

FOR SALE

400 EARLE ST.

SANTA ROSA, CA 95403



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5,376 SF | 8-unit, garden-style apartment building

400 EARLE ST.

PROPERTY HIGHLIGHTS



W Commercial is pleased to present 400 Earle St. for sale—an eight-unit, garden-style apartment building with private covered parking. Rents are capped at LowHOME levels by the Sonoma County Housing Authority. The offering includes \$525,000 in assumable debt at a fixed 3% rate for qualified low-income housing buyers. This is a rare chance to acquire a stabilized multifamily asset with meaningful upside potential.



SALE PRICE
\$1,250,000



**NET OPERATING
INCOME**
\$50,014



PRICE PER SF
\$232.51



CAP RATE
4.00%



PRICE PER UNIT
\$156,250



**GROSS RENT
MULTIPLIER**
16.34

400 EARLE ST.

PROPERTY HIGHLIGHTS

UNIT MIX

TOTAL UNIT COUNT	8 UNITS
1 BED - 1 BATH	8 UNITS
AVERAGE UNIT SIZE	672 SF
INTERIOR REMODELS	2022-2025



400 Earl St. is located in Central Santa Rosa with close proximity to transportation, retail options, and a wide variety of amenities. The property is comprised of 8, 1 Bedroom: 1 Bathroom units, that each feature a covered parking space and small outdoor area. The property has been diligently maintained with substantial upgrades to the roof, gutters, landscaping and fencing occurring in 2021. Interiors of the units have been periodically upgraded over the last 3 years, with new appliances, vinyl plank flooring, and updated bathroom fixtures.



LOT SIZE
0.41 Acres



BUILDING SIZE
5,376 SF



BUILT
1996



UNITS
8



ZONING
Med. Residential



**RENT/USE
RESTRICTION:**
YES (thru
12/16/2075)



PARKING
8 Carport + Street



**INDIVIDUAL
METERS**
8



HVAC
Yes



GAS
Yes



SPRINKLERS
No



LAUNDRY
No

RENT ROLL



LIST PRICE

\$1,250,000

CURRENT NOI

\$50,014

CURRENT CAP RATE

4.00%

*PROFORMA NOI

\$87,247

*PROFORMA CAP RATE

6.98%

Rent Roll

Unit	Unit Type	Lease Start	Term (M)	Current Rent	Maximum Allowable Rent*
1	1 Bed / 1 Bath	2/1/2023	M:M	\$1,080.00	\$1,554.00
2	1 Bed / 1 Bath	8/1/2022	M:M	\$1,080.00	\$1,554.00
3	1 Bed / 1 Bath	Vacant	Vacant	Vacant	\$1,554.00
4	1 Bed / 1 Bath	Vacant	Vacant	Vacant	\$1,554.00
5	1 Bed / 1 Bath	4/1/2024	M:M	\$1,080.00	\$1,554.00
6	1 Bed / 1 Bath	6/1/2024	M:M	\$1,190.00	\$1,554.00
7	1 Bed / 1 Bath	11/1/2022	M:M	\$1,080.00	\$1,554.00
8	1 Bed / 1 Bath	5/1/2018	M:M	\$865.00	\$1,554.00
				\$6,375.00	\$12,432.00

Annualized Operating Data

Expense Breakdown

Expense	Per Year
Property Taxes (1.25%)	\$15,625.00
Insurance (Estimated at \$0.12 PSF / Monthly)	\$7,741.44
Common Area/Landscaping	\$3,120.00
Trash	Tenant Pays
Unit-PGE/Water	Tenant Pays
Internet/Phone	Tenant Pays
Total	\$26,486.44

