

13 Units, 3 buildings consisting of 5 - 1 bedroom apartments & 8 - 2 bedroom apartments.

800 Washington Street/1411 Eddy Street

Calistoga, Napa Valley, CA 94515

\$3,450,000



Brian Durnian, Broker DRE#00827250

707-942-9422 Off. 707-486-1079 Cell

Information deemed reliable but not guaranteed.



800 Washington Street/1411 Eddy Street

Calistoga, CA / Investment Description

13 Units in Calistoga, Napa Valley, CA

This property is an ideal investment property in Calistoga. Great upside potential as the rents are mostly under market.

Three two story buildings consisting of 5-1 bedroom units and 8-2 bedroom units just 5 blocks from Lincoln Ave. Two of the three buildings have interior sprinkler systems.

9 of the apartments have their own water, sewer and PG&E meters.

Conveniently located just a few blocks from downtown Calistoga, affording local shopping, restaurants and transportation needs.



800 Washington Street/1411 Eddy Street

Calistoga, CA / Additional photos



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Existing /Projected Investment Summary

800 Washington Street /1411 Eddy Street

Calistoga, CA

Based on a sales price of \$3,450,000

<u>Current Income</u>	<u>Lower End of Market Rent</u>	<u>Projected Market Rent</u>
Gross Yearly Rental Income	\$264,000	\$295,200
Vacancy Factor Estimated at 2%	\$5280	\$5904
Coin Operated laundry	\$32,000	\$32,000
Gross Annual Income	\$290,720	\$321,296
Expenses		
New Property Taxes	\$35,978	\$35,978
Insurance,	\$5671	\$5671
Water and Sewer for units #E,F,G,H and laundry	\$15,255	\$15,255
Repairs	\$19,333	\$19,133
Garbage & PG&E Garbage \$8188 and PG&E \$3145	\$11,333	\$11,333
Legal & Misc Legal \$2500 and Misc \$512	\$3012	\$3012
	Total Expenses	\$90,582
	Net Operating Income	\$230,714
	GRM	11.86
	Cap Rate	6.69%
Price per unit	\$265,385	Price Per Sq. Ft \$414.66



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Rent Roll as of 09/01/2025
800 Washington Street/1411 Eddy Street Calistoga, CA

Unit#	Description	Current Rent (low end)	Market Rent (Low end)	Lease Exp
800 Washington Street Building #1 New in 2012		2712 sq.ft. ***		
#A	1 BR/1BA	\$1350	\$1600	Mo to Mo.
#B	1 BR/1BA	\$1350	\$1600	Mo to Mo.
#C	2 BR/1BA	\$1250*	\$2150	Mo to Mo *
#D	2 BR/1BA	\$1500	\$2150	Mo to Mo.
800 Washington Street Building #2 Remodeled in 2008		1544 sq.ft. ***		
#E	1 BR/1BA	\$1400	\$1500	Mo to Mo.
#F	2 BR/1BA	\$1525	\$1800	Mo to Mo.
#G	1 BR/1BA	\$1375	\$1500	Mo to Mo.
#H	2 BR/1BA	\$1800	\$1800	Mo to Mo.
1411 Eddy Street Building #3 New in 2022		4064 sq.ft. ***		
#J	2 BR/1BA	\$2150	\$2200	Mo to Mo.
#K	1 BR/1BA	\$1800	\$1700	Mo to Mo.
#L	2 BR/1BA	\$2150	\$2200	Mo to Mo.
#M	2 BR/1BA	\$2200**	\$2200	Mo to Mo.
#N	2 BR/1BA	\$2150	\$2200	Mo to Mo.
Monthly Rental Income		\$22,000	\$24,600	
Laundry coin Operated		\$2667	\$2667	
Total Sq.ft. ***	Existing Gross Monthly Income	\$24,667	Proposed \$27,267	
	Existing Yearly Gross Rents	\$296,004	Proposed \$327,204	

*On Site Mgr – Rent discounted \$525 per mo.

**Discounted \$200 per month for onsite maintenance

*** Sq. Ft. per Napa Co. Assessor's Office

Units in Bldg #2 have to be no more than 80% of the median income, which for 2024 is \$1761 for a 1 bedroom and \$1983 for a 2 bedroom - this was a requirement for a density bonus when rebuilding.



