

# 1404 SLATER STREET

SANTA ROSA, CA 95404

This property comprises six units, featuring  
a variety of layouts from 1 to 3 bedrooms  
Located near Highway 101 & Downtown Santa Rosa

**\$2,495,000**

5.7% CAP on Existing Rents · \$141,382 NOI

**ISAIAH CHASS**  
**707.508.6390**

[isaiah@livxplore.com](mailto:isaiah@livxplore.com)

CA LIC. 02080155



**LIVXPLORE**  
REAL ESTATE & LIFESTYLE

LIVXPLORE.COM

Welcome to 1404 Slater Street, a prime multi-family investment opportunity situated in the heart of the highly desirable JC district of Santa Rosa. This impressive property features six spacious units: (1) 1-bedroom, 1-bath unit, (2) 2-bedroom, 1-bath units, and (3) 2-bedroom, 2-bath units. Built in the early 2000s era, this complex combines modern construction with exceptional design, offering the unique chance to own a nearly fully stabilized rental property. Each unit is separately metered for water, gas, and electricity, ensuring low maintenance and ease of management. Parking is plentiful, with attached garages for all but one unit, plus ample uncovered spots throughout the expansive 30,000 square foot parcel. With a turn-key setup and ideal location, 1404 Slater Street is a perfect addition to any investment portfolio.



# 1404 SLATER STREET

SANTA ROSA, CA 95404

**\$2,495,000**

5.7% CAP on Existing Rents · \$141,382 NOI

### PROPERTY SPECIFICS

NO. Units	6
Unit Type(s)	3/2   2/1   1/1
Building Size	±6,961 SF
Land Size	±30,000 SF
Parking	Private Designated Garages; Uncovered
Laundry	In Unit
Utilities   Tenant	PG&E, Water, Sewer, Trash
Utilities   Owner	Common Area Water
APN	180-490-069
Year Built	1999

*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
 CA LIC. 02080155



UNIT #	TYPE	APPROX. SF	CURRENT RENT	MARKET RENT
1404	3X2	1,500	\$3,400	\$3,500
1412	3X2	1,500	\$3,400	\$3,500
1416	3X2	1,500	\$3,400	\$3,500
1400	2X1	840	\$2,650	\$2,650
1420	2X1	1,000	\$2,395	\$2,650
1418	1X1	700	\$1,705	\$2,100
<b>Total</b>	<b>6</b>		<b>\$16,950</b>	<b>\$17,900</b>

■ VACANT

*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
707.508.6390  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE

UNIT	BD X BA	SF	CURRENT	MARKET
6	MIX	6,961	\$1,705-\$3,400	\$2,100-\$3,500
<b>TOTAL MONTHLY RENT:</b>			<b>\$16,950</b>	<b>\$17,900</b>
Laundry			\$0	\$0
Water & Sewer Reimbursement (Est.)			\$0	\$0
Parking & Storage			\$0	\$0
<b>Monthly Scheduled Gross Income</b>			<b>\$16,950</b>	<b>\$17,900</b>
<b>Annual Scheduled Gross Income</b>			<b>\$203,400</b>	<b>\$214,800</b>
Vacancy (3%)			\$6,102	\$6,444
<b>GROSS ANNUAL INCOME</b>			<b>\$197,298</b>	<b>\$208,356</b>
<b>ANNUAL EXPENSES</b>			<b>CURRENT</b>	<b>MARKET</b>
Taxes (New Rate)			\$29,129	\$29,129
Insurance (Est.)			\$10,000	\$10,000
Water & Sewer (Est.)			\$222	\$222
Gas & Electric			\$0	\$0
Trash			\$0	\$0
Accounting			\$1,000	\$1,000
Management (Est. 5%)			\$9,865	\$10,418
Maintenance/Repair (Est. \$750 / Unit)			\$4,500	\$4,500
Landscaping			\$1,200	\$1,200
<b>TOTAL EXPENSES (28.3%)</b>			<b>\$55,916</b>	<b>\$56,469</b>
<b>NET OPERATING INCOME</b>			<b>\$141,382</b>	<b>\$151,887</b>

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ISAIAH CHASS  
707.508.6390  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155





### SANTA ROSA

Santa Rosa, the largest city in California's Sonoma County, stands as a vibrant hub in the heart of wine country, approximately 55 miles north of San Francisco. The city boasts a rich blend of cultural heritage, bustling economic activities, and abundant natural beauty, which includes rolling hills, picturesque vineyards, and proximity to the coast. With a population exceeding 175,000, Santa Rosa offers a diverse and dynamic community, with a strong emphasis on friendly amenities and public services.

### ECONOMY

The local economy is powered by a mix of sectors including healthcare, retail, manufacturing, and of course, wine production. The presence of major healthcare providers and several corporate headquarters provides a stable employment landscape. Additionally, Santa Rosa's commitment to community and economic development is evidenced by its ongoing urban revitalization projects and support for local businesses.

