



## OFFERING MEMORANDUM

**2379 Heidi Place**  
Santa Rosa, CA 95403

Prepared by Joe Levy

**COMPASS**



## EXCLUSIVELY LISTED BY

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# Property Description

2379 Heidi Place, Santa Rosa, CA 95403

## Property Highlights

- Boutique 5-Unit Multifamily Asset in Santa Rosa
- Private Yards for Select Units—Rare Tenant Amenity
- Strong Tenant Appeal & Retention
- Quiet Residential Street Location
- Minutes to Downtown Santa Rosa, Shopping & Dining
- Located in the Heart of Sonoma County
- Consistent Rental Demand in a Stable Market
- Ideal for Long-Term Hold or Portfolio Expansion
- Electrical and Plumbing Upgrades

Located on a quiet residential street in desirable Santa Rosa, 2379 Heidi Place is a well-maintained 5-unit multifamily property built in 1973, offering a rare combination of spacious unit layouts, private yards, and strong rental appeal. Situated on a generous 9,750 SF lot with a total building size of 4,824 SF, the property provides an attractive low-density living environment that tenants highly value.

The unit mix is thoughtfully designed to attract long-term renters, featuring one 2-bedroom / 1.5-bath unit with a large private yard, two 2-bedroom / 1-bath units with private yards, and two additional 2-bedroom / 1-bath units. This layout appeals to families, professionals, and tenants seeking outdoor space—an increasingly rare and desirable feature in today’s rental market.

Located minutes from downtown Santa Rosa, the property benefits from proximity to shopping centers, dining, schools, parks, medical facilities, and major transportation routes. Santa Rosa is the heart of Sonoma County, known for its strong local economy, wine country lifestyle, and consistent rental demand, making this an excellent location for stable tenancy.

For investors, this property offers solid cash flow potential, desirable unit sizes, and future upside through rent growth. The presence of private yards enhances tenant retention, while the manageable unit count makes it ideal for both seasoned and first-time multifamily investors seeking a low-maintenance, high-quality asset in a proven rental market.



# Offering Summary

2379 Heidi Place, Santa Rosa, CA 95403

**\$1,600,000**

LISTING PRICE

**\$320,000**

PRICE PER UNIT

**5**

NO. OF UNITS



## FINANCIAL

Listing Price	\$1,600,000
Down Payment	\$1,600,000 (100%)
Cap Rate	4.91%
Total Return	\$79,640
Price/SF	\$331.67
GRM	12.78
Price/Unit	\$320,000
Year Built	1973

## OPERATIONAL INFORMATION

Gross SF	4,824
Lot Size SF	9,750
# of Units	5
Gross Scheduled Income	\$117,600
Annual Expenses	\$36,346
Net Operating Income	\$78,639

# Rent Roll

2379 Heidi Place, Santa Rosa, CA 95403

UNIT	SCHEDULED RENT/MONTH	UNIT TYPE	POTENTIAL RENT/MONTH
1	\$2,200	2bd/1.5ba townhouse, includes backyard	\$2,300
2	\$1,900	2bd/1ba includes backyard	\$2,100
3	\$1,900	2bd/1ba includes backyard	\$2,100
4	\$1,900	2bd/1ba	\$2,000
5	\$1,900	2bd/1ba	\$2,000
TOTALS/AVERAGES	\$9,800		\$10,500



# Operating Data

2379 Heidi Place, Santa Rosa, CA 95403

INCOME	CURRENT	PRO FORMA
Schedule Gross Income (SGI)	\$117,600	\$126,000
Laundry Income	\$914	\$914
Gross Income	\$118,514	\$126,914

  

EXPENSES		
Property Tax (new)	\$16,000	\$16,000
Insurance	\$4,178	\$4,178
Special Assessments	\$1,563	\$1,563
PGE	\$4,286	\$4,286
Repairs & Maintenance-\$1,000/unit	\$2,500	\$2,500
Water & Sewer	\$6,163	\$6,163
Pest Control	\$606	\$606
Fire Equipment	\$1,048	\$1,048

  

OPERATING DATA		
Gross Scheduled Income	\$117,600	\$126,000
Total Scheduled Income	\$118,514	\$126,914
Vacancy Cost	\$3,528	\$3,780
Gross Income	\$114,986	\$123,134
Operating Expenses	\$36,346	\$36,346
NOI	\$78,639	\$86,787

  

RETURNS	CURRENT	PRO FORMA
Pre-Tax Cash Flow	\$78,640	\$86,788
Cash on Cash	4.91%	5.42%
Total Return	\$78,640	\$86,788

# Local Map

2379 Heidi Place, Santa Rosa, CA 95403



# Retailer Map

2379 Heidi Place, Santa Rosa, CA 95403



# Property Photos

2379 Heidi Place, Santa Rosa, CA 95403



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