

Steven Level

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DRE #01184232



845 Louisiana St

Vallejo, CA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

COMMERCIAL GROUP

\$1,000,000

5 Units

845 Louisiana St, Vallejo, CA

Positioned on a prominent corner lot directly across from Washington Park, this well-maintained five-unit apartment building presents an outstanding investment opportunity in the Vallejo rental market. With frontage on both Louisiana Street and Napa Street, the property benefits from excellent visibility, strong curb appeal, and a desirable residential setting.

The unit mix consists of one spacious 3-bedroom, 2-bath unit and four 1-bedroom, 1-bath units, offering a balanced income stream with broad tenant appeal. Additional amenities include two one-car garages, providing added value and potential for supplemental rental income.

Ownership has completed several capital improvements, including updated electrical subpanels and newer exterior paint, helping reduce near-term maintenance costs while enhancing the property's overall condition.

Conveniently located across from Washington Park and within close proximity to shopping, schools, transportation, and major commuter routes, this asset offers investors the opportunity to acquire a solid multifamily property with an attractive unit mix, quality improvements, and long-term upside in one of Vallejo's established neighborhoods.



Address:	845 Louisiana St Vallejo, CA 94590
Parcel Number(s):	0056-111-090
Year Built:	1915
# of Units:	5
# of Buildings:	1
Building SF:	4,442 SF*
Lot SF:	4,000 SF*
Construction:	Wood Frame
Exterior:	Wood Siding
Roof:	Pitched; Comp Shingle & Other
Foundation:	Concrete Perimeter
Parking:	2 Garages; On-Street
HVAC:	Wall, Baseboard & Floor Heaters
Electrical:	Circuit Breakers
Laundry:	None
Utilities (Tenants):	PG&E, Cable/Internet
Utilities (Owner):	Water, Sewer, Trash

*Square footage estimated.





Vallejo, CA

The city of Vallejo offers a compelling combination of affordability, connectivity, and long-term growth potential, making it an attractive market for multifamily investment. Positioned at the northeastern edge of the San Francisco Bay, the city provides convenient access to major employment centers while offering a lower cost of living than many surrounding Bay Area communities.

The city's diverse economy is anchored by healthcare, government, education, maritime industries, and tourism. Major employers include Kaiser Permanente, Sutter Health, and the City of Vallejo. Interstate 80, State Route 37, and the San Francisco Bay Ferry provide direct access to San Francisco, Oakland, Sacramento, Napa Valley, and other regional employment hubs.

Vallejo continues to benefit from public and private investment in its historic waterfront, downtown district, and mixed-use redevelopment projects. These initiatives, combined with the city's transportation infrastructure and waterfront amenities, continue to strengthen residential demand and enhance its long-term appeal.

From an investment perspective, Vallejo offers strong rental demand, attractive cash flow potential, and compelling value relative to neighboring Bay Area markets. Supported by regional housing affordability trends and a diverse employment base, the city remains well-positioned for stable occupancy, rental growth, and long-term appreciation.

