



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

**FOR SALE**

**PARK MEADOWS APARTMENTS  
61 UNIT 8 BUILDING MULTIFAMILY PROPERTY  
7425 CAMINO COLEGIO | ROHNERT PARK, CA**



**DAN MCGUE**  
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CaIDRE# 00656579

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**COLDWELL BANKER COMMERCIAL REALTY**  
1560 Van Ness Ave. Fl 2, San Francisco, CA 94109  
415.474.1750

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# SALE

## 61 UNIT 8 BUILDING MULTIFAMILY PROPERTY

7425 Camino Colegio Rohnert Park, CA 94928



### PROPERTY HIGHLIGHTS

- Excellent Rohnert Park Location
- 61 Units Total
- 2 Three Bed/One 1/2 Bath Apartments
- 17 Two Bed/One 1/2 Bath Apartments
- 30 Two Bed/One Bath Apartments
- 12 One Bed/One Bath Apartments
- 122 Off Street Parking
- 28 Carports, 34 Awning + 60 Surface Spaces
- Dishwashers
- Decks, Balconies & Patios
- 2 On Site Laundry Rooms
- 6 Washers/6 Dryers (Leased w/ Card Pay)
- New Siding & Decks on South Side Buildings
- New Sliding Glass Doors on South Side Buildings
- New Exterior Paint on South Side Buildings
- Lush Landscaping with Sprinkler System
- Huge Lot
- Forced Air Heat
- Separately Metered for Gas & Electricity
- Individual Water Heaters
- 2x 400 AMP Electrical
- Close Proximity to Sonoma State University & Hwy 101

### OFFERING SUMMARY

**OFFERED AT: \$15,100,000**

Number of Units:	61
Cap Rate:	6%
GRM:	9.6
Gross Scheduled Income:	\$1,569,725
NOI:	\$903,198
Price/Unit:	\$247,541
Price/SF:	\$337
Building Size:	Approx. 44,808 SF*
Lot Size:	Approx. 93,218 SF* Approx. 2.14 Acres
Lot Dimensions:	Irregular
Year Built:	1985*
Zoning:	CITYRP*
APN:	158-310-059*

\*Per Realist Tax Records

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### PROPERTY DESCRIPTION

7425 Camino Colegio is a beautifully maintained 61 unit multi family property in Rohnert Park California. This multi-family asset represents a mid-scale investment opportunity perfectly positioned for long-term growth near Sonoma State University. The property features a diverse and highly marketable unit mix consisting of 2 three bedroom/one and a half bath apartments, 17 two bedroom/one and a half bath apartments, 30 two bedroom/one bath apartments, and 12 one bedroom/one bath apartments. The units have been updated to varying degrees. Most units are equipped with dishwashers, formica or quartz counterops, and private outdoor spaces including decks, balconies, or patios. Investor value is significantly enhanced by recent capital improvements to the south side buildings, which boast brand-new siding, decks, sliding glass doors, and fresh exterior paint. Situated on a sprawling lot with lush, irrigated landscaping, the complex offers 122 off-street parking spaces, including 28 carports, 34 awning-covered spots, and 60 uncovered surface spaces. There are 8 total buildings serviced by two card-operated laundry facilities. With individual water heaters, forced-air heat, and units separately metered for gas and electricity, the property's efficient utility structure and modernized exterior make it a standout acquisition in an excellent Rohnert Park location.



### LOCATION DESCRIPTION

Strategically positioned as a premier North Bay gateway, Rohnert Park offers investors a stable, high-demand rental market characterized by its unique "planned community" infrastructure and central Sonoma County location. Situated directly off US Highway 101—just 50 miles north of San Francisco and 30 minutes from the coast—this property benefits from a balanced demographic of young professionals, families, and a consistent student base driven by the adjacent Sonoma State University. The city's master-planned layout, featuring interconnected biking trails and parks, enhances resident retention, while proximity to major economic and cultural anchors like the Graton Resort & Casino and the Green Music Center ensures long-term asset appreciation. The property is a short driving distance to Highway 101, easily commuting tenants to Marin, San Francisco, and other Bay Area locations. This offering represents a rare opportunity to acquire scale in a vibrant, amenity-rich hub that seamlessly blends academic energy with suburban stability.