The city's average household income stands at approximately \$108,164, indicative of a relatively affluent community with a cost of living that mirrors the quality of life and amenities provided. This economic backdrop makes Santa Rosa an appealing location for both residential and commercial investments.

### NO CITY RENT CONTROL

While the State of California passed AB 1482 which took effect on January 1, 2020 which limits annual rent increases to annual CPI plus 5%, this amounts to allowable rent increases of 10% based on the most recent CPI figures (subject to change). The City of Santa Rosa does not have a rental housing ordinance limiting rent increases as is the case with San Francisco, Berkeley, San Jose, Mountainview and several other cities around the Bay and in the State of California.



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**

**707.508.6390**

[isaiah@livxplore.com](mailto:isaiah@livxplore.com)

CA LIC. 02080155



**LIVXPLORE**

REAL ESTATE & LIFESTYLE



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE

LIVXPLORE.COM

# 1404 SANTA ROSA, CA 95404 SLATER STREET

EXTERIOR | COMMON AREA



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

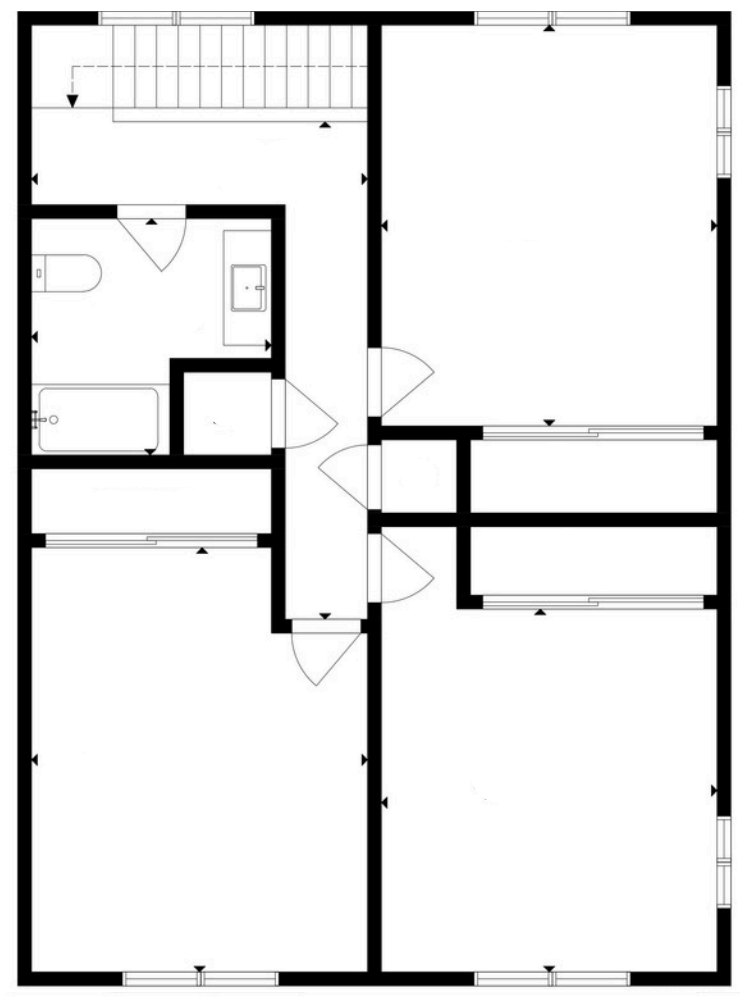
**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



