



960-979 Marlene Street, Ukiah CA 95482
Multi-Family, 20 Units
\$3,200,000*

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Gross Scheduled Rental Income	August 2026 Rents	\$417,204
Plus: Other Income	Estimated Laundry Income	\$4,800
Total Gross Income		\$422,004
Less: Vacancy and Credit Losses - 3%		<\$12,516>
Gross Operating Income	Estimated Gross Income	\$409,488
Less: Operating Expenses		
Accounting and Legal		
Advertising, Licenses & Permits		
Property Insurance	Actual 2026	\$23,448
Property Management – 6%		\$24,128
Payroll - Resident Management		
Other		
Taxes – Workers Comp		
Personal Property Taxes		
Real Estate Taxes (1.12% of Selling Price)	Estimated at Selling Price	\$39,144
Repairs and Maintenance - 2025	Actual Includes Parts & Supplies, Pool	\$66,791
Services - Elevator		
Janitorial		
Landscaping - 2025	Actual	\$9,446
Pool	See Maintenance and Utilities	
Supplies		
Utilities – City of Ukiah (elec., sewer & water)	Actual 2025 - Paid by Owner	\$53,483
Garbage	Actual 2025 - Paid by Owner	\$16,694
Gas - Laundry Only	Actual 2025 - Paid by Owner	\$3300
Gas/Electricity - Units	Paid by Tenants	
Total Operating Expenses		\$236,434
Net Operating Income		\$173,054
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 completed in 2025 and pending final recordation**