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### INCOME & EXPENSE PRO-FORMA

<b>Scheduled Annual Gross Apartment Income (See Attached Rent Roll)</b>	<b>\$1,455,120</b>
Water Reimbursement	17,404
Sewer Reimbursement	34,857
Garbage Reimbursement	37,145
Laundry	13,745
Cleaning	8,885
Admin Fee	2,569
<b>Total Scheduled Gross Income</b>	<b>\$1,569,725</b>
Less Vacancy (estimated at 3%)	(43,654)
<b>Adjusted Annual Gross Income</b>	<b>\$1,526,071</b>
<b>Annual Property Expenses<sup>1</sup>:</b>	
Property Tax (Estimated at 1.1405% of \$15.1M)	\$172,216
Special Assessments	8,355
Insurance <sup>2</sup>	56,523
Gas & Electricity	12,893
Water & Sewer	59,944
Trash	38,333
Telephone	840
Cable TV	32,214
Internet	2,559
Janitorial	13,000
Utility Maintenance Fee	2,584
Cleaning	3,339
Landscaping	23,311
Pest Control	2,150
Resident Manager & Apartment	42,262
Resident Manager Gas & Electricity	304
Fire & Life Safety	604
Business Tax	800
Health & Medical Benefits	13,137
Payroll Tax	3,369
Workers Compensation Insurance	2,933
Repairs & Maintenance (Estimated at \$900 per unit)	54,900
Management (estimated at 5% of Scheduled Gross)	76,304
<b>Estimated Annual Operating Expenses:</b>	<b>(622,873)</b>
<b>Estimated Net Operating Income:</b>	<b>\$903,198</b>

1. All Expenses estimated based on 2025 Year End Income & Expense provided by Owner and Industry Standards.

2. Owner's actual 2025 insurance expense. Lately, insurance has been difficult to secure and has become more expensive.

Buyers should obtain and use their own estimate for insurance.

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Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



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## 61 UNIT 8 BUILDING MULTIFAMILY PROPERTY

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RENT ROLL					
Unit #	Unit Type	Current Rent	Market Rent <sup>1</sup>	Move in Date	Last Increase Date
1	2 Bedroom	\$2,050.00	\$2,250.00	02/10/2017	07/01/2025
2	2 Bedroom	\$2,050.00	\$2,250.00	09/01/2017	09/01/2025
3	3 Bed/1.5 Bath	\$2,350.00	\$2,500.00	05/01/2020	05/01/2025
4	3 Bed/1.5 Bath	\$2,450.00	\$2,500.00	01/01/2026	-
5	2 Bed/1.5 Bath	\$2,150.00	\$2,250.00	09/08/2025	-
6	2 Bed/1.5 Bath	\$1,950.00	\$2,250.00	11/01/2009	12/01/2025
7	2 Bedroom	\$2,100.00	\$2,250.00	03/09/2020	04/01/2026
8	2 Bedroom	\$2,050.00	\$2,250.00	02/15/2017	07/01/2025
9	2 Bedroom	\$2,050.00	\$2,250.00	05/01/2024	05/01/2026
10	2 Bedroom	\$1,950.00	\$2,250.00	07/27/2011	09/01/2025
11	2 Bedroom	\$2,050.00	\$2,250.00	07/01/2020	07/01/2025
12	2 Bedroom	\$2,050.00	\$2,250.00	09/01/2019	09/01/2025
13	2 Bedroom	\$2,000.00	\$2,250.00	03/01/2025	03/01/2026
14	2 Bedroom	\$2,075.00	\$2,250.00	09/01/2023	09/01/2024
15	1 Bedroom	\$1,750.00	\$1,750.00	02/01/2026	-
16	1 Bedroom	\$1,650.00	\$1,750.00	08/01/2020	09/01/2025
17	1 Bedroom	\$1,695.00	\$1,750.00	08/01/2025	-
18	1 Bedroom	\$1,750.00	\$1,750.00	10/26/2025	-
19	2 Bedroom	\$1,650.00	\$2,250.00	11/01/2018	RM
20	2 Bedroom	\$2,075.00	\$2,250.00	06/18/2021	07/01/2024
21	2 Bedroom	\$2,050.00	\$2,250.00	06/01/2016	06/01/2016
22	2 Bedroom	\$2,000.00	\$2,250.00	02/01/2020	02/01/2026
23	2 Bed/1.5 Bath	\$1,875.00	\$2,250.00	11/01/2020	11/01/2024
24	2 Bed/1.5 Bath	\$2,250.00	\$2,250.00	04/01/2026	04/01/2026
25	2 Bed/1.5 Bath	\$2,050.00	\$2,250.00	05/01/2024	05/01/2026
26	2 Bed/1.5 Bath	\$2,250.00	\$2,250.00	11/09/2023	12/01/2024
27	2 Bed/1.5 Bath	\$2,250.00 <sup>2</sup>	\$2,250.00	Vacant <sup>2</sup>	Vacant <sup>2</sup>
28	1 Bedroom <sup>3</sup>	\$1,325.00 <sup>3</sup>	\$1,750.00	03/09/2002 <sup>3</sup>	01/01/2025 <sup>3</sup>
29	1 Bedroom	\$1,750.00	\$1,750.00	04/15/2026	04/15/2026
30	1 Bedroom	\$1,675.00	\$1,750.00	11/01/2020	11/01/2024
31	1 Bedroom	\$1,700.00	\$1,750.00	05/22/2021	06/01/2025
32	2 Bedroom	\$1,995.00	\$2,250.00	11/01/2022	11/01/2024