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DRE# 01499008

Aerial View



Subject Property
845 Louisiana St

ana St

Louisiana St

Louisiana St

Overland Aly

Overland Aly

Overland Aly

Napa St

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Subject Property
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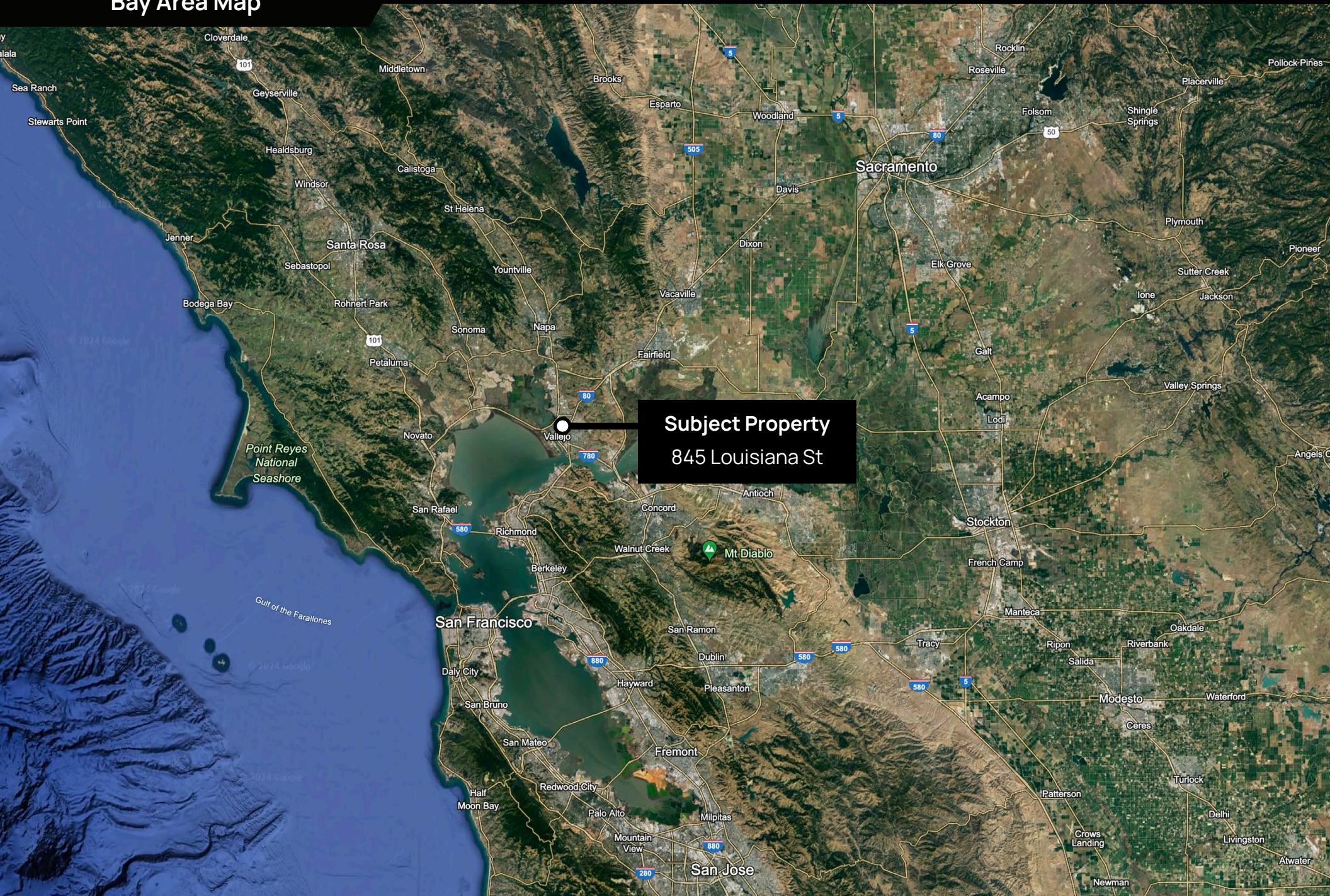
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Bay Area Map



