



Keegan & Coppin
COMPANY, INC.

FOR SALE

2010, 2013, 2022, 2026 & 2038

RAVELLO WAY
SANTA ROSA, CA

FIVE SINGLE FAMILY HOMES



Go beyond broker.

PRESENTED BY:

PETER BRICENO,
SENIOR RE ADVISOR

LIC # 01885655 (707) 528-1400, EXT 255
PBRICENO@KEEGANCOPPIN.COM

SHAWN JOHNSON,
MANAGING PARTNER / SIOR

LIC # 00835502 (707) 528-1400, EXT 238
SJOHNSON@KEEGANCOPPIN.COM



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EXECUTIVE SUMMARY



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FIVE SINGLE FAMILY HOMES

Five single family homes in Santa Rosa, CA.

- Subdivision completed in 2018
- Desirable residential area
- Close proximity to shopping and other amenities
- Walking distance to public schools and parks
- Family friendly and safe cul-de-sac
- No HOA fees
- Tenants pay all separately metered costs associated with single family homes. Gas/Electric, garbage, water, phone/internet, etc.

HIGHLIGHTS

Purchase Price	\$3,075,000
Annual NOI	\$156,822
Cap Rate	5.10%



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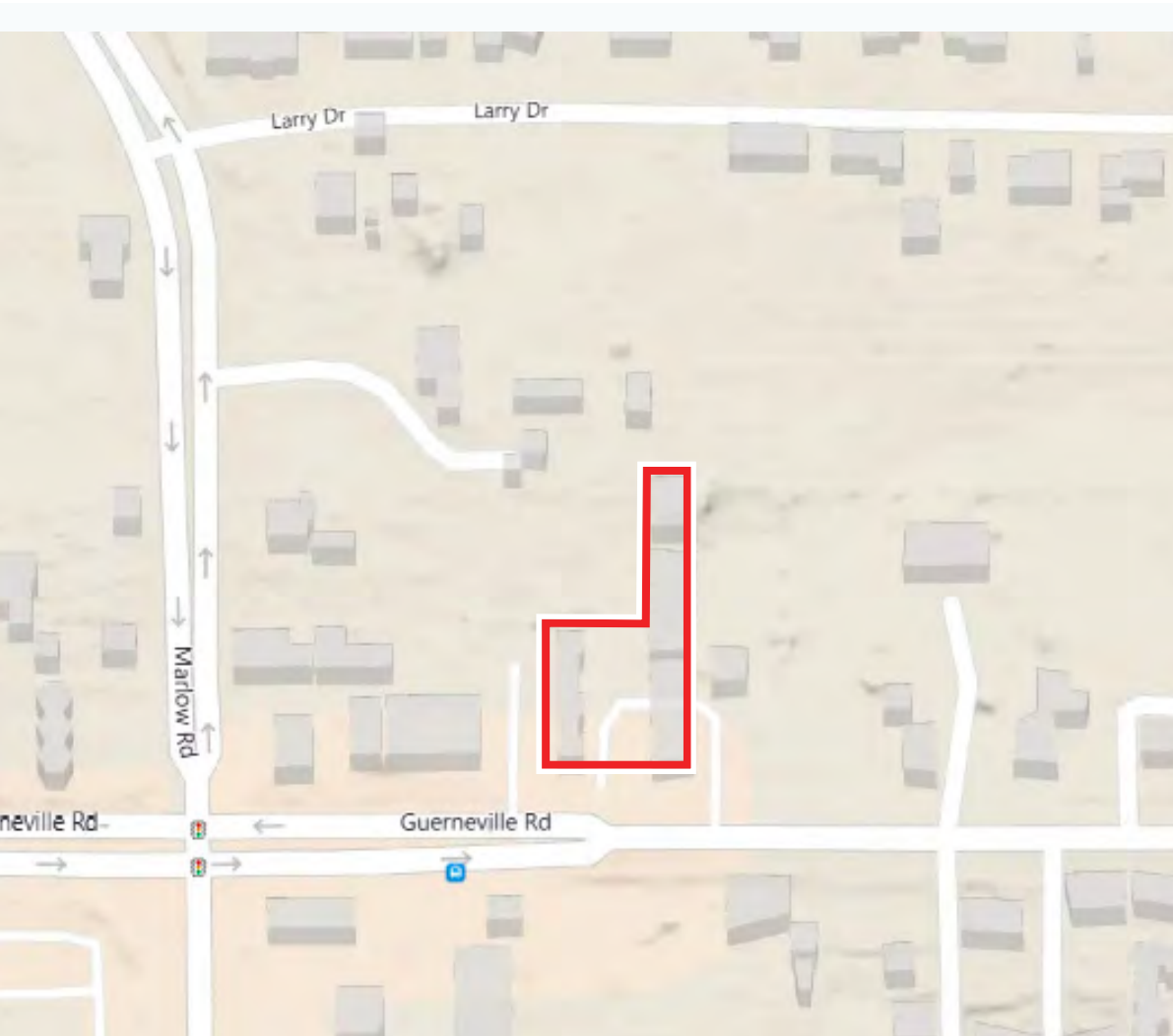


