

Offering Memorandum

17-Unit Multifamily Investment Opportunity

11320 Sanchez St.
Castroville, CA 95012

Amy Salmina | Owner/Broker

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Coast & Valley
PROPERTIES INC.

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Executive Summary

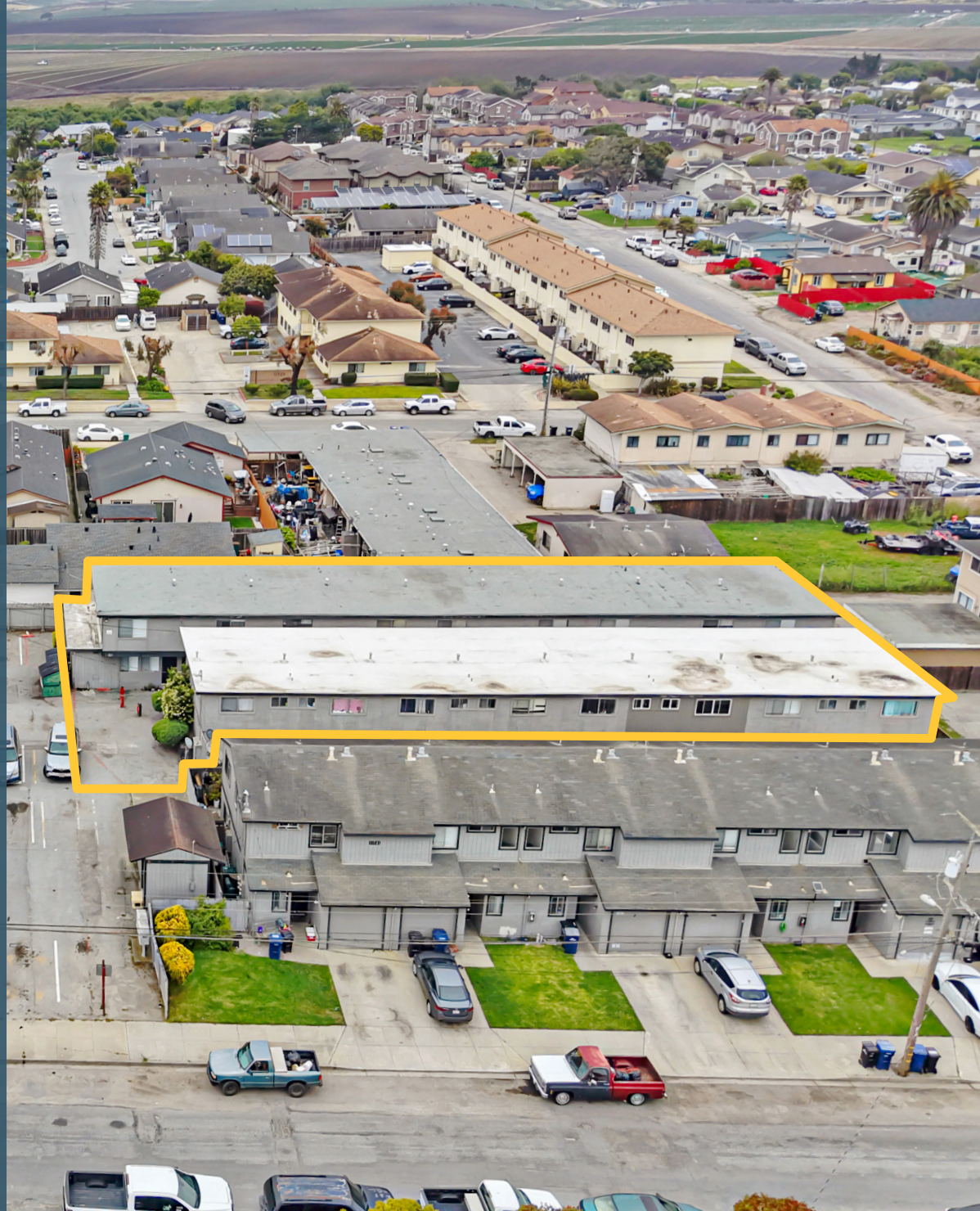
11320 Sanchez Street is a well-maintained 17-unit apartment community located in the highly sought-after coastal market of Castroville, California. The property features a desirable unit mix of 100% two-bedroom, one-bathroom units, catering to strong work-force and family rental demand in the region.

This asset offers investors a combination of stable in-place income and value-add potential, supported by recent capital improvements including newer roofs and partially renovated units. The property's efficient layout, on-site laundry, and designated parking for each unit enhance tenant retention and operational performance.