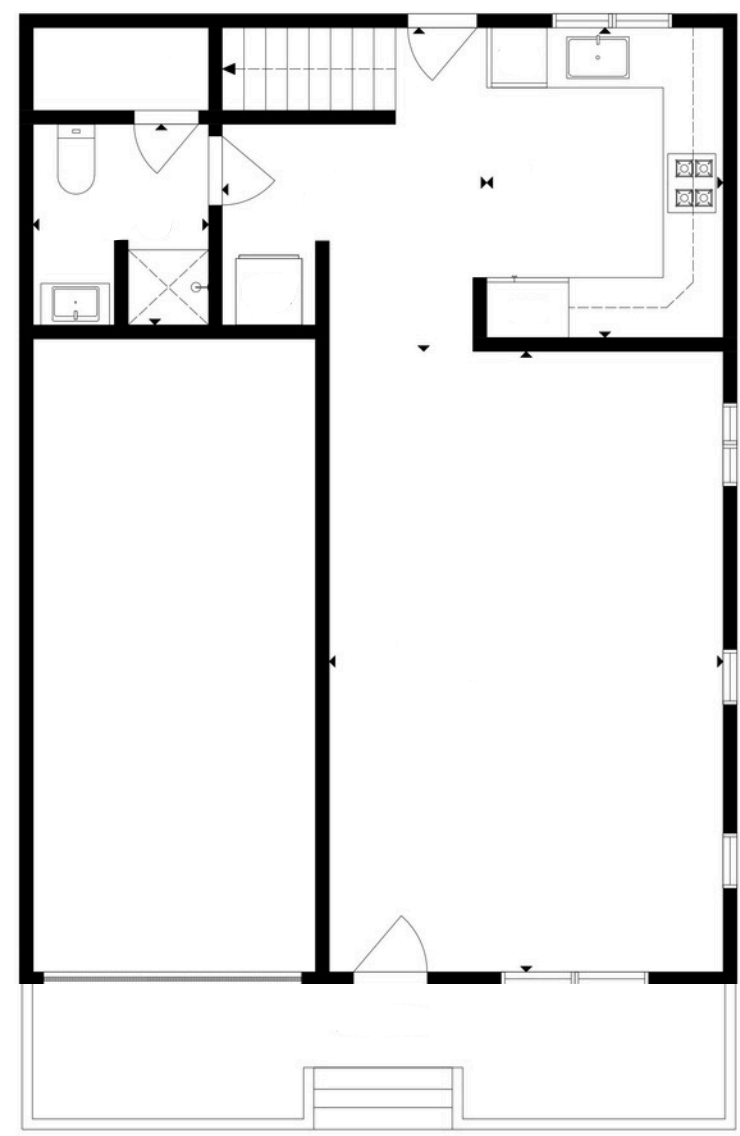
The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



FLOOR 2



FLOOR 1

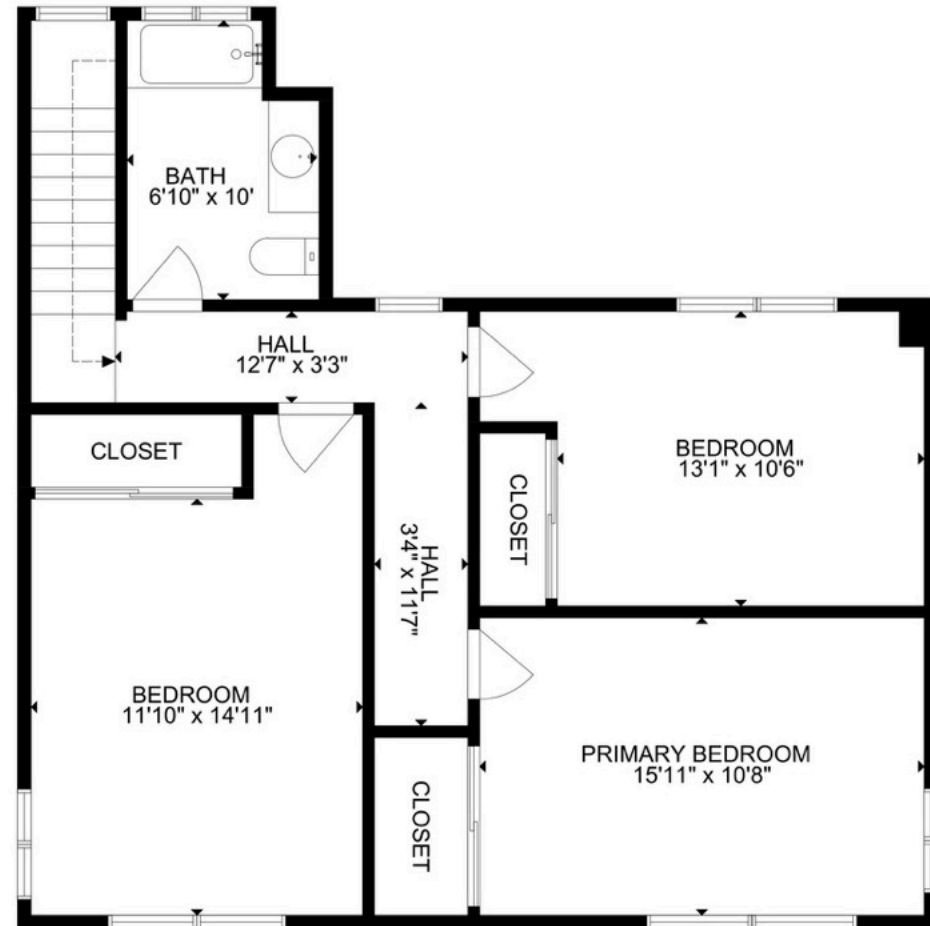
*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



FLOOR 1



FLOOR 2

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ISAIAH CHASS

707.508.6390

[isaiah@livxplore.com](mailto:isaiah@livxplore.com)

CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



FLOOR 1



FLOOR 2

The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ISAIAH CHASS  
707.508.6390  
isaiah@livxplore.com  
CA LIC. 02080155

