



G Street Apartments – For Sale

1030-1050 G STREET, NAPA, CA 94559

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Property Summary

G STREET APARTMENTS | NAPA

Property Description

W Commercial is pleased to present G Street Apartments, a four-unit multifamily investment opportunity located in Napa, California. The property offers a manageable low-unit-count apartment asset with stable in-place tenancy, a strong in-town location, and a clean stabilized income profile supported by executed leases and updated operating expenses.

The offering is priced at \$1,195,000, equating to approximately \$298,750 per unit. Based on the current rent roll, lease-based recurring other income, a 5.0% vacancy factor, and updated utility charges, the property generates approximately \$65,550 of stabilized net operating income, representing an implied stabilized cap rate of approximately 5.49%.

G Street Apartments benefits from a desirable in-town Napa location with convenient access to Downtown Napa, local restaurants, retailers, coffee shops, services, and major transportation corridors. The property's location should continue to appeal to tenants seeking proximity to Napa's employment, hospitality, retail, and lifestyle amenities while maintaining a residential neighborhood setting.

The units have been consistently occupied over the last several years, signaling strong tenant demand for the property and reinforcing the appeal of its location, unit mix, and overall rental profile.

The asset also features a shared courtyard area, creating an inviting common outdoor space for tenants and adding to the overall residential feel of the property. The property is zoned RI-4, supporting its existing multifamily residential use and providing a straightforward investment profile for buyers seeking a stabilized Napa apartment asset.



Offering Summary

Property Type:	Apartment - 4 units
Price:	\$1,195,000
Price Per Unit:	\$298,750/Unit
Cap Rate:	5.49%
Zoning:	RI-4 (Single-Family Infill)
Property SF:	±7,405 SF
Building SF:	±2,618 SF
APN:	003-015-010

The Property Consists Of Four Residential Units With A Desirable And Practical Unit Mix Totaling Approximately ±2,500 Rentable Square Feet:

- Studio / 2006 Brown Street: Studio / 1 Bath — ±500 SF
- 1030 G Street: 2 Bedroom / 1 Bath — ±800 SF
- 1040 G Street: 1 Bedroom / 1 Bath — ±600 SF
- 1050 G Street: 1 Bedroom / 1 Bath — ±600 SF

Operating Statement

1050 G STREET | NAPA

OPERATING STATEMENT			
Line Item	Annual Amount	Formula / Basis	Notes
Scheduled Base Rent	\$104,400	Current rent roll annualized	
Pet Rent / Misc. Income	\$600	\$50/mo pet fee at 1050	<i>Modeled as other income, not base rent.</i>
Gross Potential Income	\$105,000	Base rent + recurring other income	
Less Vacancy	(\$5,250)	5.0% vacancy factor	<i>Economic vacancy applied to gross potential income.</i>
Effective Gross Income	\$99,750	Gross potential income less vacancy	
Property Taxes	\$13,270	Current financials	
Landscaping	\$1,920	Current financials	
Insurance	\$1,970	Current financials	
Pest Control	\$942	Current financials	
Utilities	\$6,616	Updated utility docs	<i>Water, trash, PG&E, Comcast, and Fire Best Equipment.</i>
Repairs & Maintenance Reserve	\$2,000	\$500/unit reserve	<i>Underwriting reserve; not merely actual maintenance.</i>
Management Fee	\$6,983	7.0% of EGI	
Advertising / Marketing	-	Stabilized assumption	
Legal, Accounting, License & Misc.	\$500	Stabilized assumption	
Total Operating Expenses	\$34,200	Sum of operating expenses	
Net Operating Income	\$65,550	Effective gross income less operating expenses	

Rent Roll

1050 G STREET | NAPA

CURRENT RENT ROLL							
Unit	Bed/Bath	Tenant(s)	Lease Status / Term	Monthly Base Rent	Annual Base Rent	Other Income /	Notes
Studio / 2006 Brown	Studio/1	A	Fixed term 7/15/2026 to 1/31/2027	\$2,100	\$25,200		Landlord responsible for all utilities/services.
1030 G	2/1	B	Month-to-month effective 7/1/2026	\$2,400	\$28,800		Fully furnished; landlord responsible for all utilities/services.
1040 G	1/1	C	Month-to-month effective 4/1/2025	\$1,950	\$23,400		Landlord pays water/sewer/trash; tenant pays other utilities.
1050 G	1/1	D	Fixed term 6/17/2026 to 6/30/2027	\$2,250	\$27,000	\$50	Base rent plus \$50/mo pet fee; landlord pays water/sewer/trash.
Total				\$8,700	\$104,400	\$50	Total base rent plus lease-based recurring other income.

Aerial Overview

1050 G STREET | NAPA



1030 G Street

G STREET APARTMENTS | NAPA



1040 & 1050 G Street

1050 G STREET | NAPA



2006 Brown Street

1050 G STREET | NAPA



Communal Courtyard

1050 G STREET | NAPA





About Napa

Situated in the heart of Northern California's renowned Wine Country, Napa is one of the state's most desirable communities for both residents and investors. While internationally recognized for its world-class wineries and tourism industry, Napa also supports a diverse local economy driven by healthcare, professional services, government, education, and hospitality. Its vibrant downtown, walkable neighborhoods, and year-round amenities continue to attract a stable workforce and residents seeking a high quality of life.

G Street Apartments benefits from an exceptional in-town location just minutes from Downtown Napa, where tenants enjoy convenient access to acclaimed restaurants, boutique shopping, entertainment, grocery stores, and everyday services. The property's proximity to Highway 29, Silverado Trail, and major employment centers enhances commuter accessibility while placing residents within one of California's most supply-constrained housing markets. Strong rental demand, limited new multifamily development, and Napa's enduring desirability continue to support long-term apartment investment fundamentals.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	85,455	129,038	343,242	Total Households	32,321	48,935	123,298
Average Age	42.7	45.0	42.1	# of Persons per HH	2.6	2.6	2.8
Average Age (Male)	42.6	44.6	41.4	Average HH Income	\$140,954	\$152,404	\$133,120
Average Age (Female)	42.9	45.4	43.4	Average House Value	\$901,185	\$1,002,704	\$797,194



About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

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This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

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