

THE COTTAGES AT ELLIOTT STREET
WINTERS, CALIFORNIA

\$2,799,000
OFFERING PRICE

6.16%
STABILIZED CAP

13
COTTAGE UNITS

Thirteen Homes. Not Thirteen Units.

Detached cottage residences one block from downtown Winters.

Private entries, private yards and off street parking, bordered by Winters City Park, a community garden and the Putah Creek Nature Reserve, on land the City owns on three sides. Roofs, kitchens, windows and electrical service reinvested rather than deferred.

ENTRY PRICE PER DETACHED RESIDENCE

\$215,308

Median Winters home value: \$707,519

Thirteen standalone residences. City confirms no added density is available.

Why this asset

A maintained, irreplaceable cottage portfolio in a supply constrained market. Two parcels, offered together as a single acquisition.

101 Elliott Street
\$1,249,000

Residences	6
Unit mix	1 studio, 5 one bed
Land area	23,750 SF
Gross scheduled income	\$129,480
Net operating income	\$79,712
Stabilized cap rate	6.38%
Price per residence	\$208,167

102 Elliott Street
\$1,550,000

Residences	7
Unit mix	2 studio, 3 one bed, 2 two bed
Land area	21,250 SF
Gross scheduled income	\$151,920
Net operating income	\$92,767
Stabilized cap rate	5.98%
Price per residence	\$221,429

Combined
\$2,799,000

Residences	13
Unit mix	3 studio, 8 one bed, 2 two bed
Land area	45,000 SF
Gross scheduled income	\$281,400
Net operating income	\$172,480
Stabilized cap rate	6.16%
Price per residence	\$215,308

CAPITAL REINVESTMENT 7 of 13 roofs

Replaced within six years, most recent August 2026. Nearly every window replaced.

TWO PARCELS, ONE ACQUISITION Structural flexibility

Conveying two parcels allows independent financing, basis allocation and exchange structuring.

TAX PLANNING Cost segregation

Thirteen structures plus extensive site improvements. Buyer to consult their own tax advisor; not tax advice.

IDENTIFIED UPSIDE Shared laundry

City confirms the 101 storage building may convert to shared laundry with a building permit.

Entry price per detached residence against the median Winters home



Per detached residence at the combined offering price

Buyer diligence. Figures reflect stabilized operations with all residences leased at scheduled rents and a 5% vacancy factor, with property taxes reset to a buyer basis. Rent roll and operating statements are owner prepared and unaudited. Buyer to verify income, expenses, lease terms, zoning, physical condition, insurance and title. Shared laundry conversion of the 101 storage structure is confirmed in writing by the City subject to a building permit; residential conversion would require legislative approvals that are not guaranteed. No application has been submitted. Median home value per CoreLogic neighborhood data, shown as an entry price comparison only, not a valuation. Caceres Real Estate does not provide tax advice.