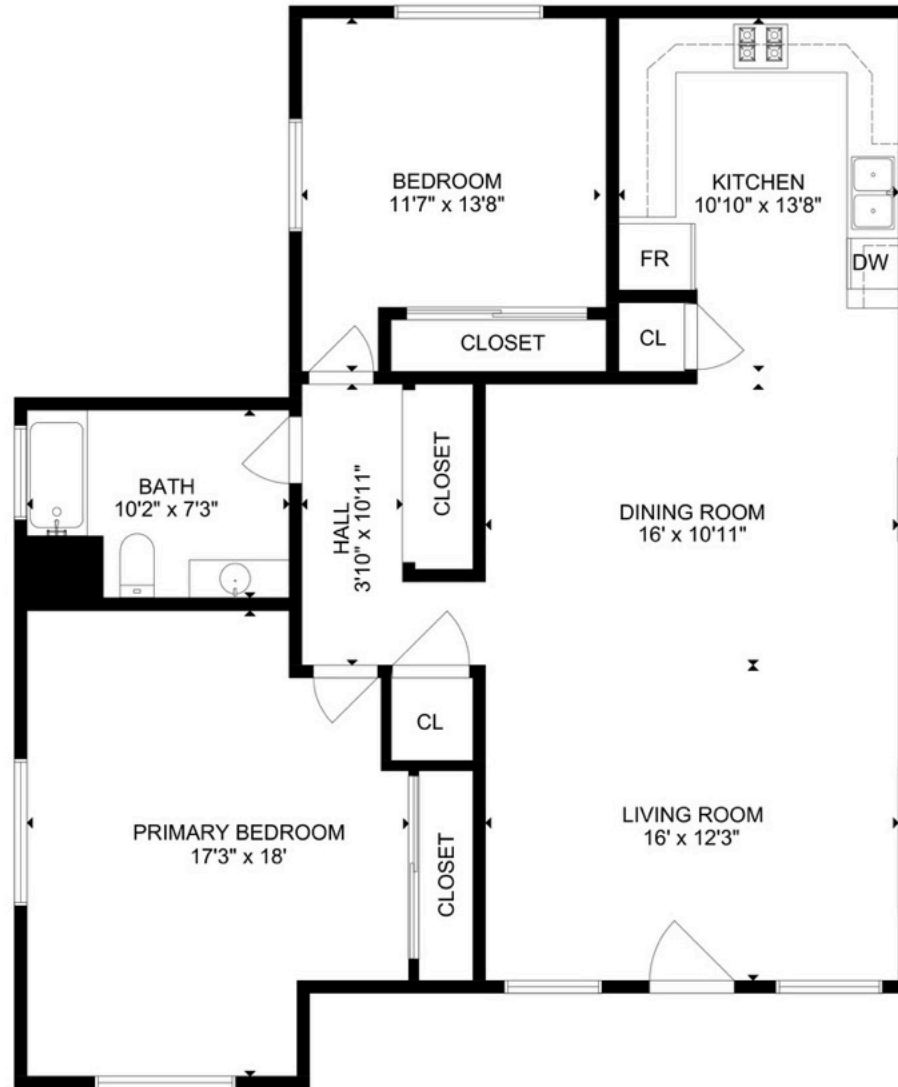
**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**  
**707.508.6390**  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE



The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

ISAIAH CHASS  
707.508.6390  
[isaiah@livxplore.com](mailto:isaiah@livxplore.com)  
CA LIC. 02080155

**LIVXPLORE**  
REAL ESTATE & LIFESTYLE

This information has been provided to you at your request based upon your assurances that you are a knowledgeable and sophisticated investor in commercial & residential real estate projects, developments and investments.

LivXplore - Real Estate & Lifestyle recommends you, as a potential buyer/investor, should perform your own independent examination and inspection of the property and perform due diligence. All of the information provided herein related to the property is deemed reliable but not guaranteed. By accepting this Offering Memorandum, you acknowledge and agree that you shall rely solely upon your own examination and investigation of the Property and you shall not rely on any statements made in this Offering Memorandum or upon any other materials, statements or information provided by Isaiah Chass, LivXplore or its brokers. This Offering Memorandum and the contents are intended to remain confidential except for such information which is in the public domain or is otherwise available to the public.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**All inquiries related to the property should be directed to the exclusive listing agent(s):**

**Isaiah Chass**

Founding Advisor | Broker Associate

[isaiah@livxplore.com](mailto:isaiah@livxplore.com)

(707) 508-6390

DRE #02080155

*The information provided here has been obtained from the owner of the property or from other sources deemed reliable. We have no reason to doubt its accuracy, but we do not guarantee it.*

**ISAIAH CHASS**

**707.508.6390**

[isaiah@livxplore.com](mailto:isaiah@livxplore.com)

CA LIC. 02080155

