



2139-2159 CALIFORNIA STREET, REDDING, CA

AVAILABLE FOR SALE

01

EXECUTIVE SUMMARY

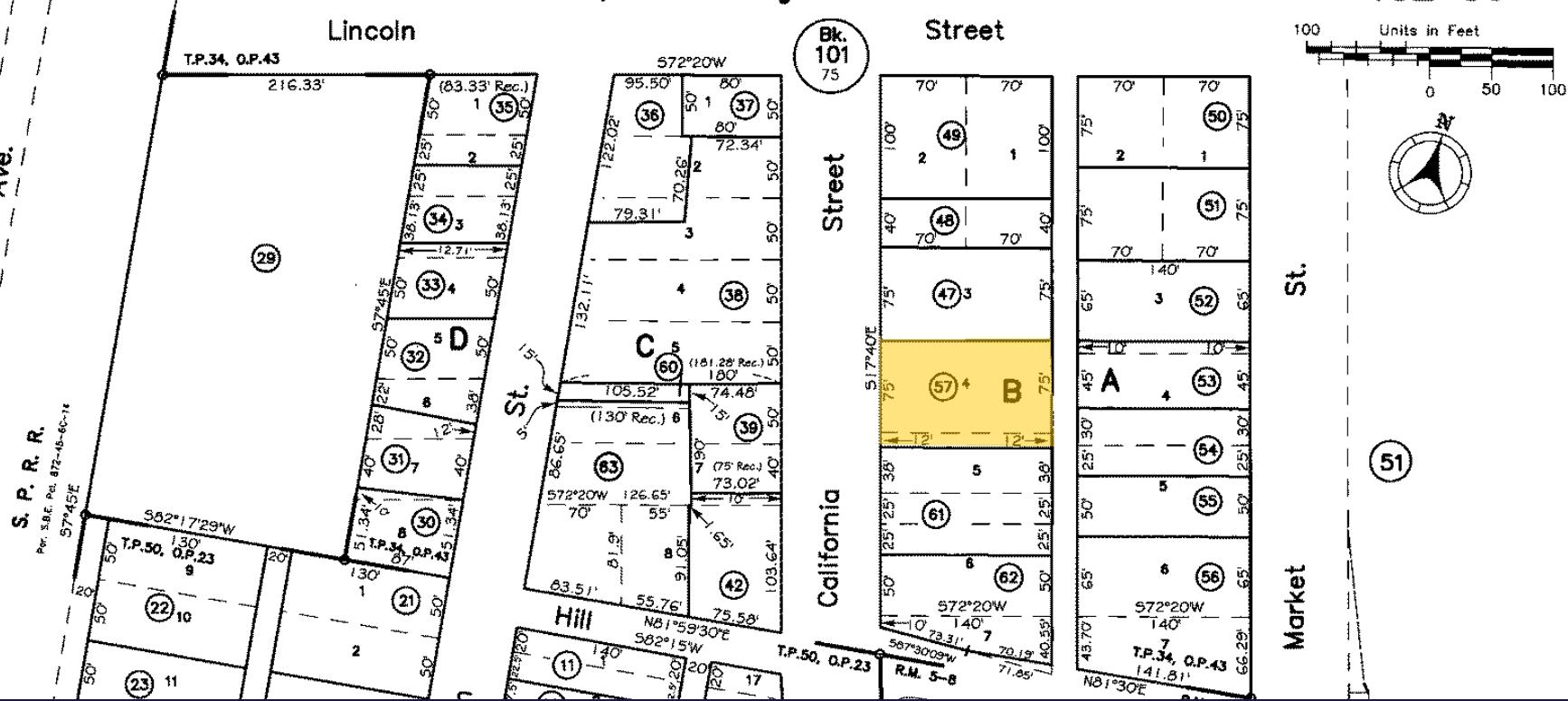
04 LOCATION MAP

02

INVESTMENT

HIGHLIGHTS

03 PROPERTY OVERVIEW



EXECUTIVE SUMMARY

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\$ 1,780,760

ASKING PRICE

5%

CAP RATE

12

TOTAL # OF UNITS

±400 SF

AVG UNIT SIZE

12

OF CURRENT TENANTS

100%

OCCUPANCY



INVESTMENT HIGHLIGHTS

4



LONG TERM TENANTS

The property rarely has vacancy and most tenants are long term tenants. The proximity of the property to the nearby Mercy Medical Center is a major factor as nurses, doctors and staff are all attracted to the property's location and features.