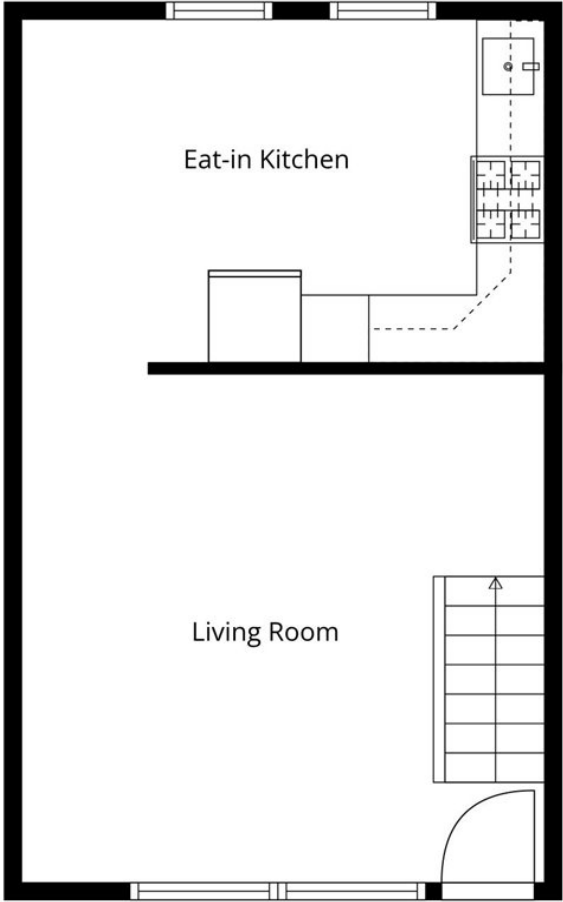
Investment Highlights

- **17 Units | 100% 2 Bed / 1 Bath**
Highly desirable and functional layout
- **Strong Rental Demand**
Ideal for families and workforce housing
- **Recent Improvements**
Newer roofs and several updated interiors
- **On-Site Laundry Facility**
Additional income potential and tenant convenience
- **Designated Parking**
One space per unit
- **Value-Add Opportunity**
Continue interior upgrades to increase rents
- **Low-Density Coastal Asset**
Limited competing inventory in submarket

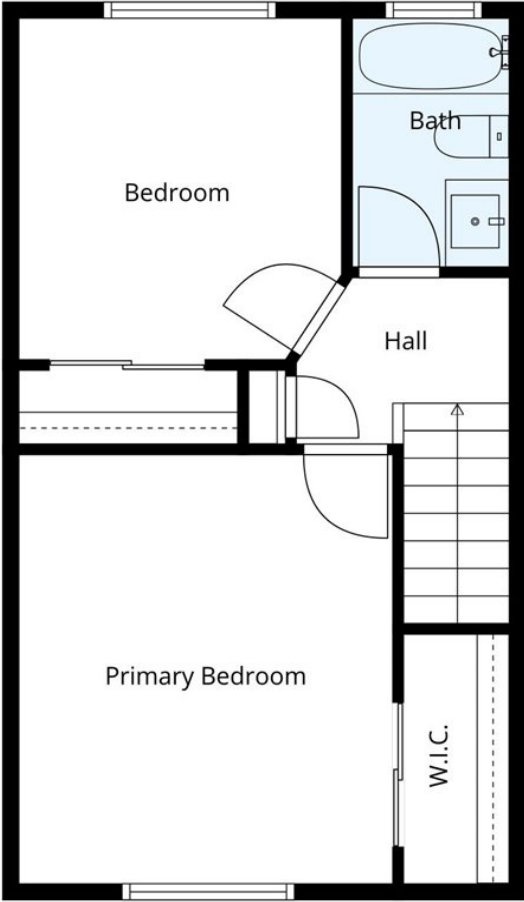


Floor Plan

1st Floor



2nd Floor









Financials

ANNUAL CASH FLOW	
OPERATING INCOME & EXPENSE	
INCOME	
Rent Income	385,040.90
Rent - Housing Assistance	9,472.00
UTILITIES	
Water Income	13,191.54
Garbage Income	11,753.03
Sewer Income	10,203.83
TOTAL UTILITIES	429,661.30
Other Income	150.84
53080: Laundry Income	1,031.25
Total Operating Income	430,843.39

