

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

\$3,250,000



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 \$3,250,000

Current Income	based on September 2026 Rent Roll	Lower End of Market Rent	Projected Market Rent
Gross Yearly Rental Income		\$276,900	\$295,200
Vacancy Factor Estimated at 2%		\$5538	\$5904
Coin Operated laundry		\$32,000	\$32,000
Gross Annual Income		\$303,362	\$321,296
<u>Expenses</u>			
New Property Taxes		\$33,800	\$33,800
Insurance, 12/25 to 12/26 policy		\$7,831	\$7,831
Water and Sewer for units #E,F,G,H and laundry		\$16,344	\$16,344
Repairs		\$12,036	\$12,036
Garbage & PG&E	Garbage \$8208.85 and PG&E \$4197.87	\$12,407	\$12,407
Landscape & Misc	Landscape \$4336.20 and Misc \$1842.37	\$6,179	\$6,179
Total Expenses		\$82,369	\$82,369
Net Operating Income		\$220,993	\$238,927
GRM (includes laundry)		10.52	9.93
Cap Rate		6.79%	7.31%
Price per unit	\$250,000	Price Per Sq. Ft	\$391.62



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Rent Roll as of increase on 09/01/2026
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	\$1450	\$1600	Mo to Mo.
#B	1 BR/1BA	\$1450	\$1600	Mo to Mo.
#C	2 BR/1BA	\$1350*	\$2150	Mo to Mo *
#D	2 BR/1BA	\$1600	\$2150	Mo to Mo.
800 Washington Street Building #2 Remodeled in 2008		1544 sq.ft. ***		
#E	1 BR/1BA	\$1475	\$1600	Mo to Mo.
#F	2 BR/1BA	\$1600	\$1900	Mo to Mo.
#G	1 BR/1BA	\$1450	\$1600	Mo to Mo.
#H	2 BR/1BA	\$1875	\$1900	Mo to Mo.
1411 Eddy Street Building #3 New in 2022		4064 sq.ft. ***		
#J	2 BR/1BA	\$2225	\$2300	Mo to Mo.
#K	1 BR/1BA	\$1875**	\$1900	Mo to Mo.
#L	2 BR/1BA	\$2225	\$2300	Mo to Mo.
#M	2 BR/1BA	\$2275	\$2300	Mo to Mo.
#N	2 BR/1BA	\$2225	\$2300	Mo to Mo.
Monthly Rental Income		\$23,075	\$25,600	
Laundry coin Operated		\$2667	\$2667	
Total Sq.ft. ***		Existing Gross Monthly Income \$25,742	Proposed \$28,267	
		Existing Yearly Gross Rents \$308,904****	Proposed \$339,204***	

*On Site Mgr – Rent discounted \$250 per mo.

**Owners pay this unit water/sewer per month as compensation for putting out the garbage and keeping common interior entry cleaned.

*** Sq. Ft. per Napa Co. Assessor's Office. **** No vacancy factor was deducted.

Units in Bldg #2 have to be no more than 80% of the median income, which for 2025 is \$2404 for a 1 bedroom and \$2886 for a 2 bedroom - this was a requirement for a density bonus when rebuilding. Per 2025 Napa County Affordable Housing Programs Income Limits.

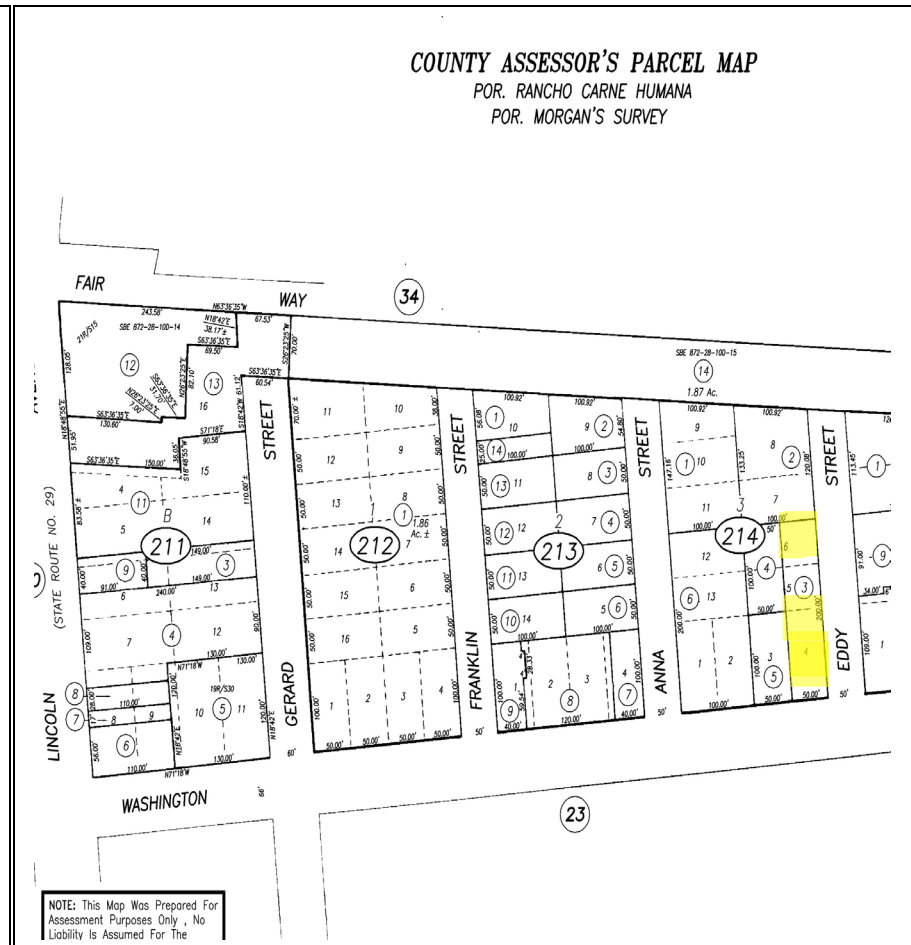


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800 Washington Street & 1411 Eddy Street / Property Information and Parcel Map

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
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

Aerial View



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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	\$3,250,000	\$250,000	\$391.62	11.18	6.22	*Actual
	Calistoga, CA		2012, 2022				10.11	7.16	*Proj.
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	1429 3 rd Street	7	1987	\$1,700,000	\$242,857	\$392.33	13.43	5.00	
	Calistoga, CA			COE 06/01/26					
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	3246-3242 Newmark Dr.	13	1990	\$2,920,000	\$224,615	\$268.97	10.41	6.50	
	Santa Rosa, CA			COE 09/19/25					
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	823-825 Wheeler St	6	1938	\$1,625,000	\$270,833	\$328.68	10.55	6.40	
	Santa Rosa, CA			COE 12/18/25					
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	615-623 McDonald Ave	7	19407	\$1,898,000	\$271,142	\$457.34	12.43	5.30	
	Santa Rosa, CA			COE 07/15/25					
	<u>Address</u>	<u>Units</u>		<u>Price</u>	<u>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
Sold	1405 Cedar St	4	1990	\$1,080,000	\$270,000	\$314.31	N/D	N/D	
	Calistoga, CA			COE 06/11/25					



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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	\$3,250,000	\$250,000	\$391.62	11.18	6.22	*Actual
	Calistoga, CA		2012, 2022				10.11	7.16	*Proj.
	<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					
	<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>\$/ Unit</u>	<u>\$/SF</u>	<u>GRM</u>	<u>Cap Rate</u>	
	Sold Comparable Averages				\$276,905	\$335.56	12.29	5.53	



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