



145 Lincoln St, Santa Rosa, CA 95401

Property Type:	Fourplex
Unit Mix:	2 - 2BR/1BA Units 2 - 1BR/1BA Units
Parcel Number:	010-122-030
Building Size:	2,968 SF
Site Size:	8,000 SF
Year Built:	1969
Exterior:	Wood Siding
Roof:	Flat
Foundation:	Concrete Slab
HVAC:	Wall Heaters
Laundry:	Shared; On-Site
Parking:	Carports; Off-Street



Steven Level

Managing Director
Direct: (415) 747-2150
steve@levelcommercial.com
DRE# 01184232

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

COMMERCIAL GROUP

Central Santa Rosa 4-Plex

Excellent 4-Unit investment property situated on a corner lot in the Railroad Square neighborhood just a few blocks from Downtown Santa Rosa. Consisting of two (2) 2-bedroom, 1-bath units and two (2) 1-bedroom, 1-bath units, this desirable fourplex has been updated with dual-pane windows, laminate flooring and granite countertops. This well-maintained property features an on-site laundry room, carport parking at the rear of the property and separate meters for gas and electric. Don't miss this opportunity to acquire a fully stabilized asset producing great cash flow in a highly desirable location.

Offered at \$1,068,000

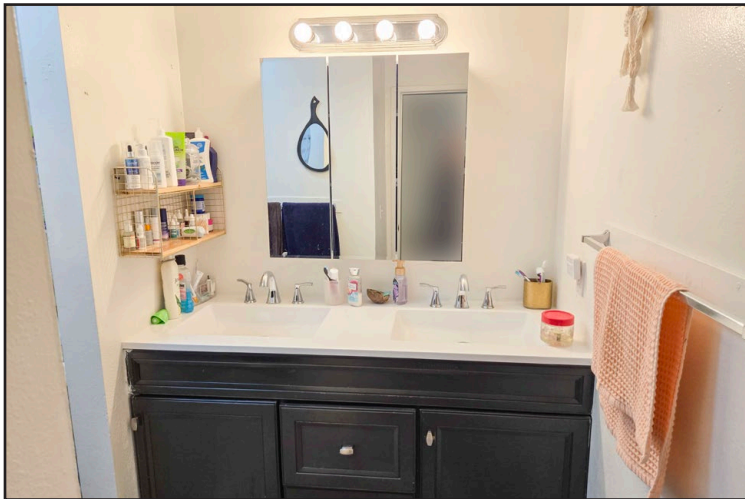
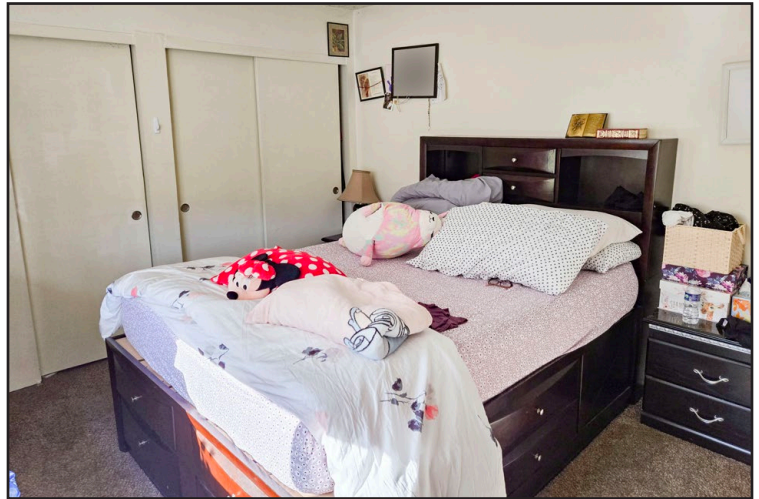


Steven Level
Managing Director
Direct: (415) 747-2150
steve@levelcommercial.com
DRE# 01184232

