

1383

BROWNING

REDDING | CA

For Sale

Investment Opportunity

Meticulously maintained two-story duplexes with attached two car garages.

- Each unit offers 3 bedrooms, 2.5 bathrooms, and a modern, open layout.
- Close proximity to Redding's retail shopping area.
- Currently fully occupied guaranteeing a steady income stream.



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DRE #01747622

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

This well-maintained duplex, built in 2016, offers two townhouse-style units within the Browning Point development in Redding. Each unit includes 3 bedrooms, 2.5 bathrooms, an attached two-car garage, and modern, open interiors. High-end finishes such as quartz kitchen countertops, stainless steel appliances, and granite vanity tops make the property attractive to residents seeking both comfort and convenience. The quiet, tree-lined neighborhood also provides easy access to city utilities and ample guest parking.

Located near Redding's vibrant retail district, this property offers a consistent stream of rental income due to its desirable location. With its stabilized occupancy and solid construction, the duplex represents a strong investment opportunity in the growing multifamily market. Investors will benefit from the property's mix of well-designed living spaces and proximity to key amenities.

OFFERING

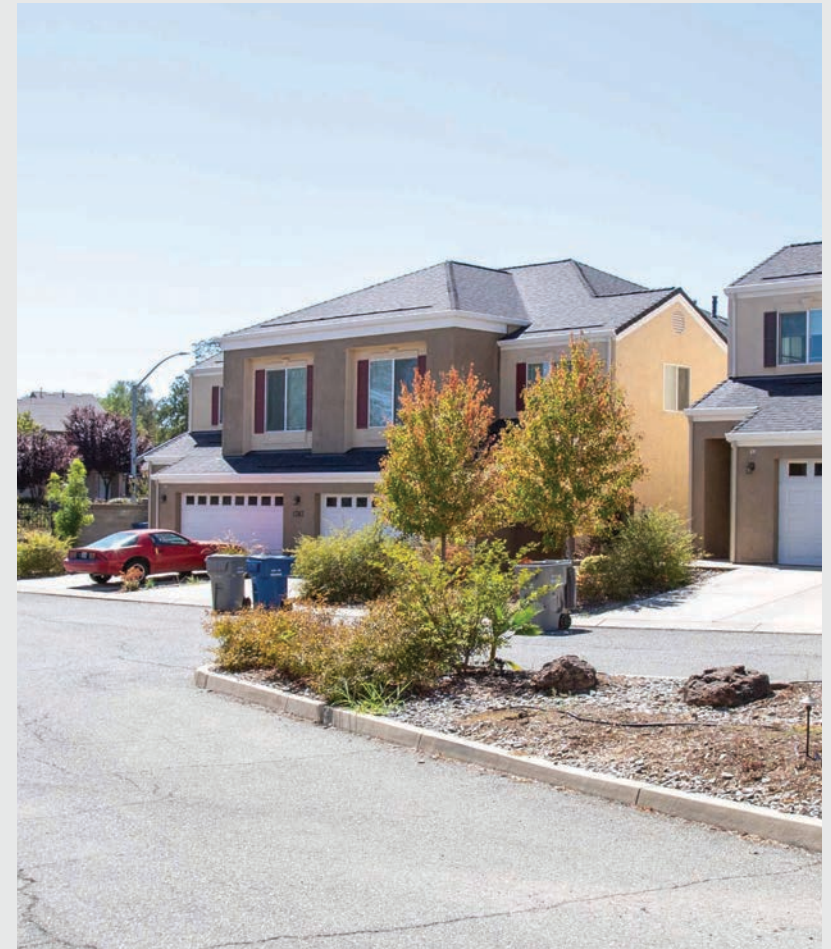
Address: 1838 Browning Street | Redding, CA 96002

Year Built: 2016

Zoning: RM-12-PD

APN: 071-490-012

Price: \$837,000 (\$418,500 per unit)



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RENT ROLL

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Unit	Bedrooms	Bathrooms	Size	Monthly Rent	Market Rent	Security Deposit	Lease Start Date	Lease Expiration Date
A	3	2.5	±2,048 SF	\$2,325	\$2,400	\$3,300	12/8/2023	12/7/2024
B	3	2.5	±2,048 SF	\$2,400	\$2,400	\$3,500	8/12/2022	Month to Month