SITE PLAN



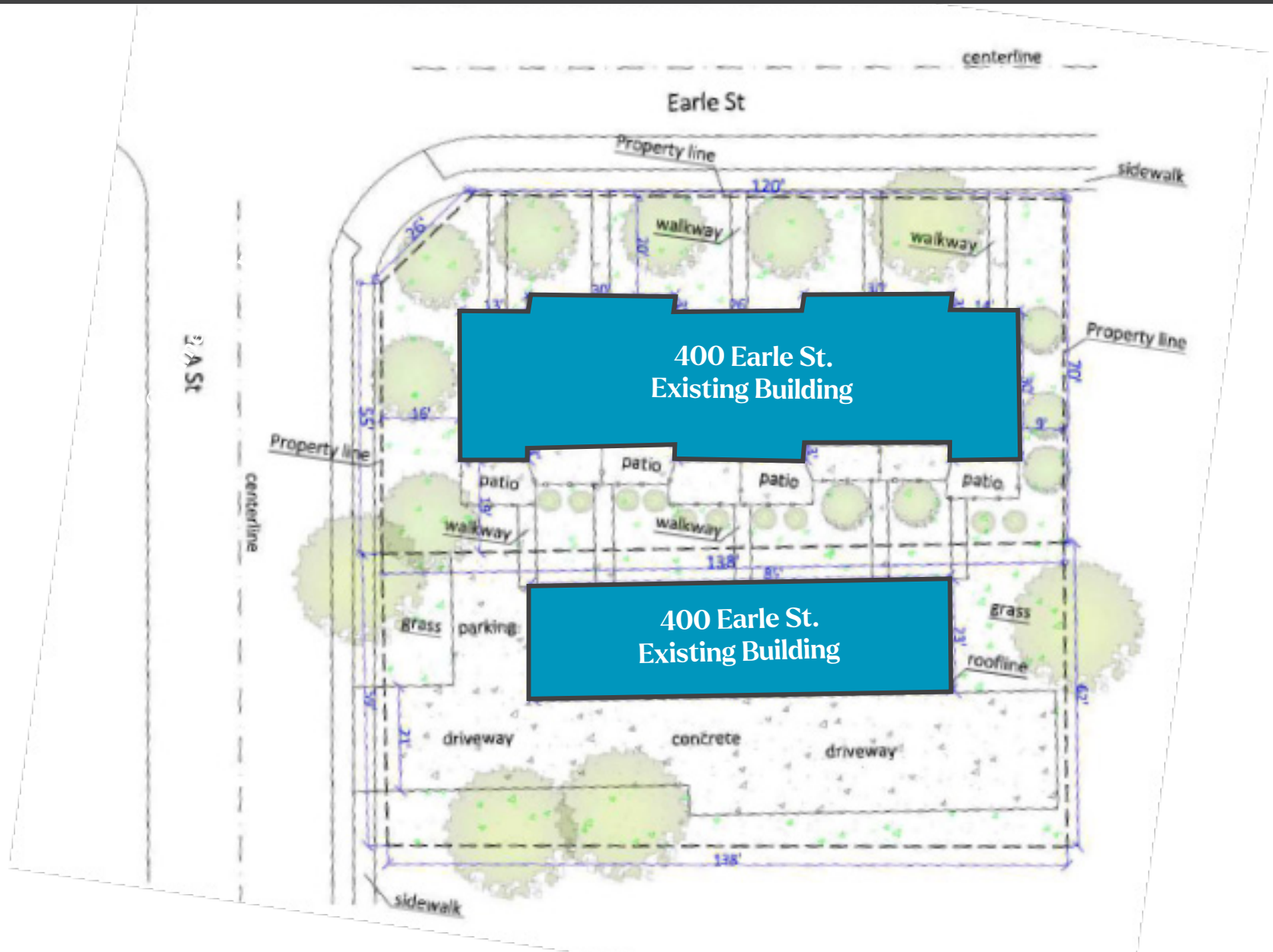
Scale 1"=20'

Parcel ID:
010-235-008-000

Lot Area:
0.16 Acres

Parcel ID 2:
037-131-027-000

Lot Area 2:
0.25 Acres



KEY BUSINESSES & DRIVE TIMES

GOING NORTH



CITIES

Windsor	16 min.
Healdsburg	19 min.
Ukiah	1 hr. 3 min.



AIRPORTS

Sonoma County Airport (STS)	15 min.
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FREEWAYS / ROADS

US Hwy 101	3 min. (traffic count)
Highway 12	3 min. (traffic count)
Santa Rosa Ave.	1 min. (traffic count)
4th Street	5 min. (traffic count)



KEY BUSINESSES & DRIVE TIMES

GOING SOUTH



CITIES

Rohnert Park	13 min.
Petaluma	22 min.
Novato	27 min.
San Francisco	1 hr. 8 min.



AIRPORTS

San Francisco Int'l Airport (SFO)	1 hr. 18 min.
Oakland Int'l Airport (OAK)	1 hr. 10 min.