**BERKSHIRE
HATHAWAY** | DRYSDALE
HOMESERVICES | PROPERTIES

COMMERCIAL GROUP

145 Lincoln St, Santa Rosa, CA 95401

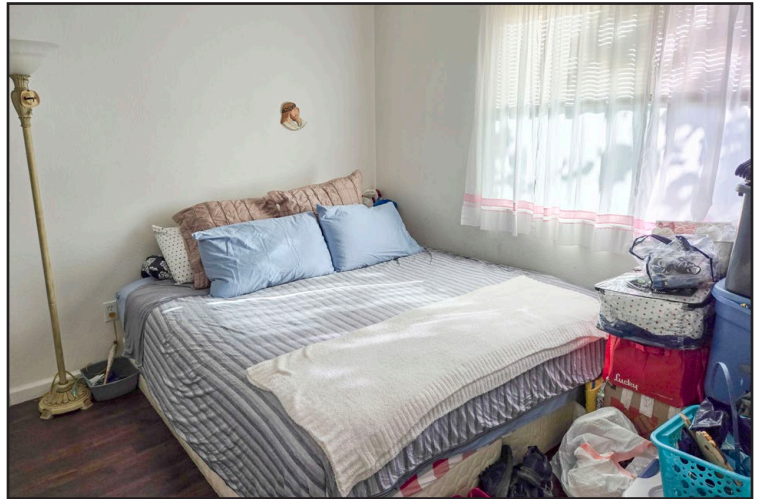


Steven Level
Managing Director
Direct: (415) 747-2150
steve@levelcommercial.com
DRE# 01184232

**BERKSHIRE
HATHAWAY** | DRYSDALE
HOMESERVICES | PROPERTIES

COMMERCIAL GROUP

145 Lincoln St, Santa Rosa, CA 95401



Steven Level
Managing Director
Direct: (415) 747-2150
steve@levelcommercial.com
DRE# 01184232