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FLOOR PLAN



PROPERTY PHOTOS

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RETAIL AREA

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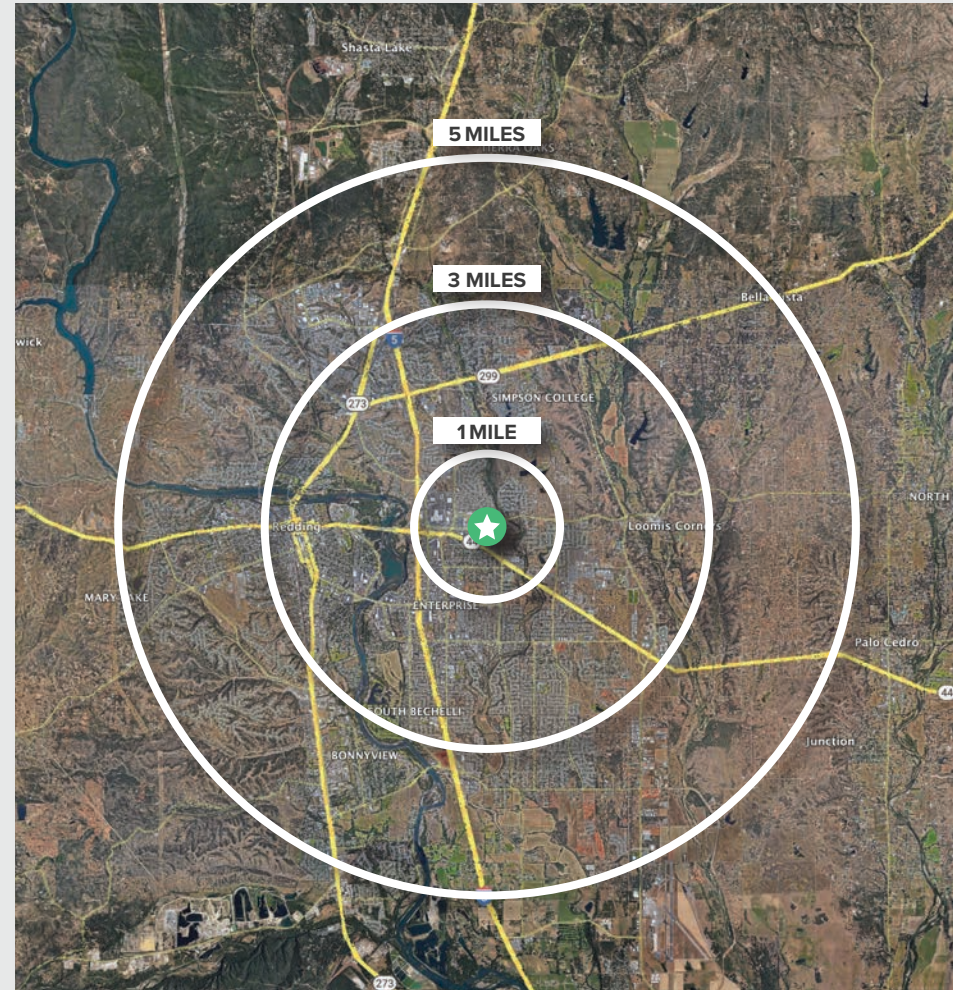


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REGIONAL DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION			
2024 Estimated Population	8,621	58,112	94,792
2029 Projected Population	8,552	57,104	93,521
2020 Census Population	8,806	59,097	95,868
2010 Census Population	8,329	56,991	92,517
2024 Median Age	35.0	37.5	38.9
HOUSEHOLDS			
2024 Estimated Households	3,433	23,859	38,405
2029 Projected Households	3,392	23,405	37,766
2020 Census Households	3,453	23,991	38,503
2010 Census Households	3,244	22,947	36,981
INCOME			
2024 Estimated Average Household Income	\$95,528	\$93,123	\$100,986
2024 Estimated Median Household Income	\$76,038	\$69,507	\$75,963
2024 Estimated Per Capita Income	\$38,263	\$38,584	\$41,189
BUSINESS			
2024 Estimated Total Businesses	671	3,634	5,583
2024 Estimated Total Employees	6,213	32,250	47,072



Source: Applied Geographic Solutions 05/2024, TIGER Geography - RS1

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ABOUT CAPITAL RIVERS

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CHOOSE EXCELLENCE OVER ORDINARY

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