<sup>1</sup> Stated rent is estimated market rent provided by the Resident Manager. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

<sup>2</sup> Vacant Unit. Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should determine and use their own estimates for market rents.

<sup>3</sup> Section 8 Tenant. Please see documents in DD.

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Unit #	Unit Type	Current Rent	Market Rent <sup>1</sup>	Move in Date	Last Increase Date
33	2 Bedroom <sup>2</sup>	\$2,000.00 <sup>2</sup>	\$2,250.00	10/19/2014 <sup>2</sup>	02/01/2025 <sup>2</sup>
34	2 Bedroom	\$2,000.00	\$2,250.00	10/01/2019	10/01/2025
35	2 Bedroom	\$1,950.00	\$2,250.00	11/07/2023	12/01/2025
36	2 Bed/1.5 Bath	\$2,150.00	\$2,250.00	05/04/2022	06/01/2025
37	2 Bed/1.5 Bath <sup>3</sup>	\$2,250.00 <sup>3</sup>	\$2,250.00	Vacant <sup>3</sup>	Vacant <sup>3</sup>
38	2 Bed/1.5 Bath	\$2,025.00	\$2,250.00	02/01/2020	02/01/2025
39	2 Bed/1.5 Bath	\$2,075.00	\$2,250.00	05/15/2024	06/01/2025
40	2 Bed/1.5 Bath	\$2,050.00	\$2,250.00	02/01/2018	02/01/2025
41	2 Bedroom	\$2,125.00	\$2,250.00	02/16/2025	03/01/2026
42	2 Bedroom	\$1,950.00	\$2,250.00	10/19/2018	11/01/2024
43	2 Bedroom	\$2,000.00	\$2,250.00	09/17/2013	10/01/2025
44	2 Bedroom	\$2,050.00	\$2,250.00	03/15/2025	04/01/2026
45	2 Bedroom	\$2,000.00	\$2,250.00	07/29/2008	07/01/2025
46	2 Bedroom	\$2,025.00	\$2,250.00	09/23/2017	10/01/2025
47	2 Bedroom	\$2,000.00	\$2,250.00	07/01/2021	07/01/2025
48	2 Bedroom	\$2,050.00	\$2,250.00	07/01/2017	07/01/2025
49	1 Bedroom	\$1,725.00	\$1,695.00	04/01/2025	04/01/2026
50	1 Bedroom	\$1,695.00	\$1,695.00	08/01/2025	-
51	1 Bedroom	\$1,550.00	\$1,695.00	03/08/2006	07/01/2025
52	1 Bedroom	\$1,725.00	\$1,695.00	10/01/2023	10/01/2024
53	2 Bedroom <sup>2</sup>	\$2,050.00 <sup>2</sup>	\$2,250.00	05/05/2017 <sup>2</sup>	09/01/2025 <sup>2</sup>
54	2 Bedroom	\$2,175.00	\$2,250.00	04/01/2022	04/01/2026
55	2 Bed/1.5 Bath <sup>3</sup>	\$2,250.00 <sup>3</sup>	\$2,250.00	Vacant <sup>3</sup>	Vacant <sup>3</sup>
56	2 Bed/1.5 Bath	\$2,225.00	\$2,250.00	06/27/2023	07/01/2025
57	2 Bed/1.5 Bath	\$2,050.00	\$2,250.00	08/01/2019	08/01/2025
58	2 Bed/1.5 Bath	\$2,000.00	\$2,250.00	03/01/2021	04/01/2024
59	2 Bed/1.5 Bath <sup>3</sup>	\$2,250.00 <sup>3</sup>	\$2,250.00	Vacant <sup>3</sup>	Vacant <sup>3</sup>
60	2 Bedroom	\$1,950.00	\$2,250.00	02/01/2021	02/01/2025
61	2 Bedroom	\$1,950.00	\$2,250.00	10/04/2012	11/01/2024
Total Monthly		\$121,260.00	\$131,530.00		
Total Annual		\$1,455,120.00	\$1,578,360.00		