**BERKSHIRE
HATHAWAY** | DRYSDALE
HOMESERVICES | PROPERTIES

COMMERCIAL GROUP

145 Lincoln St, Santa Rosa, CA 95401



Subject Property
145 Lincoln St

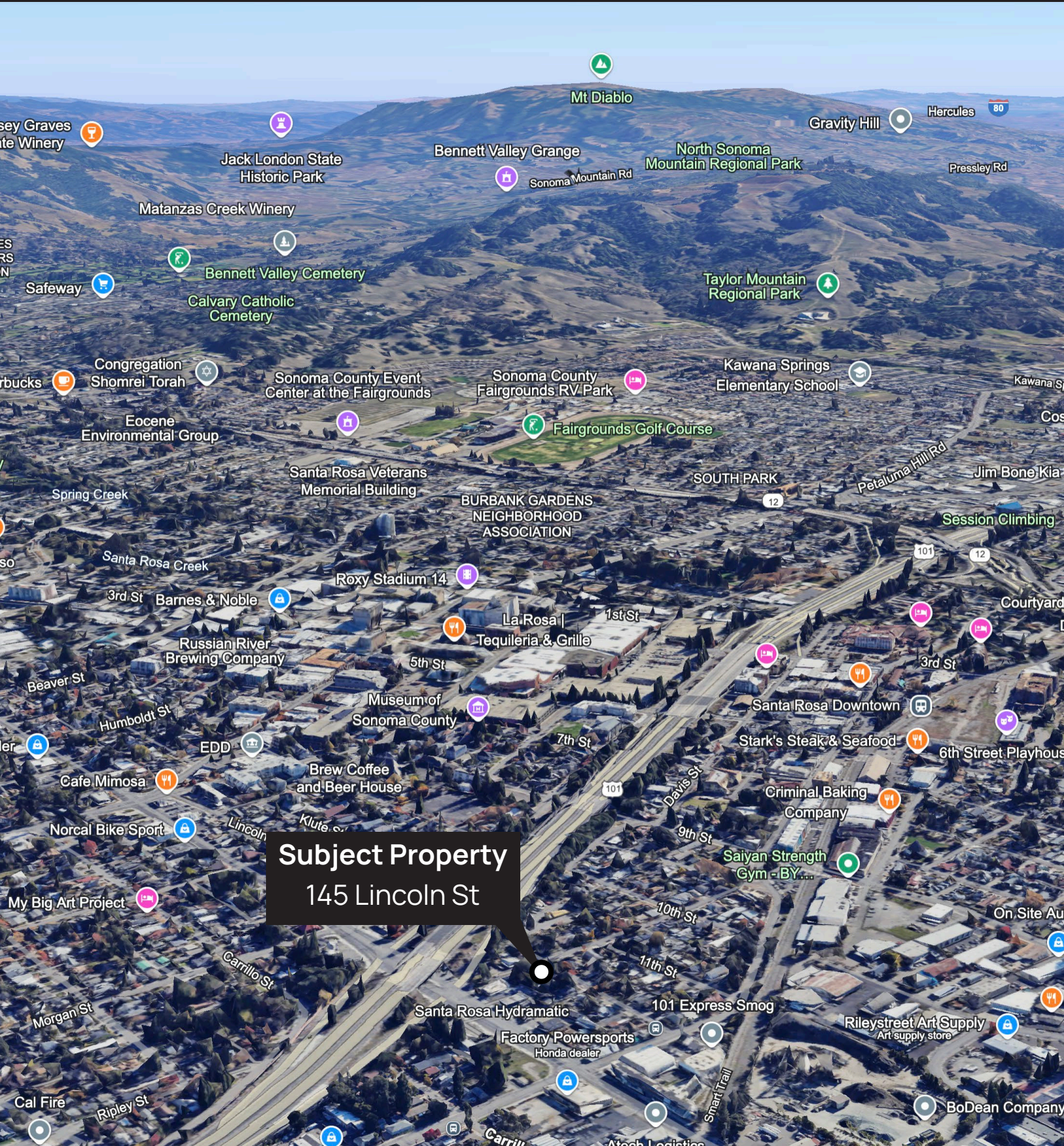
Steven Level
Managing Director
Direct: (415) 747-2150
steve@levelcommercial.com
DRE# 01184232

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

COMMERCIAL GROUP

145 Lincoln St, Santa Rosa, CA 95401



Subject Property
145 Lincoln St

Steven Level
Managing Director
Direct: (415) 747-2150
steve@levelcommercial.com
DRE# 01184232

BERKSHIRE HATHAWAY | DRYSDALE PROPERTIES
HOMESERVICES

COMMERCIAL GROUP

Investment Summary

Income

Unit	Description	Current Rent	Market Rent
1	2BR/1BA Unit*	\$1,794	\$2,225
2	1BR/1BA Unit	\$1,850	\$1,895
3	2BR/1BA Unit	\$1,975	\$2,225
4	1BR/1BA Unit*	\$1,651	\$1,895
-	Laundry	\$65	\$65
Total Monthly Income		\$7,335	\$8,305
Gross Annual Income		\$88,020	\$99,660

*Santa Rosa Housing Authority

Expenses

Taxes (New @ 1.1425% + \$126)	\$12,328	\$12,328
Insurance	\$2,756	\$2,756
Water/Sewer	\$4,114	\$4,114
Trash	Tenants	Tenants
PG&E*	\$660	\$660
Repairs & Maintenance (est. @ 5% of income)	\$4,401	\$4,983
Total Annual Expenses	\$24,259	\$24,841

*Owner pays house PG&E meter for laundry room; Tenants pay individual PG&E meters for each of their units

Net Operating Income	\$63,761	\$74,819
Price	\$1,068,000	
GRM	12.13	10.72
Cap Rate	5.97%	7.01%
Price/SF	\$360	