MULTI-TENANT PROPERTY

Offering twelve (12) small units for lease with staggered lease expirations, the property provides insulation from large blocks of vacancy for an investor.



WELL MAINTAINED ASSET

This well-maintained asset demonstrates consistent professional management and proactive upkeep, minimizing capital expenditure risk while preserving long-term value.



PROPERTY OVERVIEW

Each unit includes a range, dishwasher, microwave, disposal, and refrigerator. Property features onsite coin-operated laundry, one dedicated off-street parking space per unit, recently upgraded mini-split heating and cooling systems, bathtubs, LVP flooring, and is pet-friendly. Modern upgrades and convenient amenities create a comfortable living experience that tenants appreciate.

BUILDING DETAILS

Total Building Size: 5,100 SF

Site Size: 0.28 AC (12,197 SF)

Submarket: Redding/Chico

Year Built/Renovated: 1939 / 2019

APN: 102-560-057

Zoning: RM-9

of Buildings: Six (6)

of Units: Twelve (12)

of Studios's: Eight (8)

of 1 Bed/1 Bath's: Four (4)

SERVICE PROVIDERS

Electricity: City of Redding Utilities (Tenant Paid)

Garbage: City of Redding Utilities (Tenant Paid)

Water: City of Redding Utilities (Owner Paid)

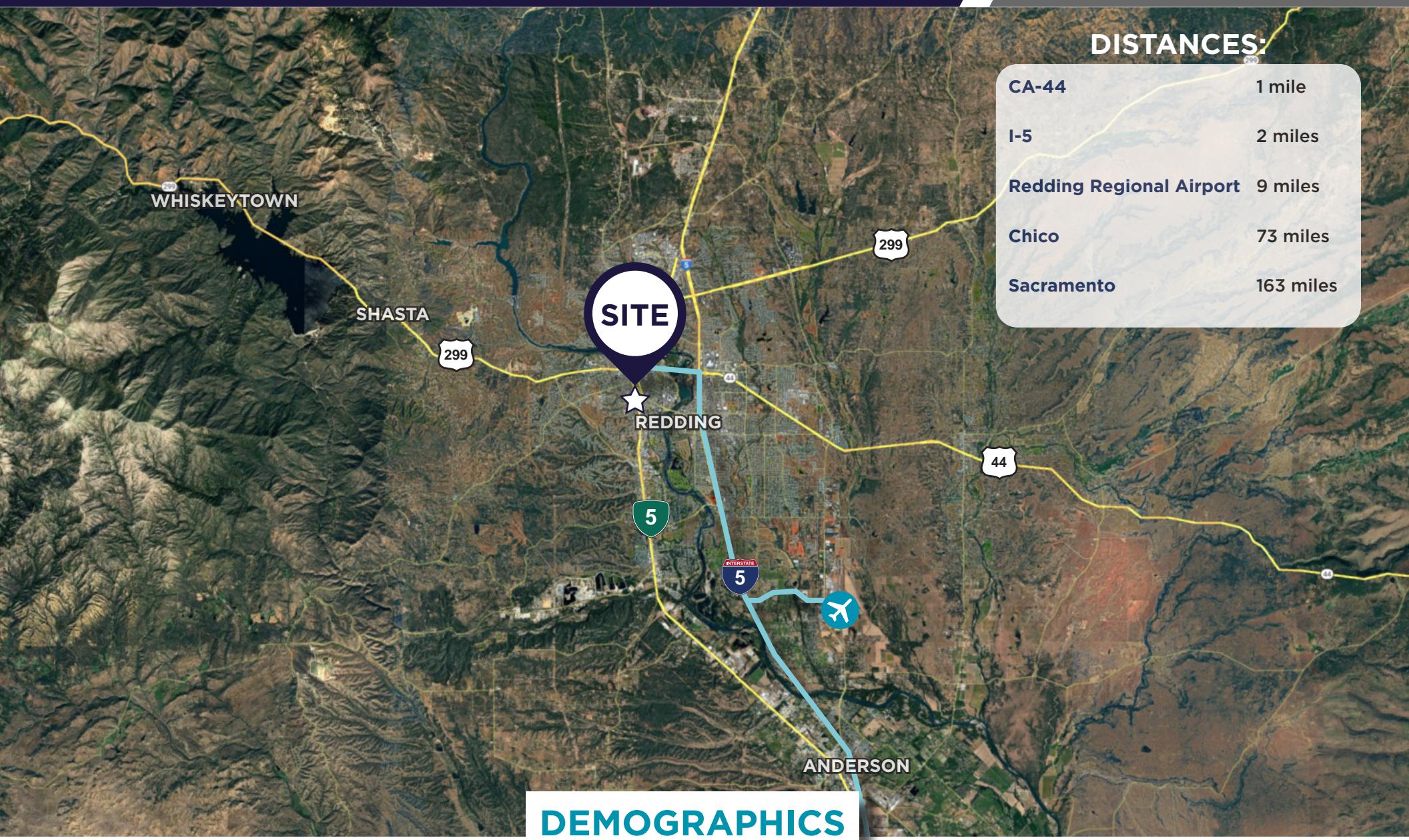
Sewer: City of Redding Utilities (Owner Paid)