ANNUAL CASH FLOW	
EXPENSE	
62420: Appliance Repair	1,644.23
62630: Electrical Repair	55.00
62670: Equipment Rental	600.00
Management Fees Paid	25,959.45
62730: General Maintenance	3,845.84
62840: Landscape - Maintenance	1,860.00
62970: Pest Control Service	425.00
63000: Plumbing Service	3,276.77
64020: Electricity	340.46
64040: Gas	35.36
64060: Refuse Removal	18,144.68
64080: Sewer	10,888.50
64100: Water	7,120.08
64520: Real Property Taxes	21,210.08
64560: Insurance - Building	12,188.33
Cleaning and Maintenance -Other	358.78
Janitorial Expense	1,381.31
HVAC (Heat, Ventilation, Air)	1,900.00
TOTAL OPERATING EXPENSE	111,233.87
NOI - NET OPERATING INCOME	
	319,609.52
Total Income	430,843.39
Total Expense	111,233.87
NET INCOME	
	319,609.52

Financials

UNIT	BD/BA	SQFT	STATUS	MARKET RENT	RENT	DEPOSIT	MOVE-IN	LEASE FROM	LEASE TO
#01	2/1.00	870	Current	\$2,400.00	\$2,375.00	\$2,375.00	01/19/2026	01/22/2026	12/01/2026
#02	2/1.00	870	Current	\$2,400.00	\$2,000.00	\$2,000.00	08/23/2024	01/01/2026	12/01/2026
#03	2/1.00	870	Current	\$2,400.00	\$2,000.00	\$1,500.00	09/01/2012	01/01/2026	12/01/2026
#04	2/1.00	870	Current	\$2,400.00	\$2,200.00	\$1,400.00	10/30/2015	03/01/2026	02/01/2027
#05	2/1.00	870	Current	\$2,400.00	\$2,000.00	\$2,400.00	05/15/2020	05/15/2020	08/31/2024
#06	2/1.00	870	Current	\$2,400.00	\$2,200.00	\$2,625.00	02/01/2023	02/01/2023	01/31/2026
#07	2/1.00	870	Current	\$2,400.00	\$1,000.00	\$2,000.00	09/01/2024	06/24/2022	
#08	2/1.00	870	Current	\$2,400.00	\$2,000.00	\$2,625.00	09/23/2022	01/01/2026	12/01/2026
#09	2/1.00	870	Current	\$2,400.00	\$2,000.00	\$2,000.00	09/13/2024	01/01/2026	12/01/2026
#10	2/1.00	870	Current	\$2,400.00	\$2,200.00	\$2,400.00	02/16/2021	03/01/2026	02/01/2027
#11	2/1.00	870	Current	\$2,400.00	\$2,200.00	\$2,400.00	12/18/2020	03/01/2026	02/01/2027
#12	2/1.00	870	Current	\$2,400.00	\$2,200.00	\$1,120.00	06/01/2012	06/01/2012	06/30/2025
#13	2/1.00	870	34575	\$2,400.00	\$2,000.00	\$2,625.00	10/11/2019	01/01/2026	12/01/2026
#14	2/1.00	870	Current	\$2,400.00	\$2,000.00	\$1,550.00	06/02/2017	06/02/2017	08/31/2025
#15	2/1.00	870	Current	\$2,400.00	\$2,000.00	\$2,000.00	07/12/2024	07/12/2024	06/30/2025
#16	2/1.00	870	Current	\$2,400.00	\$2,000.00	\$2,000.00	09/20/2024	01/01/2026	12/01/2026
#17	2/1.00	870	Current	\$2,400.00	\$2,200.00	\$3,200.00	10/09/2020	10/09/2020	01/31/2026
17 Units		14,790	100.0% Occupied	\$40,800.00	\$34,575.00	\$36,220.00			

Location Overview

Situated in Castroville, CA, 11320 Sanchez Street benefits from a strategic location along the Central Coast with immediate access to Highway 183 and Highway 1, providing seamless connectivity to:

- **Salinas**
(major employment and agricultural hub)
- **Monterey Peninsula**
(tourism, hospitality, and coastal employment)
- **Santa Cruz**
(commuter access and lifestyle draw)

This prime positioning makes the property highly attractive to commuters seeking more affordable housing options outside of Monterey and Santa Cruz.