PROPERTY DETAILS



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FIVE SINGLE FAMILY HOMES



USE

Single Family Homes

BUILDING SIZES

4 Homes of 1,525+/- sf
1 Homes of 1,600+/-sf

APN

036-870-002
036-870-006
036-870-009
036-870-011
036-870-013

YEAR BUILT

2018

ZONING

R-2

STORIES

2

PARKING

Garage and Street

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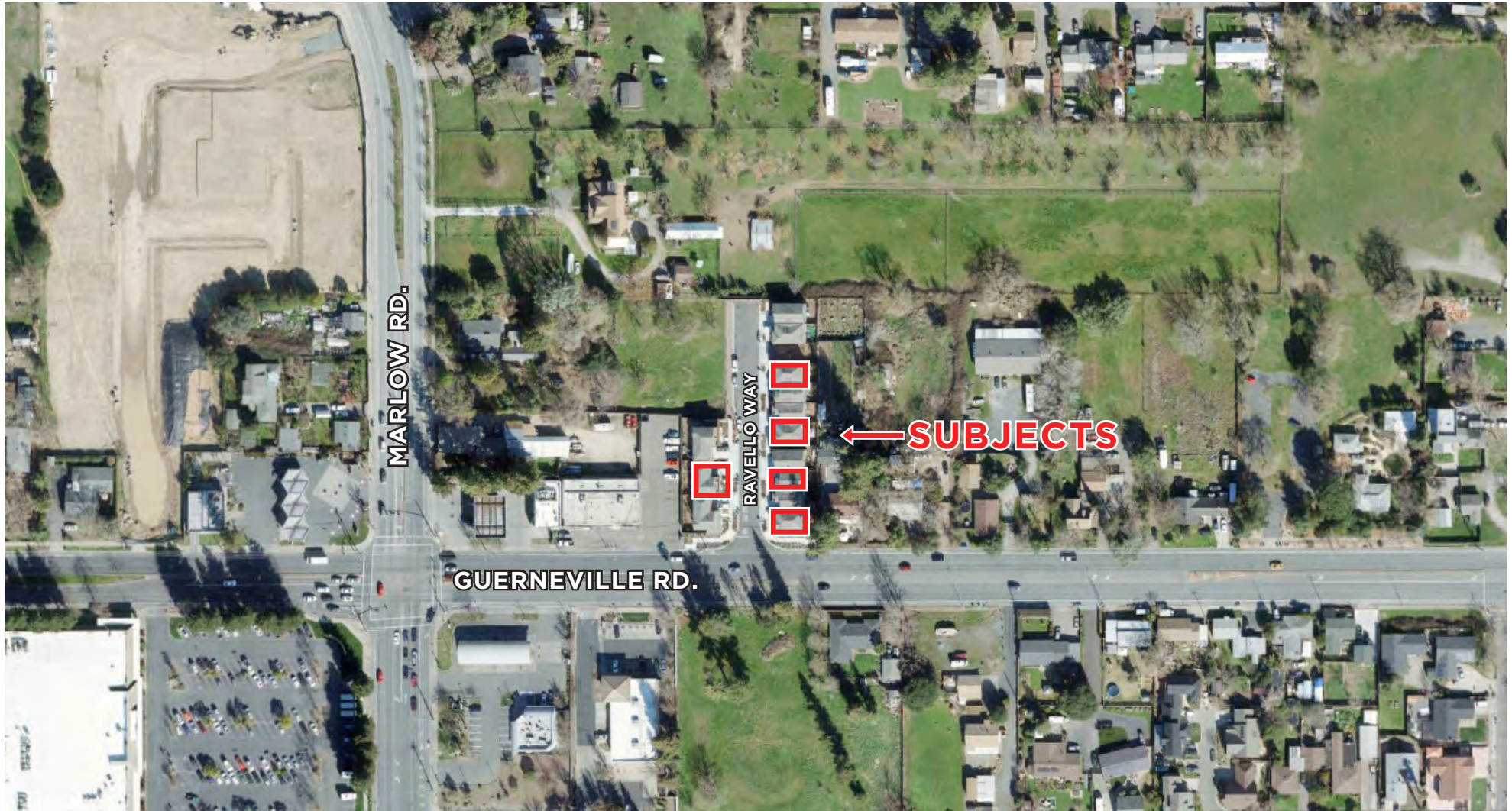


