

# FOR SALE

**10 Unit Value Add Multifamily Investment -**

Immediate value add potential  
with below market rents

## \$750,000

**221 E Sonora Street  
Stockton, CA 95203**



# PDF

THE PAUL D FRANK Team



eXp COMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™



## OVERVIEW

PDF is pleased to present this 10 unit multifamily apartment complex located at 221 E Sonora Street in Stockton, CA.

The property consists of 9 one bedroom one bathroom units and 1 studio unit. All tenants are currently month to month, allowing for immediate repositioning of rents and interior upgrades. Current rents are well below market, creating a strong value add opportunity and clear pathway for increased revenue.

Located near Downtown Stockton with convenient access to I 5 and Hwy 99, the property benefits from proximity to major employment centers, shopping, dining, public transit, and daily services. This location supports long term occupancy and solid leasing demand.

This asset is well suited for investors pursuing a stabilized building that provides cash flow today with meaningful upside available through renovation and improved lease structures.

Please inquire for additional information.



## PROPERTY HIGHLIGHTS

- Total Units: 10
- Unit Mix: 9 - One Bedroom/One Bathroom Units and 1 - Studio Unit
- Year Built: 1900
- Building Size: 7,224 SF
- Lot Size: +/- 0.16 AC
- Stories: 2
- APN: 149-065-120
- Tenant Status: 90% Occupancy, All MTM
- Rents Well Below Market
- Value Per Door: \$75,000
- Central infill location near freeways and daily amenities

## INVESTMENT HIGHLIGHTS

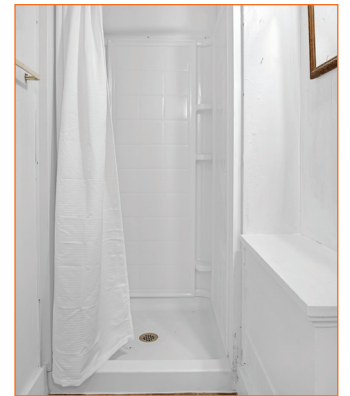
- All MTM tenancy provides immediate ability to implement a value add program
- Below market rents present substantial revenue upside
- Desirable one bedroom unit mix aligns with strong renter demand
- Infill Stockton location supports durable occupancy and ease of leasing

ACTUAL RENT ROLL - 10 UNITS			
Unit	Type	Current Rate	Proforma Top Market
221	1 Bd/1 Ba		\$1,100.00
221 1/2	1 Bd/1 Ba	\$640.00	\$1,100.00
223	1 Bd/1 Ba	\$800.00	\$1,100.00
223 1/2	1 Bd/1 Ba	\$780.00	\$1,100.00
225	1 Bd/1 Ba	\$850.00	\$1,100.00
225 1/2	1 Bd/1 Ba	\$900.00	\$1,100.00
227A	1 Bd/1 Ba	\$690.00	\$1,100.00
227B	1 Bd/1 Ba	\$850.00	\$1,100.00
227	1 Bd/1 Ba	\$500.00	\$1,100.00
227 1/2	1 Bd/1 Ba	\$500.00	\$1,100.00
<b>Monthly Total</b>		<b>\$6,510.00</b>	<b>\$11,000.00</b>
<b>Annual Total</b>		<b>\$78,120.00</b>	<b>\$132,000.00</b>

EXPENSES			
	Yearly	Monthly	
Property Taxes	\$10,250.14	\$854.17	
Insurance	\$5,951.04	\$495.92	
Maintenance	\$1,104.48	\$92.04	
Repairs/Maintenance	\$10,158.00	\$846.50	
Management Fees	\$0	\$0	
Garbage and Recycle	\$2,660.76	\$221.73	
Water	\$3,491.40	\$290.95	
Sewer	\$3,633.12	\$302.76	
<b>Total Monthly Expenses</b>		<b>\$3,104.07</b>	
<b>Annual Expenses</b>		<b>\$37,248.84</b>	
<b>NOI Monthly</b>	<b>\$3,619.48</b>	<b>\$7,895.93</b>	
<b>NOI Annual</b>	<b>\$43,433.72</b>	<b>\$94,751.16</b>	
	Actual	Pro Forma	
<b>Cap Rate</b>	<b>5.791%</b>	<b>12.633%</b>	
<b>Purchase Price</b>		<b>\$750,000.00</b>	
<b>Value Per Door</b>		<b>\$75,000.00</b>	







# SURROUNDING AREA MAP



## LOCATION OVERVIEW

### Stockton, California

Stockton is an economically diverse city within Northern California, offering affordability and accessibility that attracts renters throughout the region. With a population exceeding 320,000 residents and strong ongoing household formation, the rental base continues to grow.

Hybrid workplace trends have further increased Stockton's appeal, allowing residents to commute into larger employment hubs while benefiting from more attainable housing. The city maintains a competitive cost of living compared to coastal markets and continues to experience consistent housing demand.

The multifamily market is supported by limited new development, a strong one bedroom renter pool, and long term upward pressure on rents. These characteristics create an attractive environment for owners focused on income growth and long term asset performance..

Source: CoStar - Market Analytics



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## FOR MORE INFORMATION

### **Jon Bias**

916-508-9556 mobile | [Jon@pdf-usa.com](mailto:Jon@pdf-usa.com)  
DRE #01998325

### **Cam Iwasa**

916-247-8747 mobile | [Cam@pdf-usa.com](mailto:Cam@pdf-usa.com)  
DRE #02201282

### **Matthew Bingaman**

916-513-0217 mobile | [Matt@pdf-usa.com](mailto:Matt@pdf-usa.com)  
DRE #02139034

