035	\$22,035
OPERATING EXPENSES	\$59,645	\$59,645
NET OPERATING INCOME	\$106,225	\$114,955



UNIT MIX SUMMARY

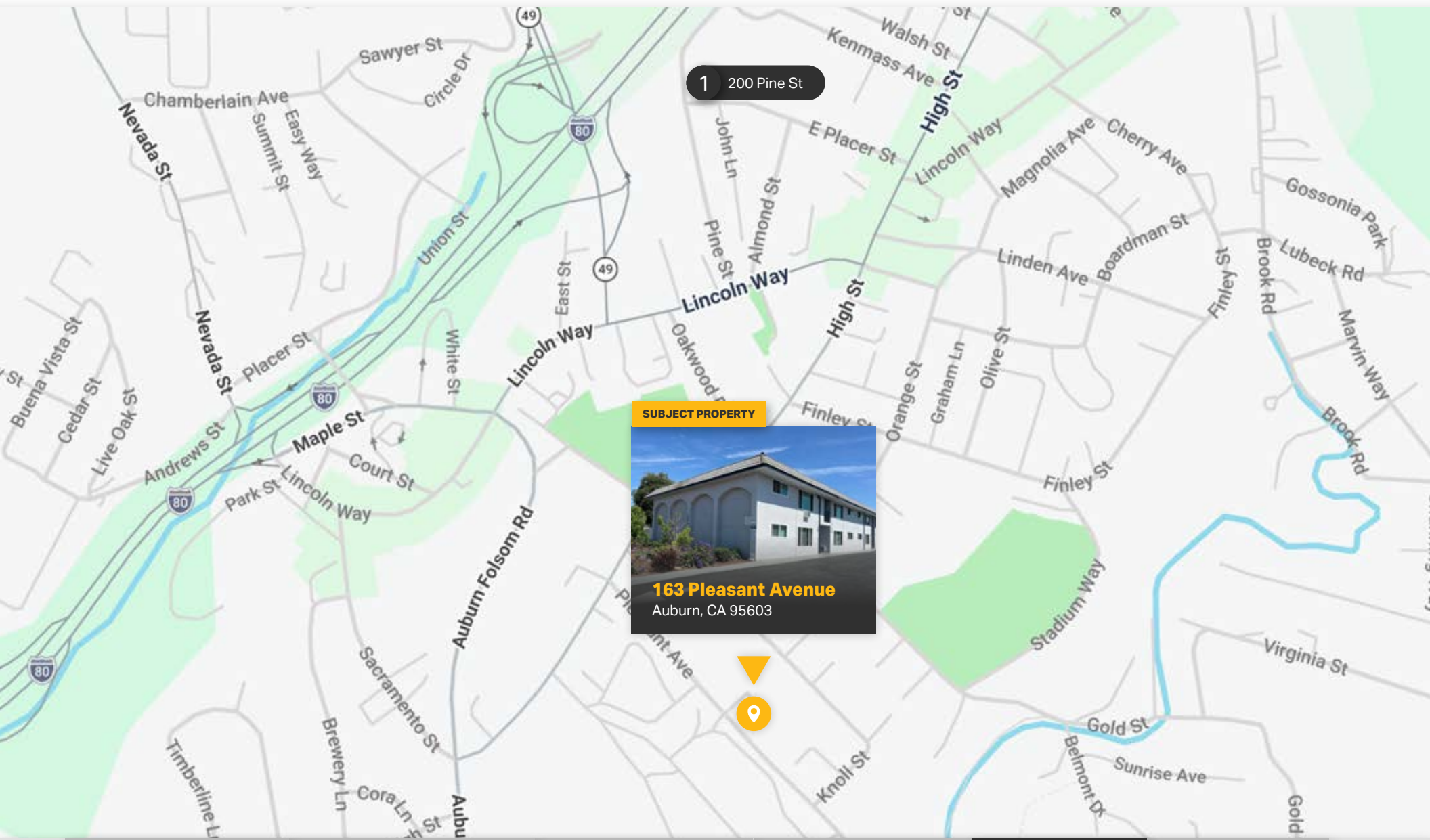


UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
2Br/1Ba	2	1	6	75.0%	\$1,800	\$1,850
2Br/1Ba	2	1	2	25.0%	\$1,650	\$1,850
TOTAL/WTD AVG			8	100.0%	\$1,763	\$1,850