SITE MAP



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**FIVE SINGLE
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FINANCIAL OVERVIEW



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FINANCIAL DATA

Price	\$3,075,000		
Price/psf			
Cap Rate	5.10%	Proforma Cap Rate	0.00%
		<u>Current Rent</u>	<u>Proforma Rent</u>
Annual NOI		\$156,822	\$0
Annual Debt Service			\$0
Annual Cash Flow			\$0
Cash Flow %			0.00%

ANNUAL OPERATING DATA

	<u>Current Rent</u>	<u>Projected Rent</u>	<u>Loan Data</u>
Scheduled Gross Income	\$206,364	\$0	
Plus Reimbursement	\$0	\$0	Down Payment
Less Vacancy	\$0	\$0	
Annual Adjusted Income	\$206,364	\$0	Loan Amount
Less Expenses	-\$49,542	\$0	\$3,075,000
Annual NOI	\$156,822	\$0	Interest Rate
Less Annual Debt Service		\$0	
Cash Flow		\$0	Amortization (Yrs)
Cash Flow %		0.00%	
			Debt Service

SCHEDULED INCOME

Lessee	Approx. SF	Rent/SF	Monthly Rent	Lease Exp.	Rent/SF	Monthly Rent
2013	1,600	\$2.19	\$3,500.00			\$0.00
2022	1,525	\$2.25	\$3,425.00			\$0.00
2010	1,525	\$2.41	\$3,672.00			\$0.00
2038	1,525	\$2.16	\$3,300.00			\$0.00
2026	1,525	\$2.16	\$3,300.00			\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00
		\$0.00				\$0.00

ANNUAL EXPENSES

Current and Projected (P)	
Taxes	\$36,512
Insurance	\$3,620
Maintenance	\$1,225
Utilities	
Common Area	
Reserves	\$3,000
Management	\$5,185
Parking	
Total Expenses	\$49,542

The above information and projection is based on data provided by seller and certain assumptions and projections about the future.

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TENANTS



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UNIT	SF	RENT/MO	DESCRIPTION OF UNIT
2010	1,525+/-	\$3,672.00	Four (4) Bed, Two and Half (2.5) Bath with Garage
2013	1,600+/-	\$3,500.00	Four (4) Bed, Two and Half (2.5) Bath with Garage
2022	1,525+/-	\$3,425.00	Four (4) Bed, Two and Half (2.5) Bath with Garage
2026	1,525+/-	\$3,300.00	Four (4) Bed, Two and Half (2.5) Bath with Garage
2038	1,525+/-	\$3,300.00	Four (4) Bed, Two and Half (2.5) Bath with Garage
TOTAL	7,700+/-	\$17,197.00	



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PROPERTY PHOTOS



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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa, California is the county seat of Sonoma County. It is the largest city in the North Bay Area and all of California's Wine Country. The city of Santa Rosa is the North Bay's premier location and as a business and service hub, Santa Rosa is the economic engine that drives the region.

As the largest city between Portland and San Francisco, Santa Rosa serves a four county region as the hub for technology and entrepreneurial businesses, retail, banking and employment. Santa Rosa has a dynamic and well-balanced economy, anchored by strengths in tourism, high-tech manufacturing and retail. Residents enjoy a superb quality of life while employers benefit from a skilled workforce. Santa Rosans have a deep appreciation for the arts, education, conscientious business development and quality living.

The city of Santa Rosa offers a one-stop permitting process, easy access to Economic Development program staff and Community Development staff, collaborative partnerships with key business players; from our local chambers of commerce, the higher education institutes, brokers, benchmark industries, and community organizations to a global venture community, just to name a few.

The city of Santa Rosa is conveniently located just 55 miles north of San Francisco via the Golden Gate Bridge. Santa Rosa is a main shopping hub for the surrounding neighborhoods near and along the 101

corridor, such as Petaluma, Rohnert Park, Windsor, Sonoma, Healdsburg, and Sebastopol. Santa Rosa has several prominent shopping districts, including Downtown, Santa Rosa Avenue, and Montgomery Village, offering a variety of general retail, boutique shops, dining, and entertainment. There are two regional shopping malls, Coddington Mall and Santa Rosa Plaza.

Home to approx. 500,000 people, Sonoma County is a prime location for tourism as well as residence. Just a short drive from the San Francisco Bay Area, there are nine incorporated cities in the county, in addition to seventeen unincorporated areas. The city of Santa Rosa is the most populous area, home to approximately one-third of the county's population and was recently named as one of the nation's "most livable communities" by Partners for Livable Communities.