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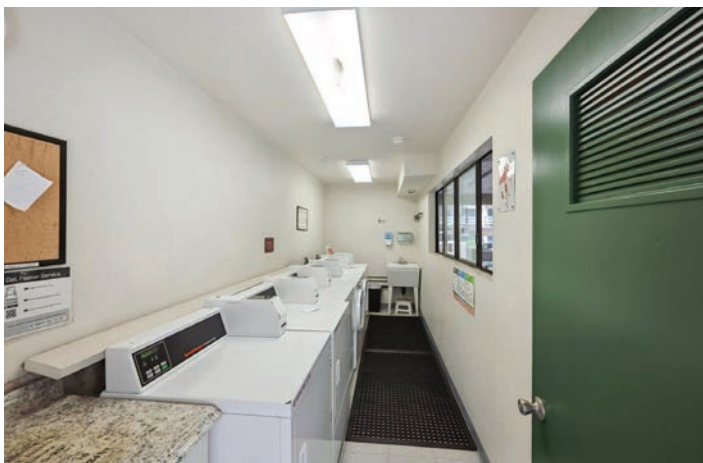


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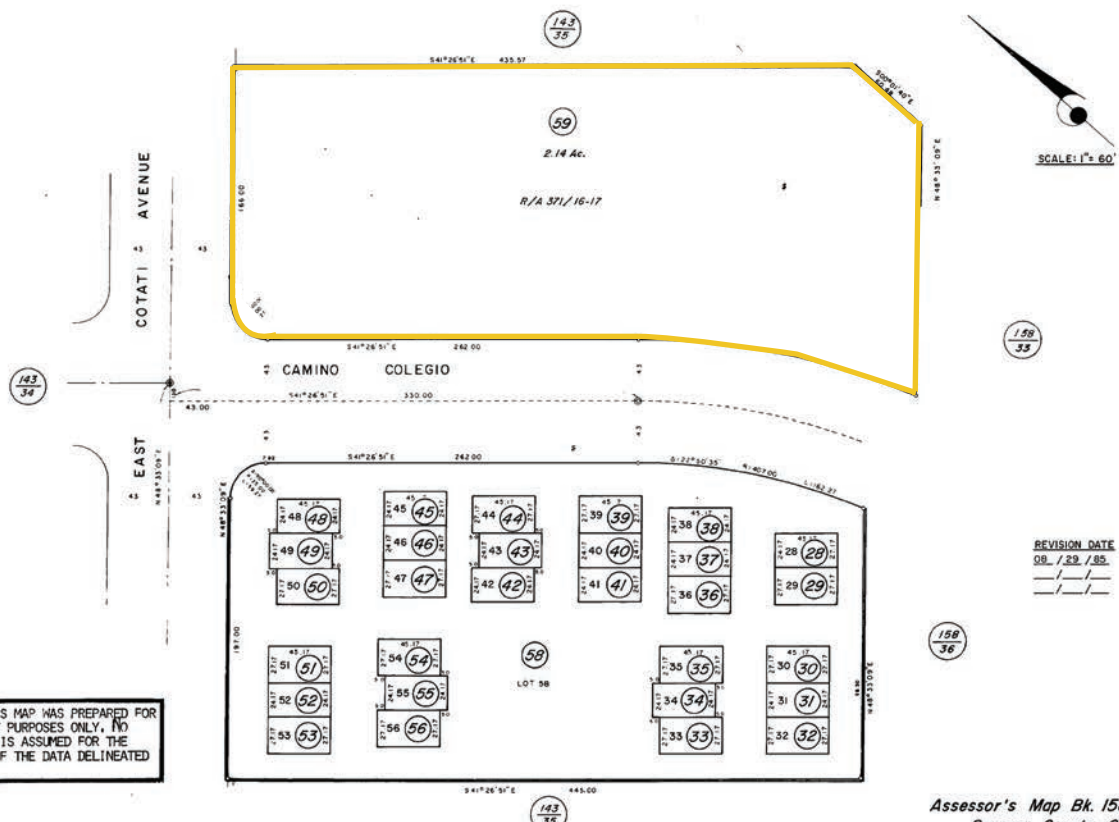
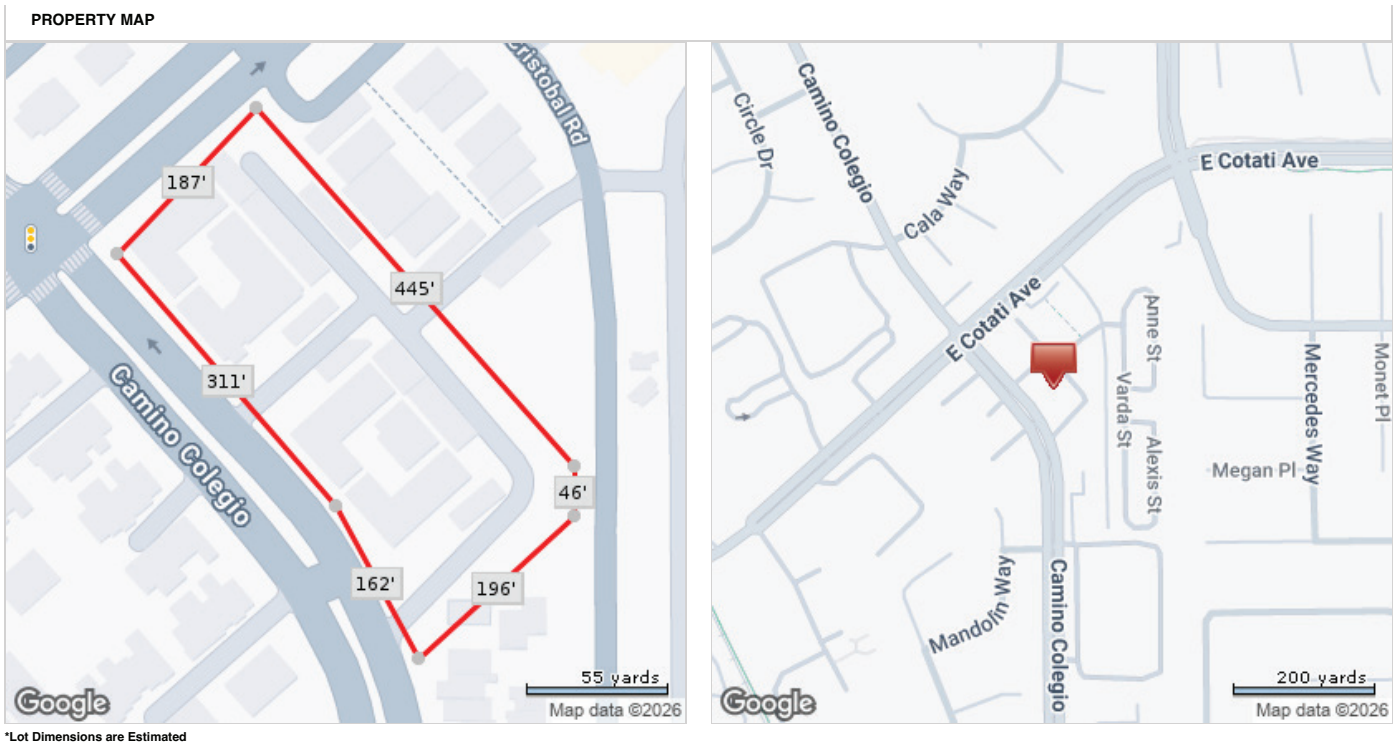