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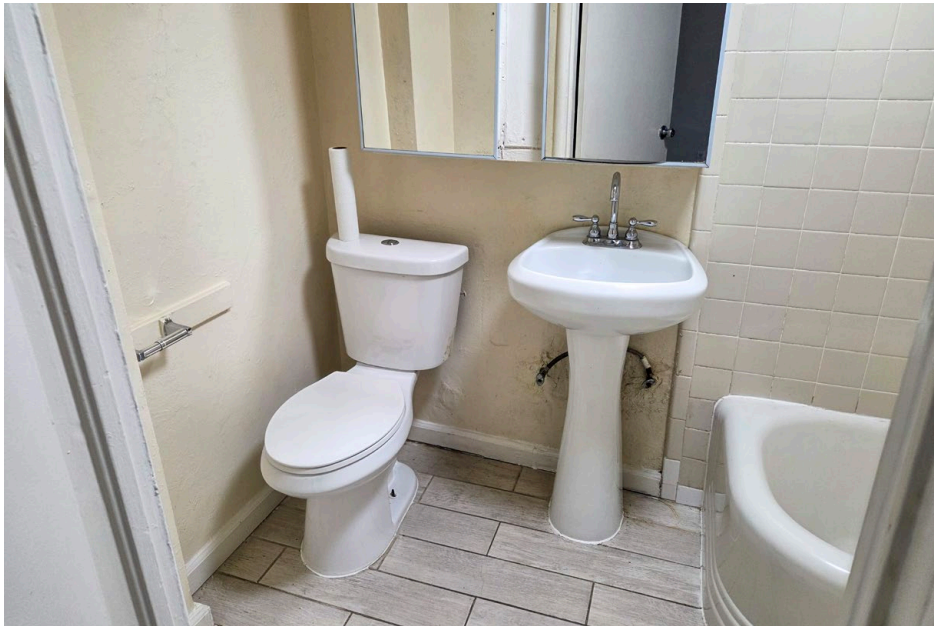
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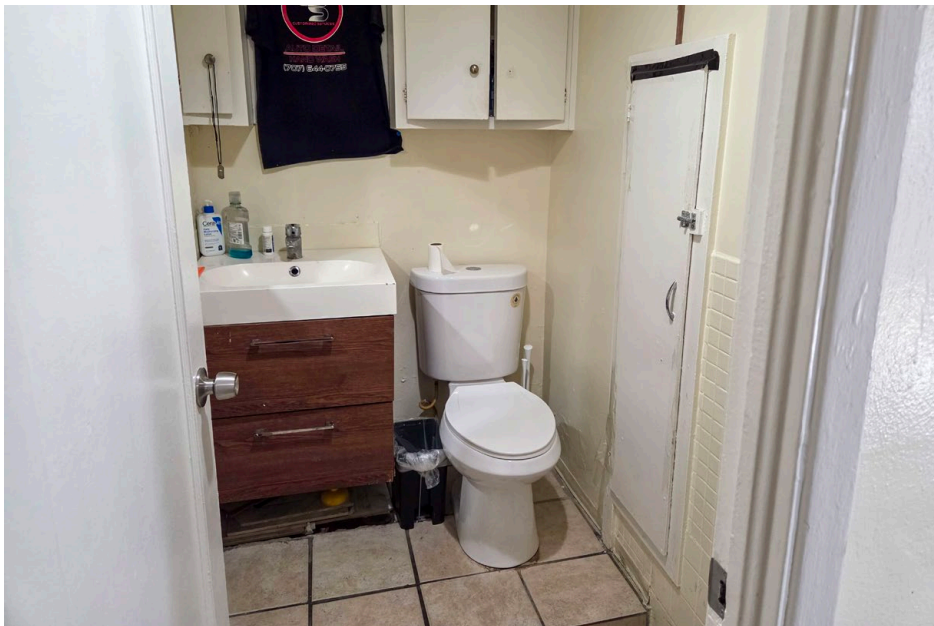
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Unit #	Unit Type	SF*	Current Rent	Market Rent
845 Louisiana	3 Bed / 2 Bath	1575	\$2,680	\$2,750
847 Louisiana	1 Bed / 1 Bath	750	\$1,500	\$1,650
849 Louisiana	1 Bed / 1 Bath	750	\$1,540	\$1,650
1323 Napa**	1 Bed / 1 Bath	650	\$1,580	\$1,650
1323 1/2 Napa**	1 Bed / 1 Bath	500	\$1,250	\$1,450
Totals		4225	\$8,550	\$9,150
Gross Scheduled Rents			\$102,600	\$109,800