Sonoma County's unemployment rate is one of the lowest in California and the county continues to show long-term job growth in the health care, hospitality and business service sectors. For the leisure, hospitality, educational and health services, which includes trade schools, social workers and health care professionals, has seen employment growth improve on a year-over-year basis. And business and professional services jobs have increased from a year earlier. In addition, new housing continues to increase throughout the county, while job growth and taxable sales also continue to rise.

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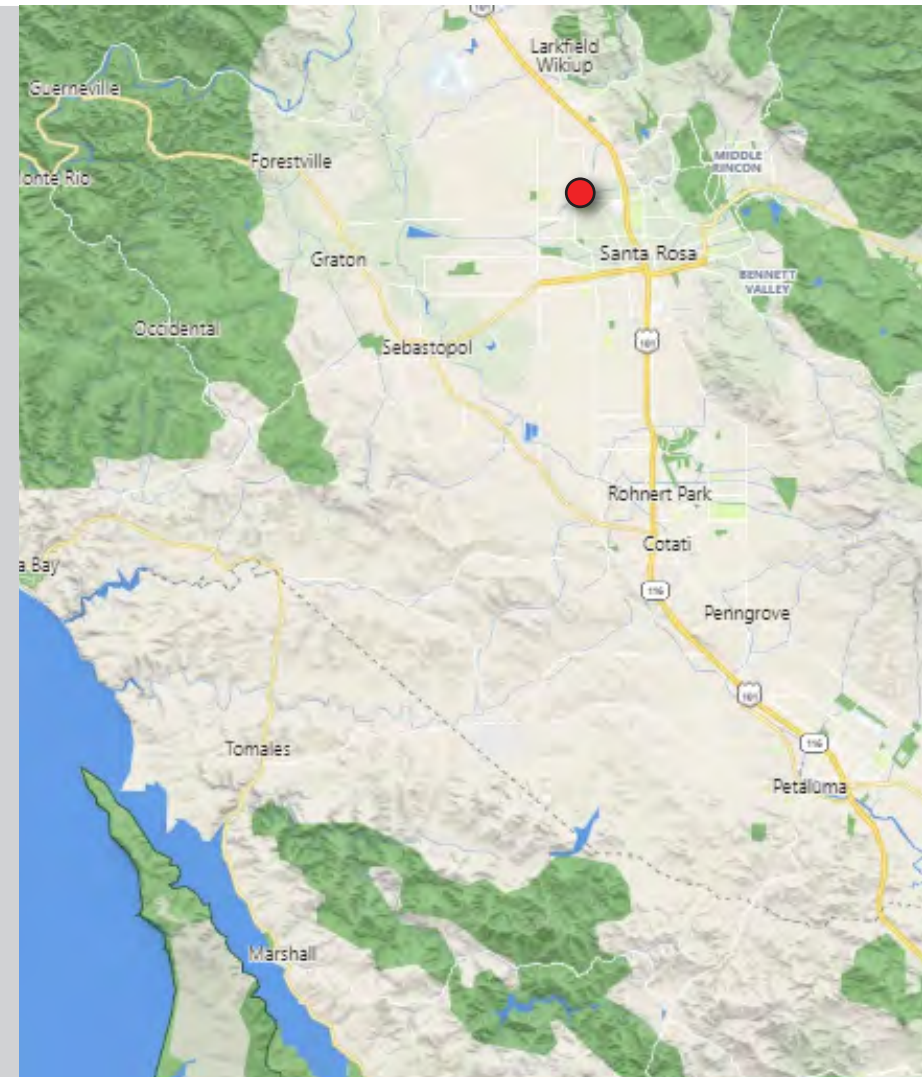


AREA MAPS



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ABOUT KEEGAN & COPPIN



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Your partner in commercial real estate in the North Bay & beyond since 1976.

Keegan & Coppin has served our communities in the North Bay for well over 40 years. But our unmatched local experience is only part of what makes us the area's most trusted name in commercial real estate. At Keegan & Coppin, we bring together a range of services that go beyond traditional brokerage. That depth of knowledge and diverse skillset allows us to clarify and streamline all aspects of your transaction, giving you the confidence of knowing that we can help with anything that comes up through all phases of a project.

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DISCLAIMER



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This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide buyer's background, source of funds and any other information that would indicate their ability to complete the transaction smoothly.

Keegan & Coppin Co., Inc.
1355 N Dutton Ave.
Santa Rosa, CA 95401
www.keegancoppin.com
(707) 528-1400

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