



# 150-152 W 8th, Santa Rosa, CA 95401

- Property Type: Fourplex
- Unit Mix: 3 - 1BR/1BA, 1 - 2BR/1BA
- Parcel Number: 010-152-018
- Building Size: 2,579 SF
- Site Size: 7,200 SF
- Year Built: 1892
- Exterior: Wood Siding
- Roof: Pitched; Comp Shingle
- Foundation: CC Perimeter & Slab
- HVAC: Wall Heaters
- Electrical: Circuit Breakers
- Laundry: Shared; On-Site
- Parking: Off-Street, Street



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



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## Charming Santa Rosa 4-Plex

6.11% Starting Cap Rate! Located in the desirable West End neighborhood just blocks from Downtown Santa Rosa, this charming fourplex offers strong rental appeal and flexibility. The front Victorian triplex includes one spacious 2-bedroom, 1-bath unit and two 1-bedroom, 1-bath units with shared laundry. The enchanting detached 1-bedroom, 1-bath cottage at the rear of the property has private laundry and has been utilized as a short-term rental unit for increased income. Features include separate electric meters and a fenced communal garden area. A solid investment opportunity in a prime location.

**Offered at \$1,049,000**



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**BERKSHIRE  
HATHAWAY** | DRYSDALE  
HOMESERVICES | PROPERTIES

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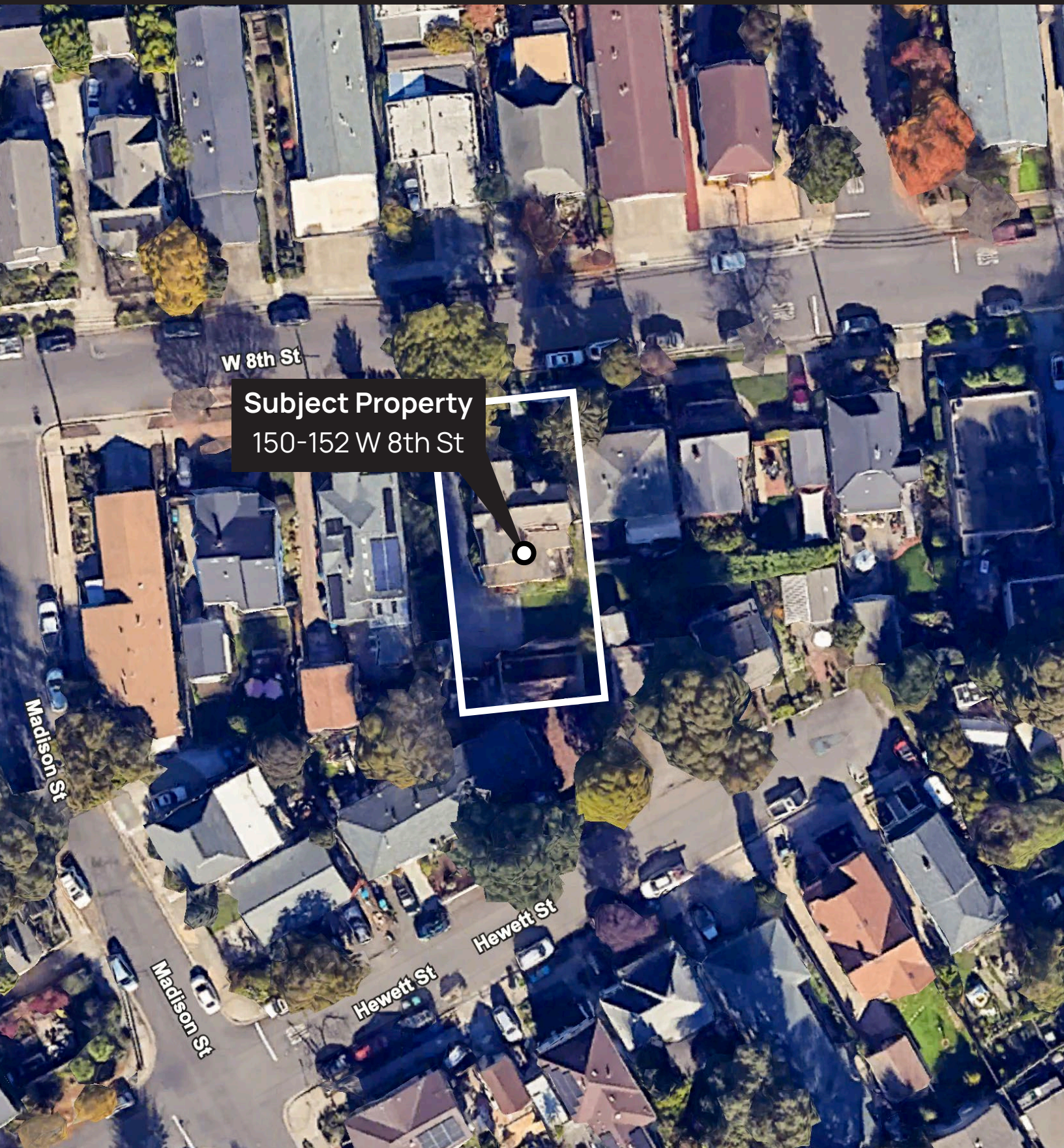


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## Investment Summary

### Income

Unit	Description	Current Rent	Market Rent
150-1	1-Bedroom / 1-Bath	\$1,875	\$1,900
150-2	1-Bedroom / 1-Bath	\$1,470	\$1,600
150-3	2-Bedroom / 1-Bath	\$2,150	\$2,250
152*	1-Bedroom / 1-Bath Cottage	\$2,050	\$2,050
-	Laundry	\$180	\$180
<b>Total Monthly Income</b>		<b>\$7,725</b>	<b>\$7,980</b>
<b>Gross Annual Income</b>		<b>\$92,700</b>	<b>\$95,760</b>

\*Unit 152 estimated at market rent; Current owner runs as AirBNB generating \$46,740 in annual income (2025).

### Expenses

Taxes (New @ 1.1375% + \$124)	\$12,056	\$12,056
Insurance	\$3,030	\$3,030
Water/Sewer	\$2,400	\$2,400
Trash	\$3,360	\$3,360
PG&E*	\$1,272	\$1,272
Landscaping	\$1,900	\$1,900
Repairs & Maintenance (est. @ 5% of income)	\$4,635	\$4,788
<b>Total Annual Expenses</b>	<b>\$28,653</b>	<b>\$28,806</b>

\*Owner pays Gas; Tenants pay Electric for each of their units

<b>Net Operating Income</b>	<b>\$64,047</b>	<b>\$66,954</b>
<b>Price</b>	<b>\$1,049,000</b>	
<b>GRM</b>	<b>11.32</b>	<b>10.95</b>
<b>Cap Rate</b>	<b>6.11%</b>	<b>6.38%</b>
<b>Price/SF</b>	<b>\$407</b>	