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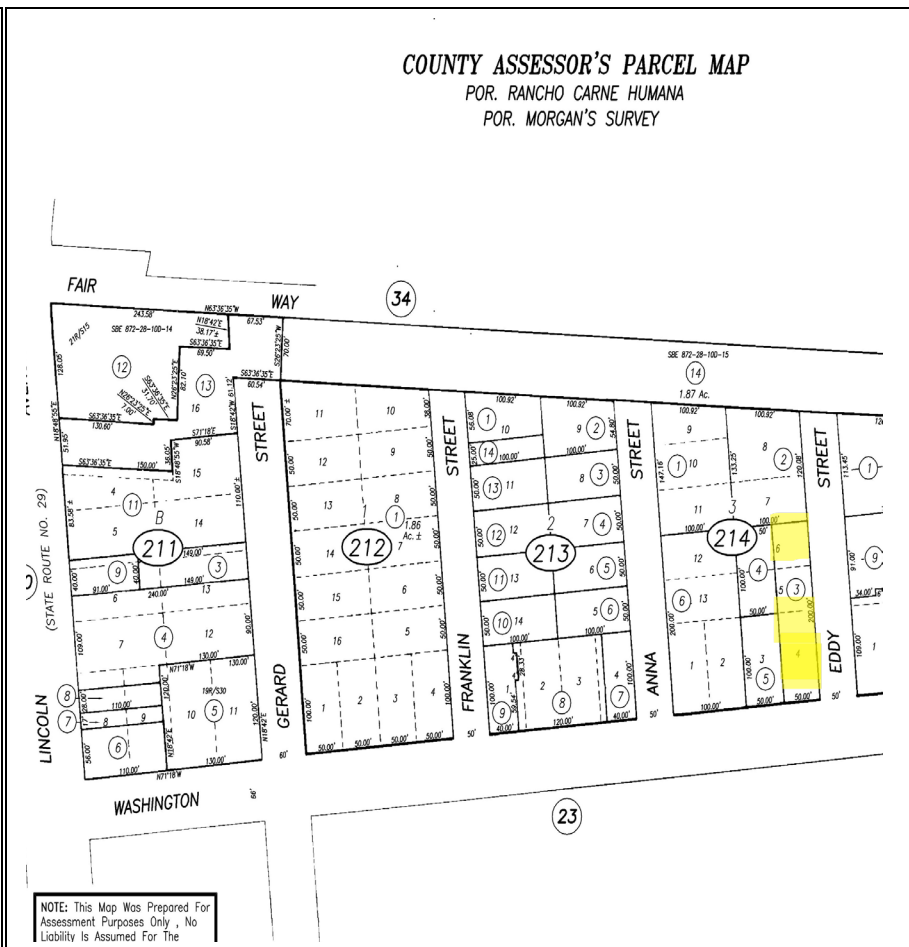
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800 Washington Street & 1411 Eddy Street / Property Information and Parcel Map

Year Built	2012, 2008, 2022
# of Units	13
# of Buildings	3
Building Sq.Ft.	8320 per assessor
Lot Sq.Ft.	9586
Construction	Wood Frame, Stucco
Roof	Composition
Foundation	Slab and perimeter
Parking	Street + onsite
HVAC	Wall Heater Ind. A/C Units
Laundry	On-Site Coin Op
Utilities (Owner)	Water, Sewer, Trash, gas **
Utilities (Tenant)	9 units PG&E, Cable, Water & Sewer 4 units PG&E, Cable



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800 Washington Street/1411 Eddy Street Calistoga, CA / Comparable Sales

	<u>Subject Prop</u>	<u>Units</u>	<u>YB</u>	<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Active	800 Washington St.	13	2008	\$3,450,000	\$265,385	\$414.66	12.54	5.35	*Actual
	Calistoga, CA		2012, 2022				11.40	6.15	*Proj.
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	155 W. Agua Caliente	10	1989	\$2,300,000	\$230,000	\$225.40	11.38	6.10	
	Sonoma, CA			COE 10/08/24					
	<u>Subject Prop</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	1311-1313 Spring Street	14	1994	\$3,050,000	\$217,857	\$217.85	7.56	8.8	
	Santa Rosa, CA			COE 03/01/24					
	<u>Subject Prop</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	1413 Second Street	3	1992	\$1,190,000	\$396,667	\$440.74	12.96	4.07	
	Santa Rosa, CA			COE 06/25/24					
	<u>Subject Prop</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	3311 Montclair	6	1961*	\$1,658,000	\$276,333	\$368.08	13.35	4.15	
	Napa, CA			COE 5/1/24					
	<u>Subject Prop</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	2304-2318 Donahue	8	1994	\$2,950,000	\$368,750	\$320.65	18.62**	3.51	
	Sebastopol, CA			COE 4/28/22					

*Remodeled

**Multiple parcels involved



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	<u>Subject Prop</u>	<u>Units</u>	<u>YB</u>	<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>		
Active	800 Washington St.	13	2008	\$3,450,000	\$265,385	\$414.66	12.54	5.35	*Actual	
	Calistoga, CA		2012, 2022				11.40	6.15	*Proj.	
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>		
Sold	671 5 th Street W	9	1974	\$2,950,000	\$327,777	\$313.96	15.40	4.74		
	Sonoma, CA			COE 12/21/21						
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>		
Sold	1366 Monte Vista	6	1972	\$2,040,000	\$340,000	\$386.21	14.97	4.03		
	St.Helena, CA			COE 04/14/21						
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>		
Sold	1712 Washington St.	14	1986	\$2,800,000	\$200,000	\$311.11	13.47	4.50		
	Calistoga, CA			COE 05/07/21						
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>		
Sold	306 S Minahen St.	6	1976*	\$3,350,000	\$558,333	\$675.40	17.56	4.00		
	Napa, CA			COE 10/12/22						
	<ul style="list-style-type: none"> Completely gutted and remodeled – high end units. 									
	Sold Comparable Averages				\$323,968	\$362.15	13.91	4.87		



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800 Washington Street / 1411 Eddy Street

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Aerial View



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