

OFFERING MEMORANDUM

1712 Sherman Avenue

1712 Sherman Avenue  
Chico CA 95926

# 1712 Sherman Avenue

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*Exclusively Marketed by:*

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# 1712 SHERMAN AVENUE

## 01 Executive Summary

Investment Summary

Unit Mix Summary

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## OFFERING SUMMARY

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ADDRESS	<b>1712 Sherman Avenue Chico CA 95926</b>
COUNTY	<b>Butte</b>
BUILDING SF	<b>2,160 SF</b>
LAND ACRES	<b>0.37</b>
NUMBER OF UNITS	<b>3</b>
YEAR BUILT	<b>1949</b>

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## FINANCIAL SUMMARY

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PRICE	<b>\$550,000</b>
PRICE PSF	<b>\$254.63</b>
PRICE PER UNIT	<b>\$183,333</b>
OCCUPANCY	<b>100.00%</b>
NOI (CURRENT)	<b>\$26,712</b>
NOI (PRO FORMA)	<b>\$33,552</b>
CAP RATE (CURRENT)	<b>4.86%</b>
CAP RATE (PRO FORMA)	<b>6.10%</b>
GRM (CURRENT)	<b>13.76</b>
GRM (PRO FORMA)	<b>11.75</b>

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## DEMOGRAPHICS

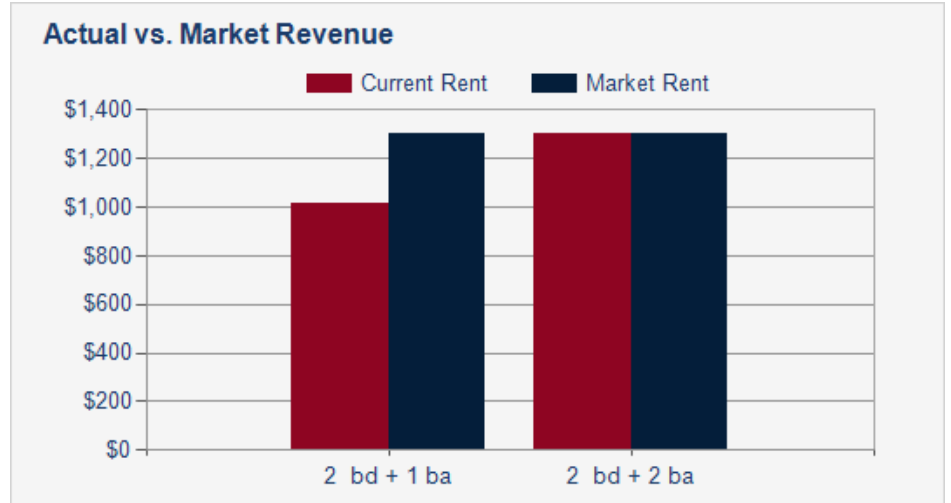
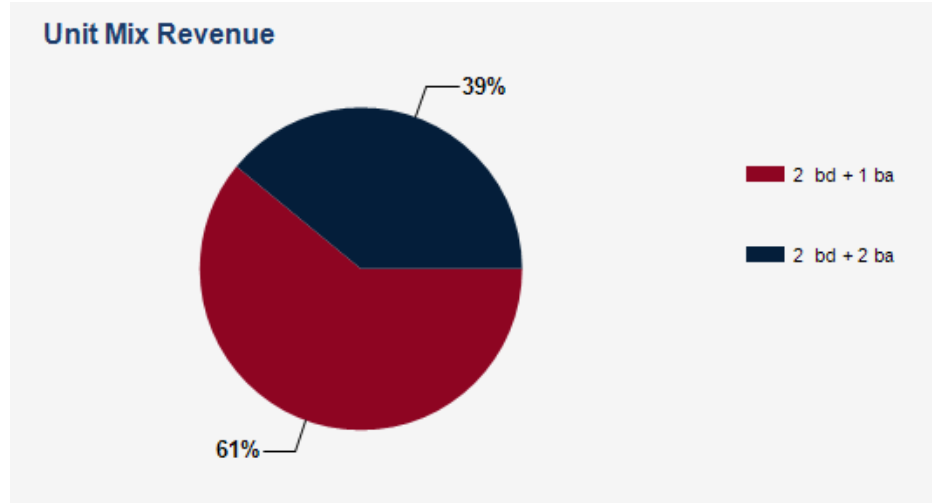
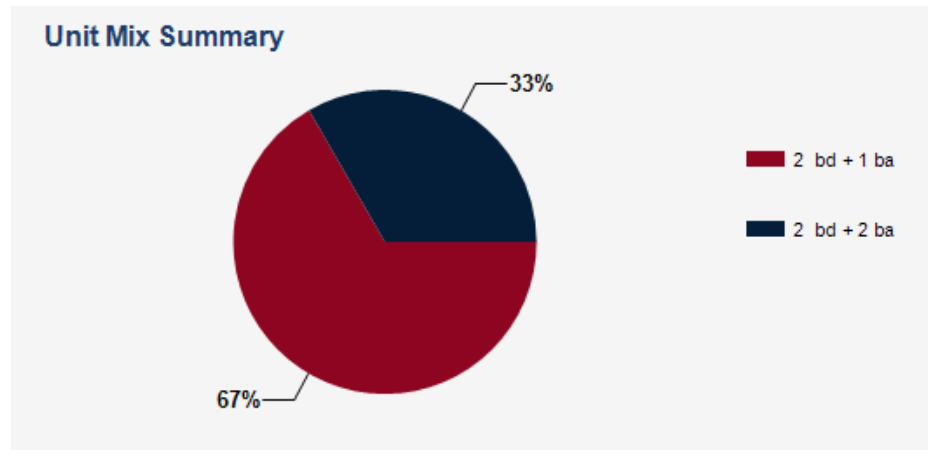
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	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2025 Population	<b>14,140</b>	<b>97,319</b>	<b>112,053</b>
2025 Median HH Income	<b>\$68,227</b>	<b>\$67,143</b>	<b>\$72,082</b>
2025 Average HH Income	<b>\$100,391</b>	<b>\$98,647</b>	<b>\$104,815</b>