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### REALIST TAX RECORD INFORMATION



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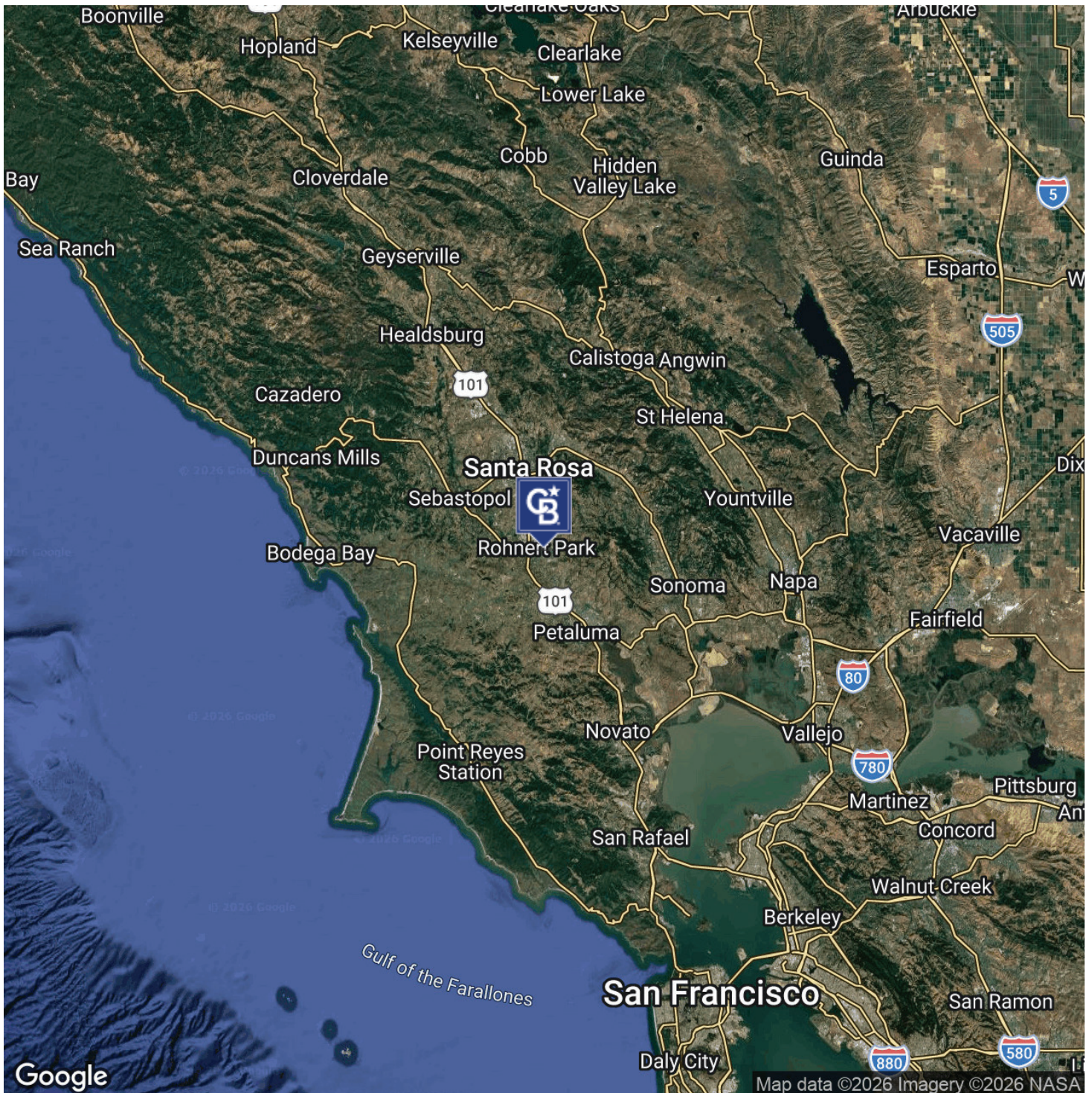