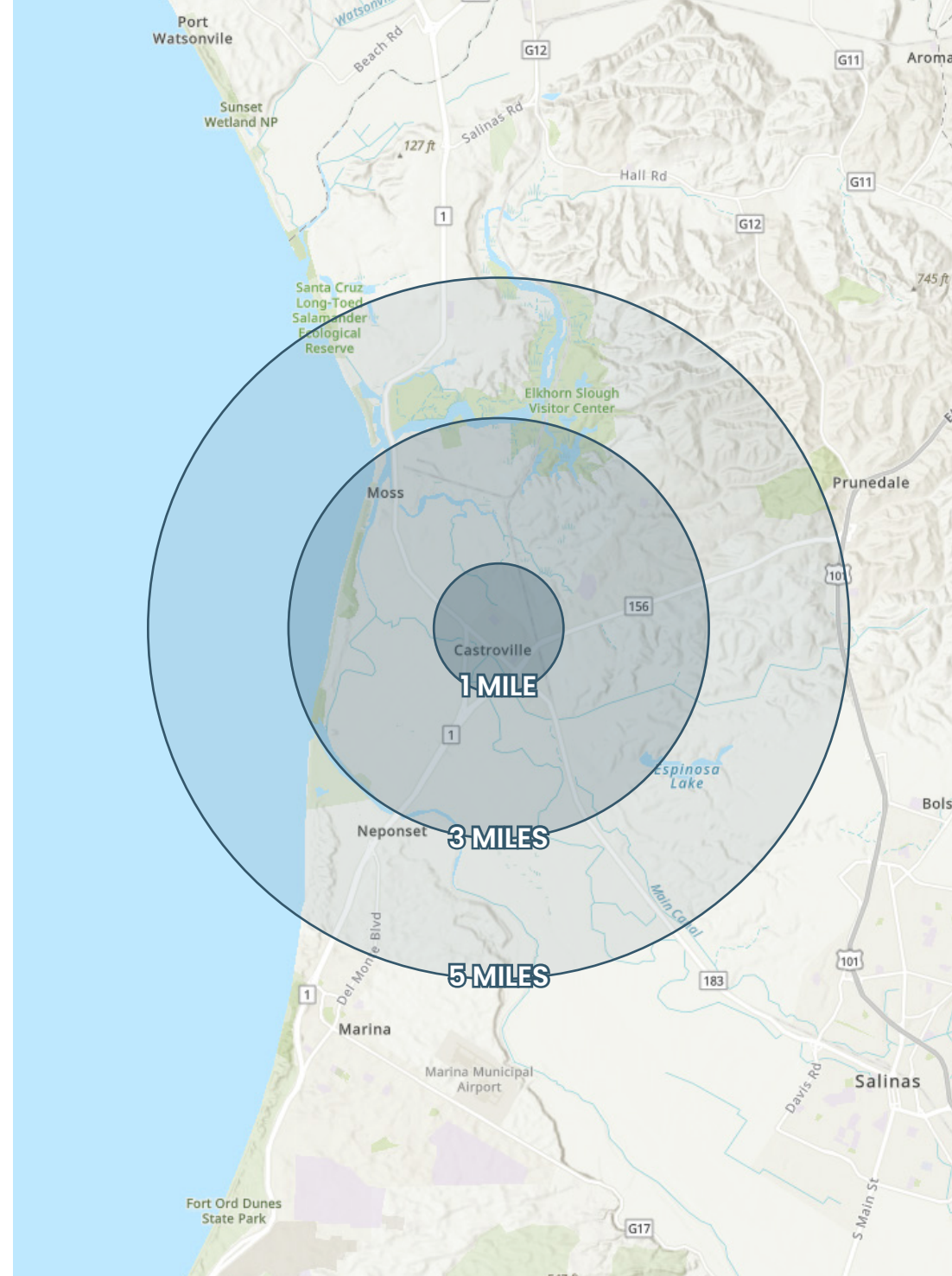


Demographics & Rental Market

Castroville is a high-demand rental market driven by its proximity to major employment centers and limited housing supply. The area is characterized by:

- Workforce-driven population supporting consistent rental demand
- Larger household sizes, increasing demand for 2-bedroom units
- Stable income base tied to agriculture, hospitality, and regional services
- Limited multifamily inventory, creating upward pressure on rents

Rental properties in Castroville continue to benefit from spillover demand from higher-cost coastal markets, positioning the area as an affordable alternative with long-term growth potential.



Market Appeal

Why Castroville

Castroville offers a unique combination of coastal accessibility, economic stability, and small-town charm, making it increasingly attractive to renters:

- Proximity to Monterey Bay, beaches, and outdoor recreation
- Known as the “Artichoke Center of the World,” with strong agricultural roots
- Easy access to major employment corridors
- Growing demand for attainable housing options along the Central Coast

With constrained supply and increasing regional demand, Castroville presents a compelling opportunity for investors seeking stable cash flow with upside potential



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