



360 Sutter Hill Road, Sutter Creek

HIGHLIGHTS

- **16 units—1 1-bed; 14 2-bed; 1 3-bed**
- **Office and Utility Room at Site**
- **Carport with Solar, Owner Owned**
- **Most Units have new carpet/lino/Paint**
- **New Roof; New Front Siding**
- **New Trash Enclosure**
- **Fire Spinklers in each Unit**
- **Laundry Rooms on site—**
- **Machines Owner Owned**

Cross Street	Eureka Ave
Tax Parcel No.	018-342-010-000
Year Built	1996 - Remodeld 2023
Foundation Type	Concrete
Roof Type	Comp
Building Class	B
Location Class	B
Zoning Type	R-1
Cable TV	Yes
No. of Stories	2
Parking	25

Executive Summary

List Price	3,250,000.00
GRM	10.31
NOI	210,368.
CAP	6.47
Total Units	16
No. of Buildings	1
Land Acres	.66 Acre

PROPERTY DESCRIPTION

Construction:

Wood Frame

Utilities:

Tenants pay individual electric, individual gas, cable, telephone, internet. Owner pays water, sewer, trash and common area utilities.

Parking:

Covered Parking with Solar

25 Spaces on site

Tenants participate in Solar Credit

Amenities:

Most units have been updated and/or remolded—new flooring, countertops, appliances, etc. Laundry Rooms updated; new top coat asphalt; new roof; new front siding, new exterior paint; Laundry Machines/vending machine owned by Owner.

Exclusively Listed By:

Dennis E. Griffin, CCIM

The Griffin Company

Cell - 916/813-3417

Office 209/267-1999

Fax - 209/267-1555

P O Box 1690

Sutter Creek, CA 95685

Investment Information

Listing Price	3,250,000.00
Current CAP	6.47
Current GRM	10.31
Total Units	16
Building SF	12,167
No. Of Buildings	1
Land Acres	.66
Price per Square Foot	267.00

<i>Estimated Annualized Operating Data</i>	<i>Potential</i>
Potential Income	315,365.
Laundry Income	3,600.
Less Vacancy	6380.
Gross Operating Income (annual)	312,585.
Less Expenses	102,217.
Net Operating Income	210,368.

Current Scheduled Gross Income

<i>Units</i>	<i>Est. SF</i>	<i>Rent/Mo</i>	<i>Income/Yr</i>
1 1-Bed	716	1,250.	15,000.
8 2-bed <i>upstairs</i>	760	1,595.	153,120.
6 2-Bed <i>downstairs</i>	760	1,625.	117,000.
1 3-Bed	1,000	1,755	21,060.
<i>Total Annual Gross Income</i>			306,108..



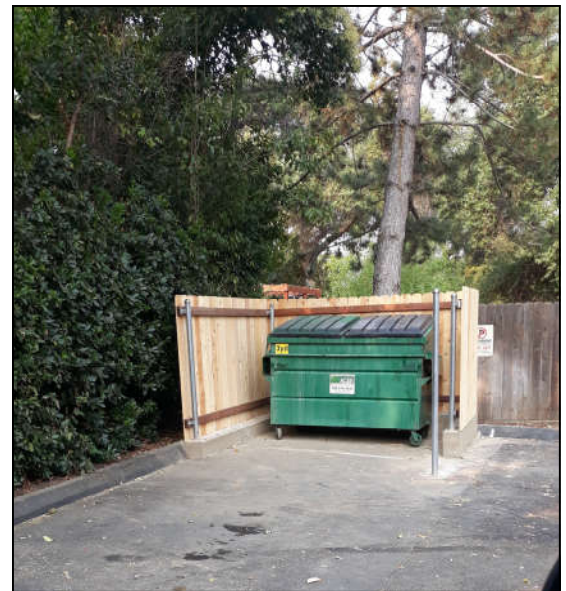
Carport with Solar



Front of Unit



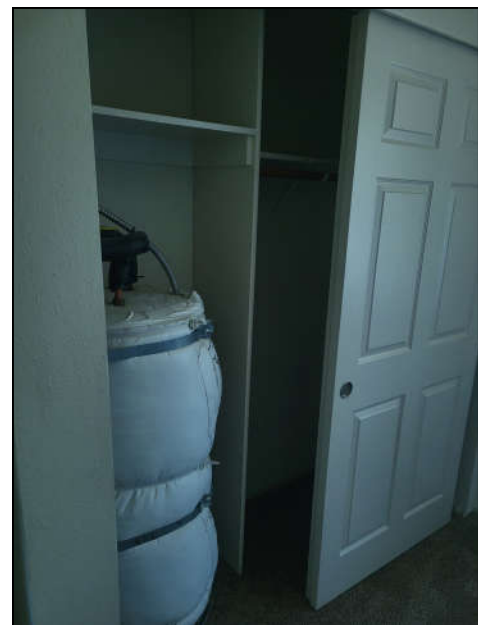
Laundry Room / Vending and Change Machine



New trash Enclosure



Typical Kitchen



Each Unit Has it's Own Hot Water Heater