



500 Sunrise Avenue, Roseville, CA 95661

HIGHLIGHTS

- 26 units—16 1-bed; 10 2-bed
- All Units have been upgraded = Electrical throughout; carpet; lino; paint; appliances; blinds; etc
- Exterior Fire Alarm System and Knox Box
- Laundry Rooms on site— Machines Owner Owned
- Office on Site—Storage Units for Tenants
- New Redwood walkways
- Pool refinished with new plaster and equipment
- French Drain in courtyard
- New Iron Gates / Security Cameras

Cross Street	Smith Lane
Tax Parcel No.	014-432-006-000
Year Built	1960 Remodeld 2026
Foundation Type	Raised
Roof Type	Comp
Building Class	B
Location Class	B
Zoning Type	R-1
Parking	26
No. of Stories	2

Executive Summary

List Price	5,685,000.00
GRM	10.36
NOI	339,426
CAP	5.97
Total Units	26
No. of Buildings	1
Land Acres	.83 Acre

PROPERTY DESCRIPTION

Construction:

Wood Frame

Utilities:

Tenants pay individual electric, individual gas, cable, telephone, internet. Owner pays water, sewer, trash and common area utilities.

Parking:

26 Spaces on site

Amenities:

All units have been updated — new Electrical throughout; flooring; countertops; appliances; lighting; etc.

Updated Laundry Room with Storage Units

Each Unit Has:

Built-in Microwave; Dishwasher
Garbage Disposal; Ceiling Fan
Grab bars in bathroom; Security Gate
Wall Air Conditioning; Gas Wall Heat

Exclusively Listed By:

Dennis E. Griffin, CCIM, Retired

The Griffin Company

Cell - 916/813-3417

Office 209/267-1999

Fax - 209/267-1555

P O Box 1690

Sutter Creek, CA 95685

dennisg@thegriffincompany.com

Investment Information

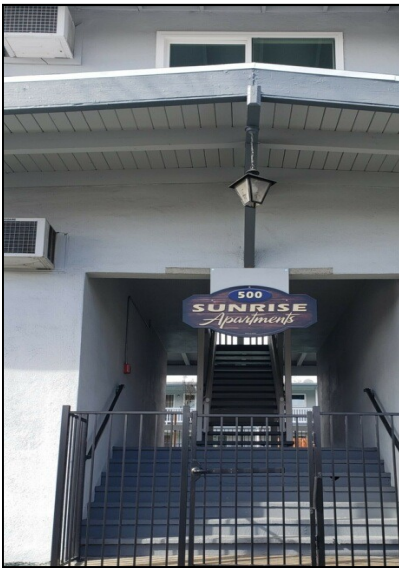
Listing Price	5,685,000.00
Current CAP	5.97
Current GRM	10.36

Total Units	26
Building SF	16,968
No. Of Buildings	1
Land Acres	.83
Price per Square Foot	335.04

<i>Estimated Annualized Operating Data</i>	<i>Potential</i>
Potential Gross Income	549,000.
Laundry Income & Vending Machine	7,200.
Less Vacancy	11,124
Gross Operating Income (annual)	545,076
Less Expenses	205,650
Net Operating Income	339,426
Price per Unit / Remodeled year 2026	218,653

Current Scheduled Potential Gross Income

<i>Units</i>	<i>Est. SF</i>	<i>Rent/Mo</i>	<i>Income/Yr</i>
16 1-Bed	576	1,650	316,800.
9 2-Bed	716	1,950	210,600.
1 2-Bed	716	1,800	21,600.
<i>Total Annual Gross Income</i>			549,000.

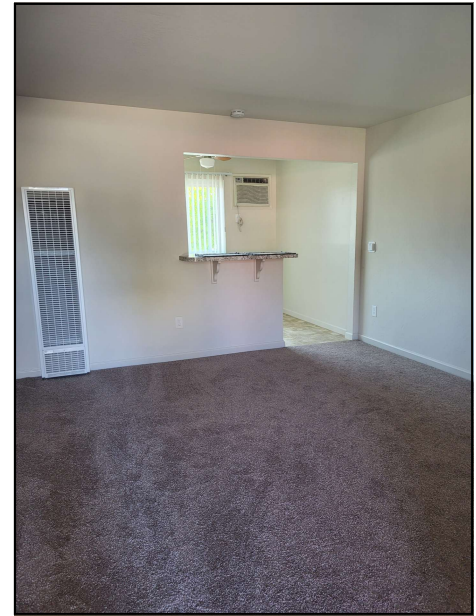


Sunrise Apartments

*500 Sunrise Avenue
Roseville, CA 95661*



Typical Bathroom



Living Room



2-bed



Typical Kitchen

1-bed



Laundry Room