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- Charming Tri-Plex in the Heart of Chico – Always Rented! This centrally located tri-plex features three separate buildings at 1712, 1716, and 1722 Sherman Avenue. Each unit offers a functional layout with a downstairs bedroom and an additional loft-style bedroom upstairs. Unit 1722 includes the added bonus of a quarter bath upstairs and a full bath on the main level. All three homes include their own laundry room, kitchen, and living area, along with charming details like hardwood flooring and wood-cased windows. Each unit also enjoys its own private front and backyard space, individual driveways for parking. The property also includes the large lot on the corner! A fantastic investment opportunity with consistent rental history in a great Chico location!

		Actual		Market	
Unit Mix	# Units	Current Rent	Monthly Income	Market Rent	Market Income
2 bd + 1 ba	2	\$1,015	\$2,030	\$1,300	\$2,600
2 bd + 2 ba	1	\$1,300	\$1,300	\$1,300	\$1,300
<b>Totals/Averages</b>	<b>3</b>	<b>\$1,110</b>	<b>\$3,330</b>	<b>\$1,300</b>	<b>\$3,900</b>



# 1712 SHERMAN AVENUE

## 02 Property Description

Property Features

Property Images

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## PROPERTY FEATURES

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NUMBER OF UNITS	<b>3</b>
BUILDING SF	<b>2,160</b>
LAND ACRES	<b>0.37</b>
YEAR BUILT	<b>1949</b>
ZONING TYPE	<b>R2</b>
NUMBER OF STORIES	<b>1</b>
NUMBER OF BUILDINGS	<b>3</b>
NUMBER OF PARKING SPACES	<b>Driveway</b>
WASHER/DRYER	<b>Individual</b>



