

# 1636 PINE ST

1636 Pine St | Oroville, CA

OFFERING MEMORANDUM



# 1636 Pine St

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*Exclusively Marketed by:*

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# 1636 PINE ST

01 **Executive Summary**

Investment Summary

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## OFFERING SUMMARY

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ADDRESS	<b>1636 Pine St Oroville CA 95965</b>
COUNTY	<b>Butte</b>
BUILDING SF	<b>2,370 SF</b>
LAND ACRES	<b>0.13</b>
NUMBER OF UNITS	<b>3</b>
YEAR BUILT	<b>1900</b>

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## FINANCIAL SUMMARY

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PRICE	<b>\$375,000</b>
PRICE PSF	<b>\$158.23</b>
PRICE PER UNIT	<b>\$125,000</b>
OCCUPANCY	<b>100.00%</b>
NOI (CURRENT)	<b>\$28,391</b>
NOI (PRO FORMA)	<b>\$28,391</b>
CAP RATE (CURRENT)	<b>7.57%</b>
CAP RATE (PRO FORMA)	<b>7.57%</b>
GRM (CURRENT)	<b>10.26</b>
GRM (PRO FORMA)	<b>10.26</b>

- This adorable triplex is full of character and perfectly situated just moments from the charming downtown Oroville. With three well-maintained units, it offers an excellent investment opportunity. Unit one is a cozy 1-bedroom, 1-bath home with its own private backyard. Unit two is a spacious 2-bedroom, 1-bath unit that also enjoys a private backyard, along with convenient in-unit washer and dryer hookups. The third unit is located upstairs and is the largest of the three, offering a roomy 2-bedroom, 1-bath layout. In 2010, the property received several key updates including new windows, updated flooring, fresh paint, and a full re-roof. Each unit has its own separate electrical and gas meter, with a shared water meter. Throughout the property, you'll find charming details such as wood floors in the living areas, beautifully wood-cased windows and doors, and white kitchen cabinets. This is an incredibly cute triplex with so much character—truly a wonderful opportunity for any investor.



02

Property Description

Property Features

Property Images

1636 PINE ST

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## PROPERTY FEATURES

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NUMBER OF UNITS	3
BUILDING SF	2,370
LAND ACRES	0.13
YEAR BUILT	1900
ZONING TYPE	Residential
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

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# 1636 PINE ST

03 Rent Roll

Rent Roll

03

Unit	Unit Mix	Current Rent	Market Rent
1	1 bd + 1 ba	\$875.00	\$875.00
2	2 bd + 1 ba	\$1,075.00	\$1,075.00
3	2 bd + 1 ba	\$1,095.00	\$1,095.00
<b>Totals / Averages</b>		<b>\$3,045.00</b>	<b>\$3,045.00</b>



04

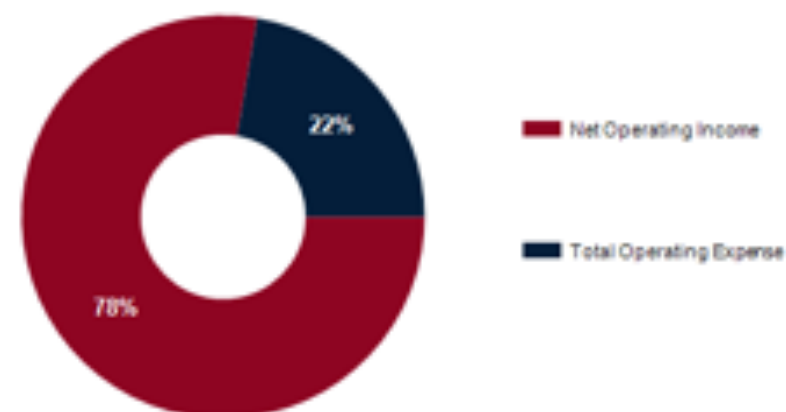
Financial Analysis

Income & Expense Analysis

1636 PINE ST

## REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$36,540		\$36,540	
<b>Effective Gross Income</b>	<b>\$36,540</b>		<b>\$36,540</b>	
Less Expenses	\$8,149	22.30%	\$8,149	22.30%
<b>Net Operating Income</b>	<b>\$28,391</b>		<b>\$28,391</b>	



EXPENSES	CURRENT	Per Unit	PRO FORMA	Per Unit
Other Expenses	\$8,149	\$2,716	\$8,149	\$2,716
<b>Total Operating Expense</b>	<b>\$8,149</b>	<b>\$2,716</b>	<b>\$8,149</b>	<b>\$2,716</b>
Expense / SF	\$3.44		\$3.44	
% of EGI	22.30%		22.30%	

## DISTRIBUTION OF EXPENSES CURRENT



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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