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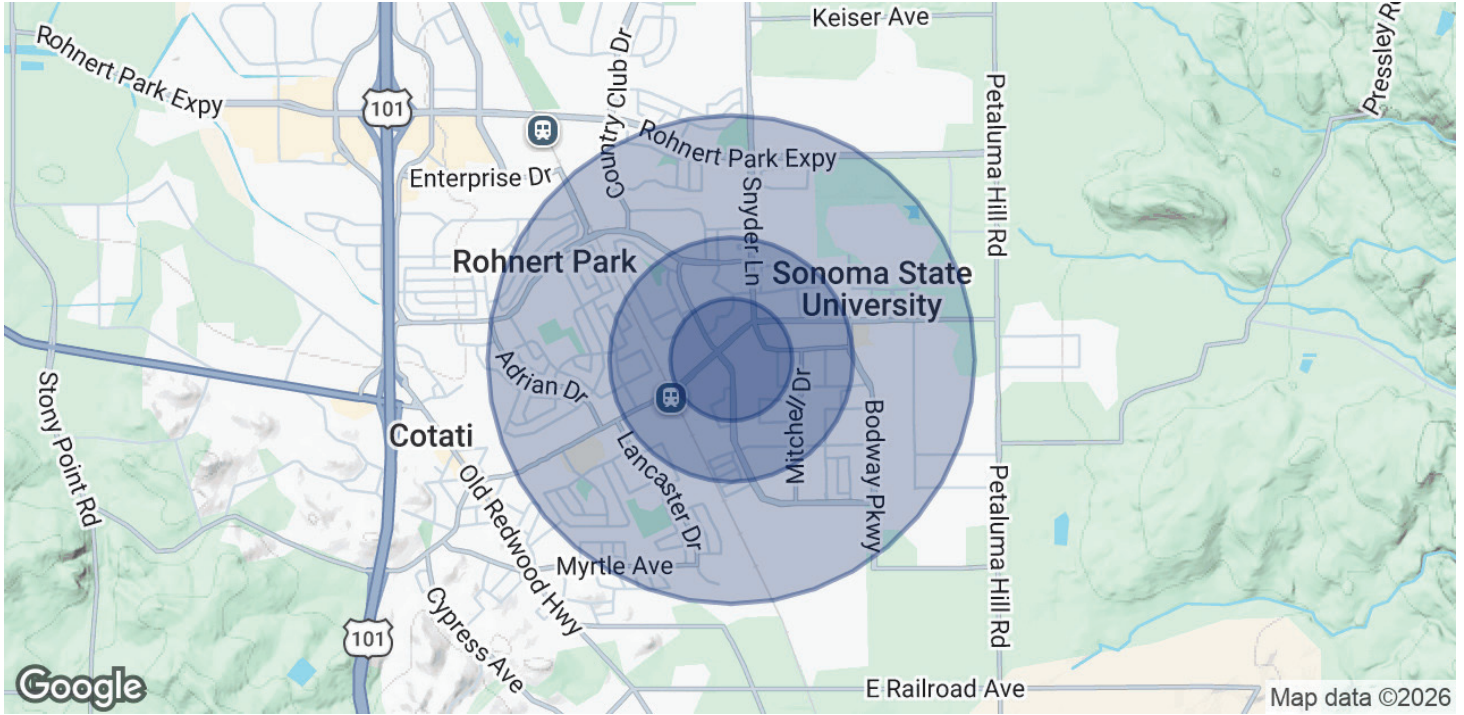


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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,684	6,949	21,465
Average Age	32.4	31.3	33.4
Average Age (Male)	35.9	34.2	33.9
Average Age (Female)	28.4	29.2	32.4
<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	628	2,529	7,831
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$120,814	\$122,445	\$118,532
Average House Value	\$617,264	\$636,998	\$630,616

2023 American Community Survey (ACS)

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