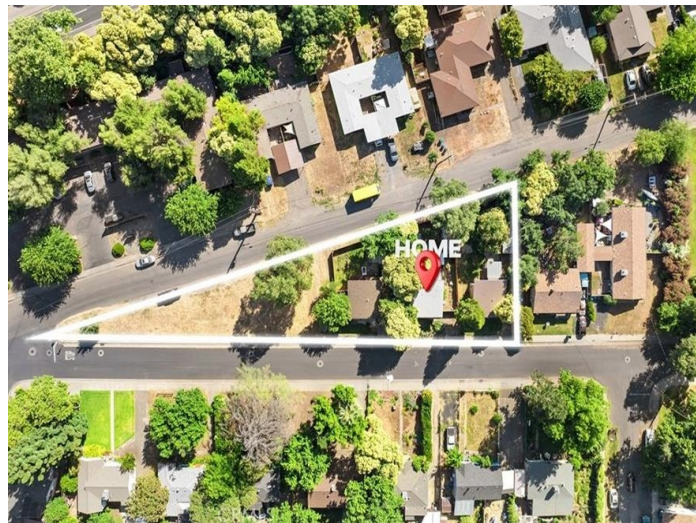
CRMLS



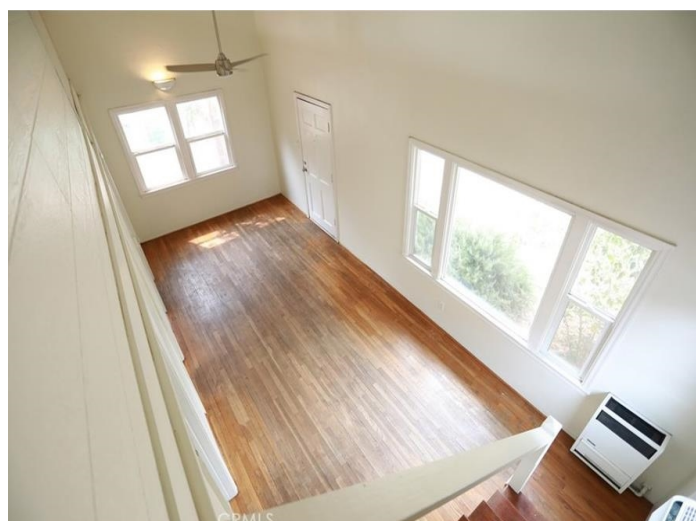
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CRMLS



CRMLS



CRMLS



# 1712 SHERMAN AVENUE

Rent Roll

Rent Roll

03



Unit	Unit Mix	Current Rent	Market Rent
1	2 bd + 1 ba	\$1,015.00	\$1,300.00
2	2 bd + 1 ba	\$1,015.00	\$1,300.00
3	2 bd + 2 ba	\$1,300.00	\$1,300.00
<b>Totals / Averages</b>		<b>\$3,330.00</b>	<b>\$3,900.00</b>

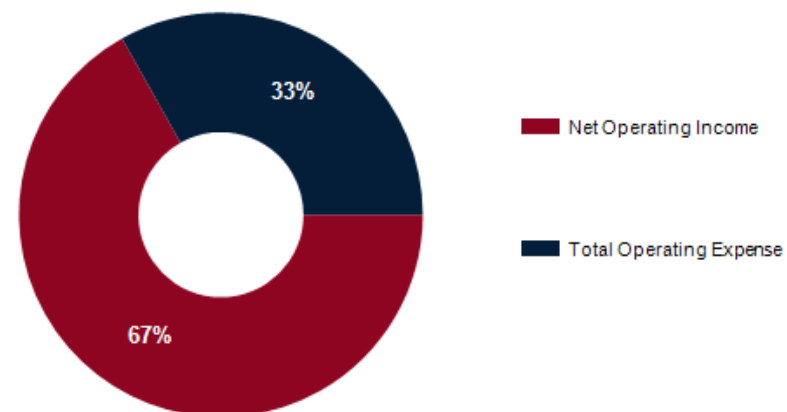
## 04 Financial Analysis

Income & Expense Analysis

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## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$39,960		\$46,800	
<b>Effective Gross Income</b>	<b>\$39,960</b>		<b>\$46,800</b>	
Less Expenses	\$13,248	33.15%	\$13,248	28.30%
<b>Net Operating Income</b>	<b>\$26,712</b>		<b>\$33,552</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Operating Expense	\$13,248	\$4,416	\$13,248	\$4,416
<b>Total Operating Expense</b>	<b>\$13,248</b>	<b>\$4,416</b>	<b>\$13,248</b>	<b>\$4,416</b>
Expense / SF	\$6.13		\$6.13	
% of EGI	33.15%		28.30%	

## DISTRIBUTION OF EXPENSES CURRENT



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