



COLDWELL BANKER | MENDO REALTY

**ESTIMATED
ANNUAL PROPERTY**

960-979 Marlene Street, Ukiah CA 95482

Multi-Family, 20 Units

\$3,495,000*

John L. Lazaro · Broker Associate

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Gross Scheduled Rental Income	Current Rents Assuming 100% Occupancy	\$410,400
Plus: Other Income	Actual 2024 Laundry Income	\$3603
Total Gross Income		\$414,003
Less: Vacancy and Credit Losses - 3%		<\$12,312>
Gross Operating Income	Estimated Gross Income	\$401,691
Less: Operating Expenses		
Accounting and Legal		
Advertising, Licenses & Permits		
Property Insurance	Actual 2024	\$30,201
Property Management	Actual 2024	\$13,850
Payroll - Resident Management		
Taxes – Workers Comp		
Personal Property Taxes		
Real Estate Taxes (1.12% of Sales Price)	Estimated at Selling Price	\$39,144
Repairs and Maintenance - 2024	Actual Includes Parts & Supplies, Pool	\$17,220
Services - Elevator		
Janitorial		
Landscaping - 2024	Actual	\$7,516
Pool	See Maintenance and Utilities	
Supplies		
Utilities – City of Ukiah (sewer, water +)	Actual 2024 - Paid by Owner	\$48,339
Garbage	Actual 2024 - Paid by Owner	\$10,347
Gas - Laundry Only	Actual 2024 - Paid by Owner	Included in City utilities
Gas/Electricity - Units	Paid by Tenants	
Total Operating Expenses		\$166,617
Net Operating Income		\$235,074
Less: Total Annual Debt Service		
Cash Flow Before Taxes		

* This offering is solely for the 20-unit residential complex on 1.23± acre and does not include the vacant 1.07 acre parcel created by minor subdivision approved by Ukiah City Council and pending final recordation

October 2025