163 PLEASANT AVENUE

I Comparables

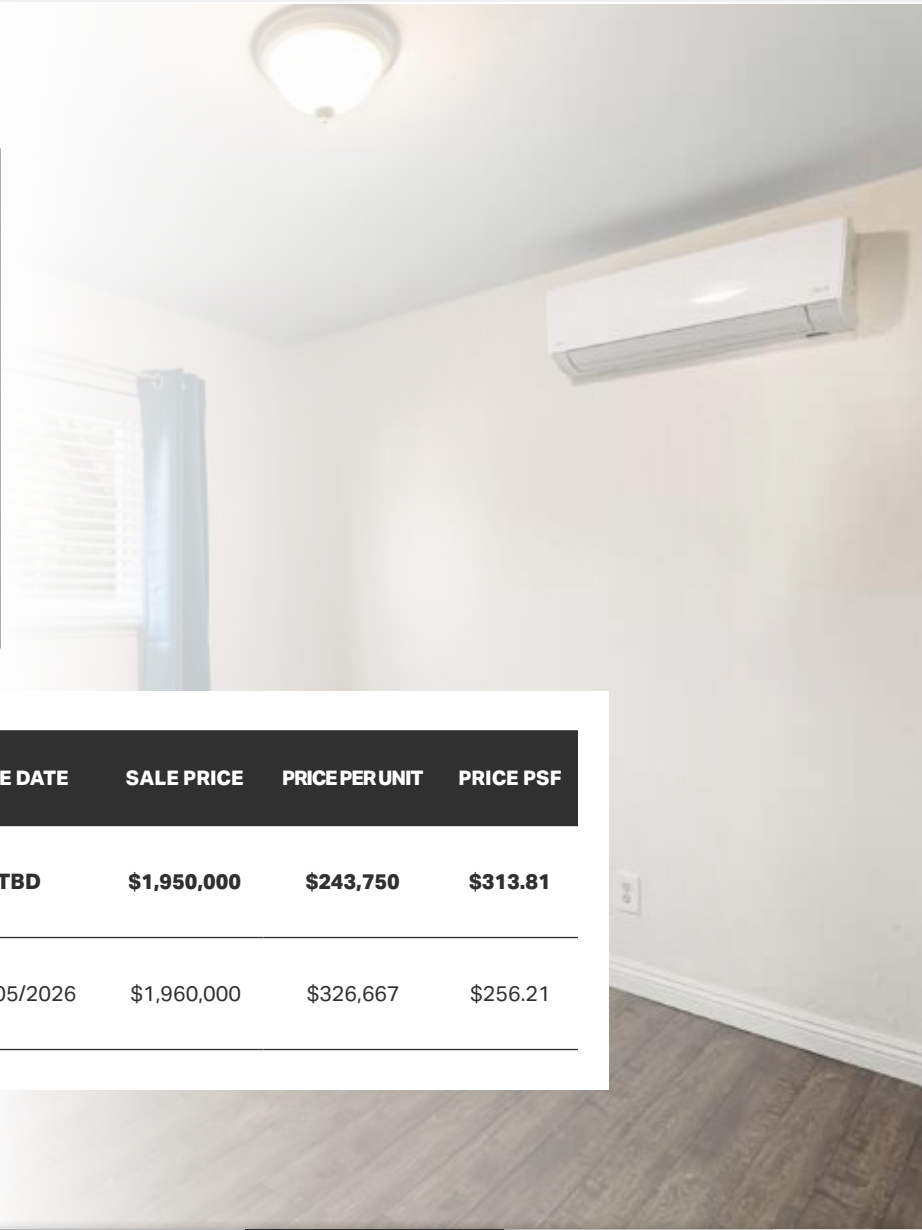
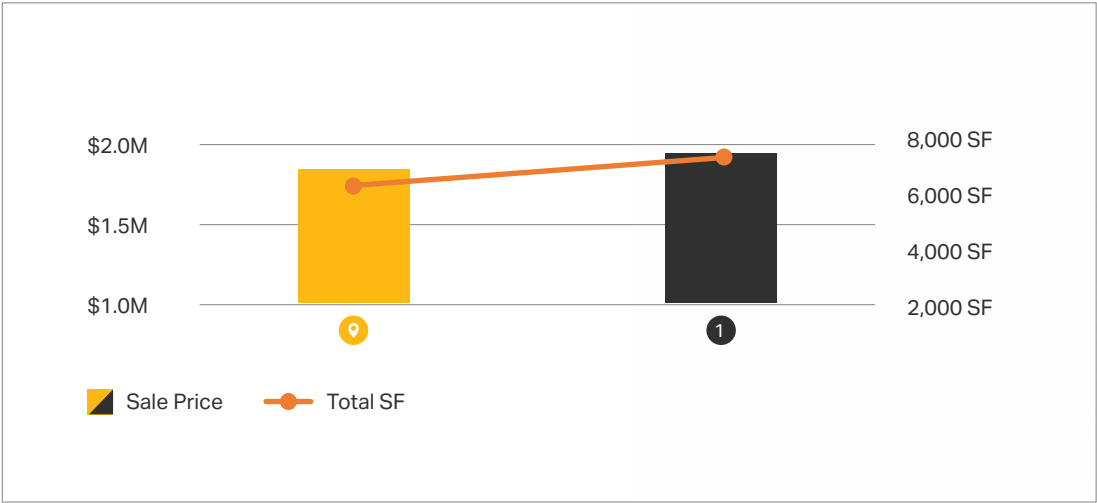
SALE COMPARABLES MAP



EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	FINANCIAL ANALYSIS	COMPARABLES	DEMOGRAPHICS
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SALE COMPARABLES SUMMARY

PRICE VS. TOTAL SF



	PROPERTY ADDRESS	DISTANCE	UNITS	YEAR BUILT	TOTAL SF	COE DATE	SALE PRICE	PRICE PER UNIT	PRICE PSF
	📍 163 Pleasant Avenue, Auburn, CA 95603	0.0 mi	8	1972	6,214 SF	TBD	\$1,950,000	\$243,750	\$313.81
1	200 Pine St, Auburn, CA 95603 SOLD	0.5 mi	6	1984	7,650 SF	01/05/2026	\$1,960,000	\$326,667	\$256.21

SALE COMPARABLES






163 Pleasant Avenue
Auburn, CA 95603

\$1,950,000 PRICE	6,214 SF BLDG SIZE
\$313.81 PRICE/SF	11,761 SF LOT SIZE
5.45% CAP RATE	1972 YEAR BUILT

SOLD 01/05/2026



1

200 Pine St
Auburn, CA 95603

\$1,960,000 PRICE	7,650 SF BLDG SIZE
\$256.21 PRICE/SF	17,424 SF LOT SIZE
6.00% CAP RATE	1984 YEAR BUILT

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163 PLEASANT AVENUE

I Demographics

DEMOGRAPHICS

40,316

2024 POPULATION

\$86,152

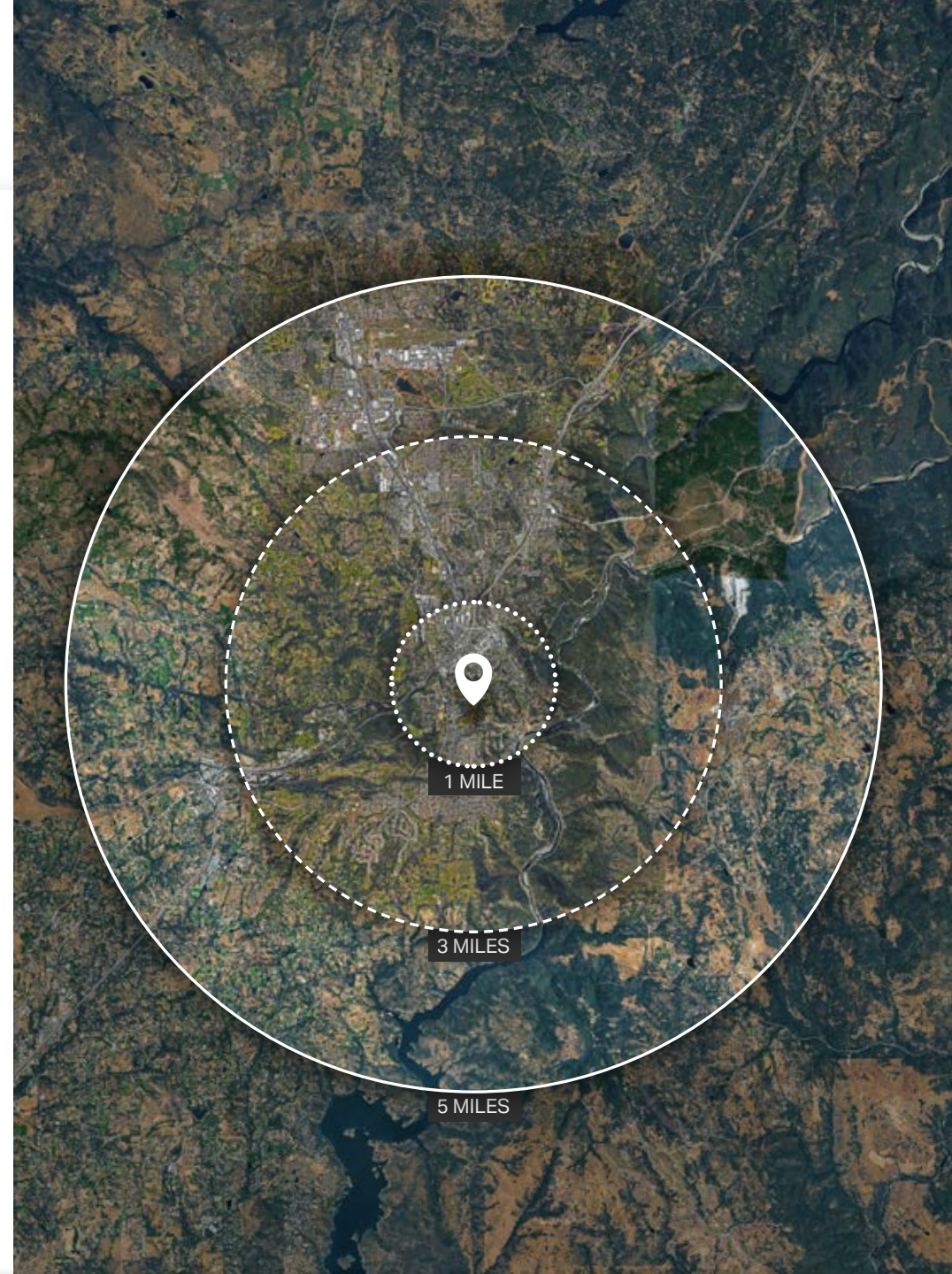
MEDIAN HH INCOME

\$612,142

MEDIAN HOME VALUE

	1-Mile	3-Mile	5-Mile
POPULATION			
2024 Population	5,753	23,145	40,316
2029 Population Projection	6,171	24,839	43,042
Annual Growth 2024-2029	1.5%	1.5%	1.4%
Median Age	44.8	48.3	48.4
HOUSEHOLDS			
2024 Households	2,584	9,934	16,618
2029 Household Projection	2,775	10,674	17,763
Annual Growth 2024-2029	1.5%	1.5%	1.4%
Owner Occupied Households	1,429	6,857	11,928
Renter Occupied Households	1,346	3,818	5,835
Avg Household Size	2.2	2.3	2.3
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$93,336	\$106,429	\$108,983
Median Household Income	\$67,850	\$84,369	\$86,152
HOUSING			
Median Home Value	\$638,489	\$619,266	\$612,142
Median Year Built	1971	1977	1979

Source: CoStar



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163 PLEASANT AVENUE

| Advisor Bio

ADVISOR BIO



TIM SWANSTON

SENIOR VICE PRESIDENT

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Tim Swanston (DRE# 01887506) is a multifamily specialist with over 15 years of experience focusing exclusively on the acquisition and disposition of multifamily assets across Northern California. He has been directly involved in more than 200 transactions, representing over \$500 million in multifamily sales.

A 5th-generation Sacramentan from one of the city's original pioneer families, Mr. Swanston graduated from Jesuit High School in 2001. He resides in Sierra Oaks with his three children and remains deeply connected to the local community. Outside of his professional endeavors, he enjoys coaching soccer, basketball, & football. He is also an avid supporter of Northern California sports teams.



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