*Unit SF estimated

**Current rent reflects rent increase effective 8/1/26

Income	Current	Market	
Gross Scheduled Rents	\$ 102,600	\$ 109,800	See Rent Roll
Vacancy Reserve	\$ (3,078)	\$ (3,294)	3%
Gross Effective Income	\$ 99,522	\$ 106,506	

Expenses	Current	Market	
Property Tax	\$ 11,386	\$ 11,386	New @ 1.1193733% + \$192
Sewer Assessment (from taxbill)	\$ 5,942	\$ 5,942	Actual
Property Insurance	\$ 6,061	\$ 6,061	Actual
Water	\$ 2,134	\$ 2,134	Actual
PG&E	\$ 480	\$ 480	Actual
Trash	\$ 3,584	\$ 3,584	Actual
Maintenance	\$ 5,000	\$ 5,000	Estimated @ \$1,000/Unit
Total Operating Expenses	\$ 34,587	\$ 34,587	

Net Income	\$ 64,935	\$ 71,919	
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Metrics	Current	Market
GRM	9.75	9.11
Cap Rate	6.49%	7.19%
Expense Ratio	34.75%	32.47%
Expenses/Unit	\$6,917	\$6,917

Pricing		
Asking Price	\$	1,000,000
Price/Unit	\$	200,000
Price/SF	\$	237

Valuation Metrics	Current	Market
Gross Income Multiplier	9.75	9.11
Capitalization Rate	6.49%	7.19%

Investment Return	Current	Market
Net Operating Income	\$ 64,935	\$ 71,919
Debt Service	\$ 46,515	\$ 46,515
Net Cash Flow After Debt Service	\$ 18,421	\$ 25,405
Principal Reduction	\$ 8,057	\$ 8,057
Total Return	\$ 26,478	\$ 33,462
Total Return %	7.57%	9.56%

New Loan Assumptions		
Loan Type	5 Yr. Fixed	
Loan Amount	\$ 650,000	65%
Down Payment	\$ 350,000	35%
Interest Rate / Amortization	5.95%	5 year

Subject Property	City	Status	Price	Units	\$ / Unit	\$ PSF	GRM	Cap Rate	ST	1BR	2BR	3BR
845 Louisiana St	Vallejo	Subject	\$1,000,000	5	\$200,000	\$237	9.75	6.49%	-	4	-	1

Property	City	COE	Price	Units	\$ / Unit	\$ PSF	GRM	Cap Rate	ST	1BR	2BR	3BR
1901 Sonoma Blvd	Vallejo	COE 04/14/26	\$1,950,000	12	\$162,500	\$212	8.40	7.15%	-	9	1	1
110 Hillbom Ave	Vallejo	COE 02/08/26	\$1,596,000	9	\$177,333	\$264	7.46	8.05%	-	4	5	-
933 Kentucky St	Vallejo	COE 12/02/25	\$790,000	5	\$158,000	\$192	-	-	-	2	3	-
1509 Valle Vista Ave	Vallejo	COE 10/03/25	\$1,125,000	6	\$187,500	\$207	8.39	7.15%	-	-	6	-
3400 Tennessee	Vallejo	COE 07/03/25	\$1,250,000	5	\$250,000	\$245	10.13	6.42%	-	-	5	-
Averages					\$187,067	\$224	8.60	7.19%				



3400 Tennessee St, Vallejo, CA

Price:	\$1,250,000	Units:	5
Price/Unit:	\$250,000	Price/SF:	\$245
GRM	10.13	Cap Rate:	6.42%
Unit Mix:	5-2BR	COE:	07/03/25



933 Kentucky St, Vallejo, CA

Price:	\$790,000	Units:	5
Price/Unit:	\$158,000	Price/SF:	\$192
GRM	-	Cap Rate:	-
Unit Mix:	2-1BR, 3-2BR	COE:	12/02/25

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