FREEWAYS / ROADS

US Hwy 101	3 min. (traffic count)
Highway 12	3 min. (traffic count)
Santa Rosa Ave.	1 min. (traffic count)



400 EARLE ST.

DEMOGRAPHICS



POPULATION

1 MILE 3 MILES 5 MILES

23,237 134,586 202,156



AVERAGE INCOME

\$114,150 \$93,229 \$118,303



HOUSEHOLDS

7,858 48,303 74,101



MEDIAN INCOME

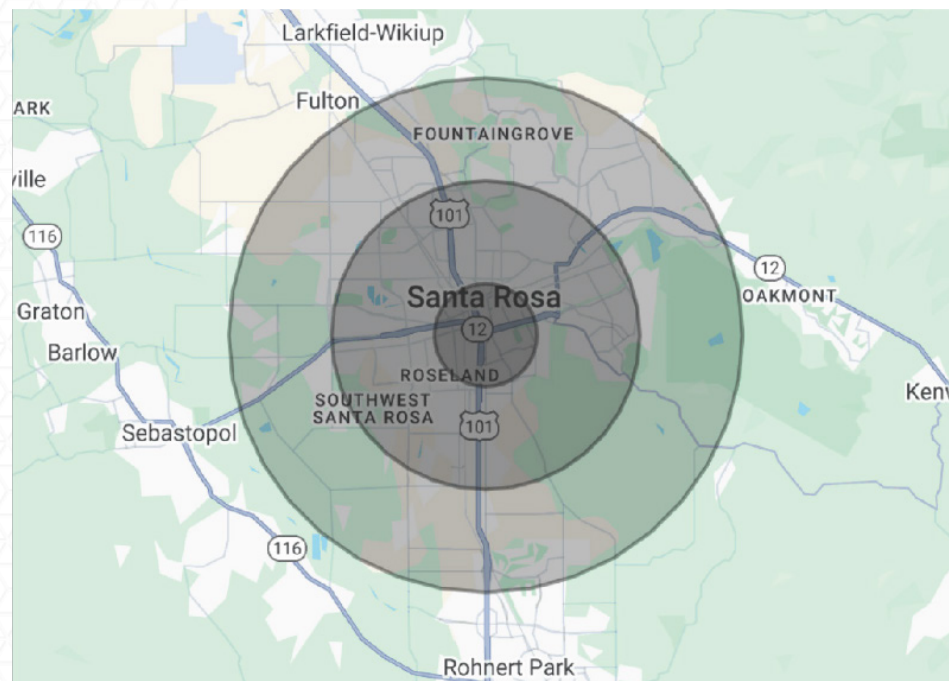
\$91,589 \$82,790 \$91,589



APN: 037-131-027 & 010-235-008



	1 MILE	3 MILES	5 MILES
AVERAGE HOUSEHOLD NUMBER	2.8	2.7	2.6
MEDIAN AGE	37	39	41
MEDIAN HOME VALUE	\$567,873	\$676,493	\$719,109
OWNER/RENTER OCCUPIED	34% 64%	47% 53%	55% 45%
BUSINESSES	6,470	13,048	20,114
EMPLOYMENT	44,205	88,673	137,307





**400 EARLE
STREET**
SANTA ROSA, CA 95403
FOR SALE



ABOUT SANTA ROSA, CA

One of the key factors driving the commercial real estate industry in Santa Rosa is the city's strong economy. The city is home to numerous large employers, including government agencies, healthcare facilities, and tech companies, creating a stable job market and attracting businesses to the area.

Another factor contributing to the success of the commercial real estate industry in Santa Rosa is the city's prime location. Situated in the heart of Sonoma County, the city is easily accessible from major highways and is within driving distance of San Francisco, making it an attractive location for businesses that need to be connected to other major cities.

In addition, Santa Rosa offers a variety of commercial real estate options to suit the needs of different businesses. The city has a mix of retail and office space, industrial buildings, and even agricultural land, allowing businesses to find the perfect location for their specific needs.

Overall, the commercial real estate industry in Santa Rosa, CA is a vital part of the city's economy and continues to attract businesses of all kinds. With a strong job market, prime location, and diverse range of commercial real estate options, Santa Rosa is a great place for businesses to thrive and grow.



2024 POPULATION

175,669

AVERAGE AGE

40.4

AVERAGE HOUSEHOLD INCOME

\$92,604

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