LOCATION MAP

2139-2159 CALIFORNIA ST

6



1 Mile: 10,273 ppl
3 Miles: 61,332 ppl



1 Mile: 4,672 HH
3 Miles: 25,681 HH



1 Mile: \$40,415
3 Miles: \$57,051

AREA AMENITIES

2139-2159 CALIFORNIA ST

8



RENT ROLL & ESTIMATED EXPENSES

Unit	Size	Bedrooms	Bathrooms	Monthly Rent	Annual
2139	400 SF	0	1	\$925.00	\$11,100.00
2141	400 SF	0	1	\$843.00	\$10,116.00
2143	400 SF	0	1	\$925.00	\$11,100.00
2145	400 SF	0	1	\$950.00	\$11,400.00
2147	475 SF	1	1	\$950.00	\$11,400.00
2149	475 SF	1	1	\$900.00	\$10,800.00
2151	475 SF	1	1	\$950.00	\$11,400.00
2151 1/2	475 SF	1	1	\$925.50	\$11,106.00
2153	400 SF	0	1	\$925.00	\$11,100.00
2155	400 SF	0	1	\$925.00	\$11,100.00
2157	400 SF	0	1	\$950.00	\$11,400.00
2159	400 SF	0	1	\$925.00	\$11,100.00
Common Area Laundry				\$165.00	\$2,000.00
Totals & Averages:				\$11,258.50	\$135,122.00

Estimated Expenses	
Property Taxes	\$12,484
Property Insurance	\$8,600
Utilities	\$7,000
Management Fees	\$13,000
Repairs and Maintenance	\$5,000
Total Expenses	\$46,084

TOTAL BASE INCOME	\$135,122
LESS VACANCY FACTOR (0%)	- \$0
ADJUSTED GROSS INCOME	\$135,122
LESS TOTAL EXPENSES	- \$46,084
NET OPERATING INCOME (NOI)	\$89,038
CAP RATE	5%

OFFERING MEMORANDUM DISCLAIMER

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LISTING BROKER

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