



Keegan & Coppin
COMPANY, INC.

FOR SALE

2558 DAKOTA AVENUE
SANTA ROSA, CA 95403

FOX MEADOW
MULTIFAMILY PROPERTY PORTFOLIO



Go beyond broker.

PRESENTED BY:

DEMI BASILIADES, SREA
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*MODEL UNIT



CONTENTS

PROPERTY INFORMATION 3

HIGHLIGHTS. 4

SANTA ROSA 5

RENT ROLL 6

SITE PLAN. 7

FLOOR PLANS 8-9

PHOTOS 10

LOCATION AERIAL 11

MARKET SUMMARY 12

ABOUT KEEGAN & COPPIN 13

DISCLAIMER 14



2558 DAKOTA AVENUE
SANTA ROSA, CA

FOX MEADOW MULTI-FAMILY PROPERTY PORTFOLIO





PROPERTY DESCRIPTION



2558 DAKOTA AVENUE
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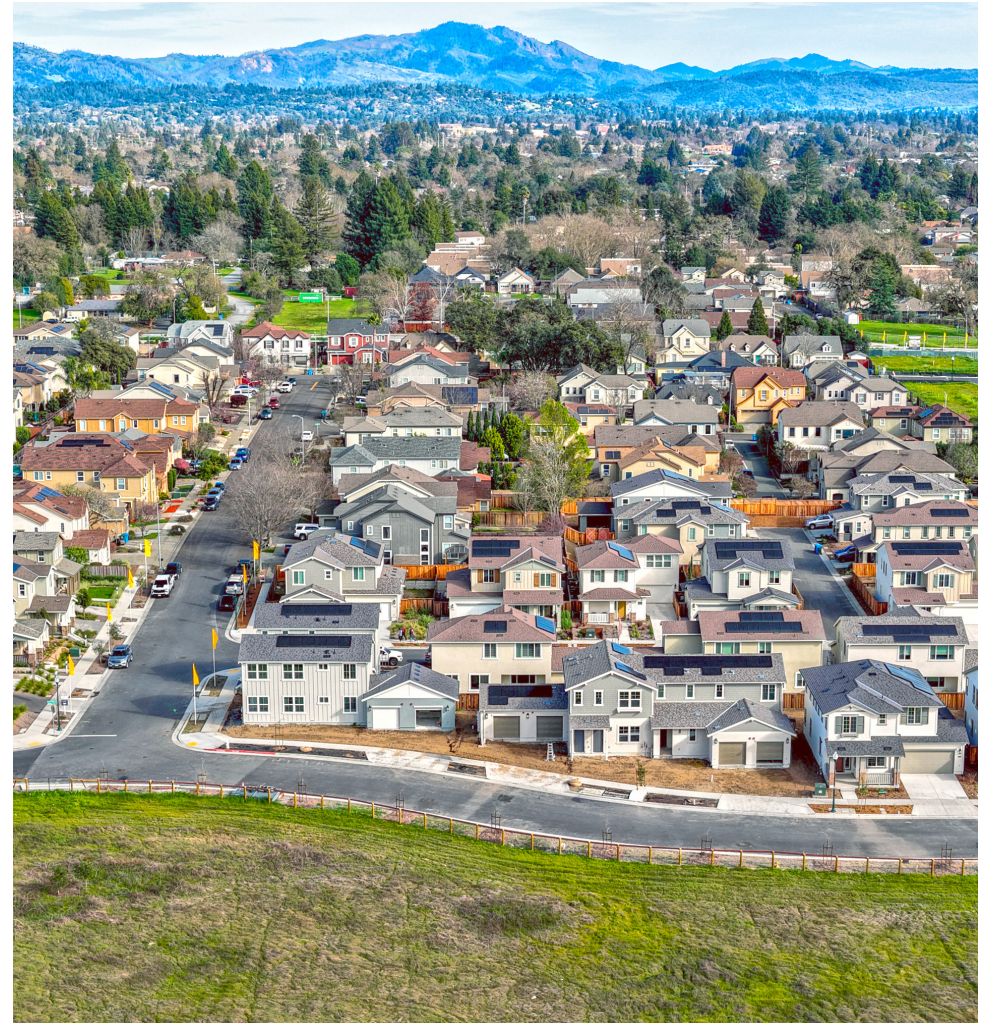
DESCRIPTION OF PREMISES

We are excited to offer 8 affordable condominium units in Santa Rosa, designed for comfort, convenience, and community. These homes are part of the Below Market Rate (BMR) program, with income restrictions to ensure accessibility for qualified households.

Fox Meadow is a newly constructed residential development in Santa Rosa, located near the Russian River Valley with convenient access to both urban amenities and the Wine Country. The project consists of eight affordable housing units across four duplexes, designed for long-term performance and operational efficiency.

Each residence is energy-efficient and features advanced solar technology, helping reduce utility costs while supporting sustainability objectives. Homes are also plumbed for electric vehicle charging, positioning the asset for future transportation trends and long-term market relevance.

The community benefits from close proximity to preschools, elementary schools, middle schools, and high schools, enhancing tenant stability and making Fox Meadow well-suited for family households.



SALE INFORMATION



Sale Price
\$2,472,000



GRM
14.51



Price Per Unit
\$309,000



CAP Rate
5%

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HIGHLIGHTS

INVESTOR

- Brand new construction
- High-demand BMR units
- Separately-metered, all electric
- Maintained by HOA, but exempt from fees
- Units can revert to market rate rent after 30 years
- Rental rates can increase within affordable rent limits tied to Average Median Income

NEW CONSTRUCTION

- Exceeds national energy efficiency standards
- High-performance, energy efficient appliances & materials
- High-efficiency LED lighting
- Dual glaze Ply Gem® windows with energy-efficient, UV (ultraviolet) coating
- Water-wise Delta® plumbing fixtures
- WiFi enabled learning thermostat
- Energy-efficient, radiant barrier roof sheathing
- All HVAC systems are tested for optimal performance
- QII Testing to ensure maximum efficiency
- Duct leak testing 3rd party tested to optimize efficiency
- Wireless access pre-wires built in
- Water filtration system
- Fully integrated solar system
- Pre-plumbed for electric vehicle charger



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Build Date
2026



Energy Efficiency
UV coated windows, radiant barrier roof, integrated solar system



Fixtures
Water-wise Delta® plumbing



Thermostat
WiFi enabled



Maintenance
HOA



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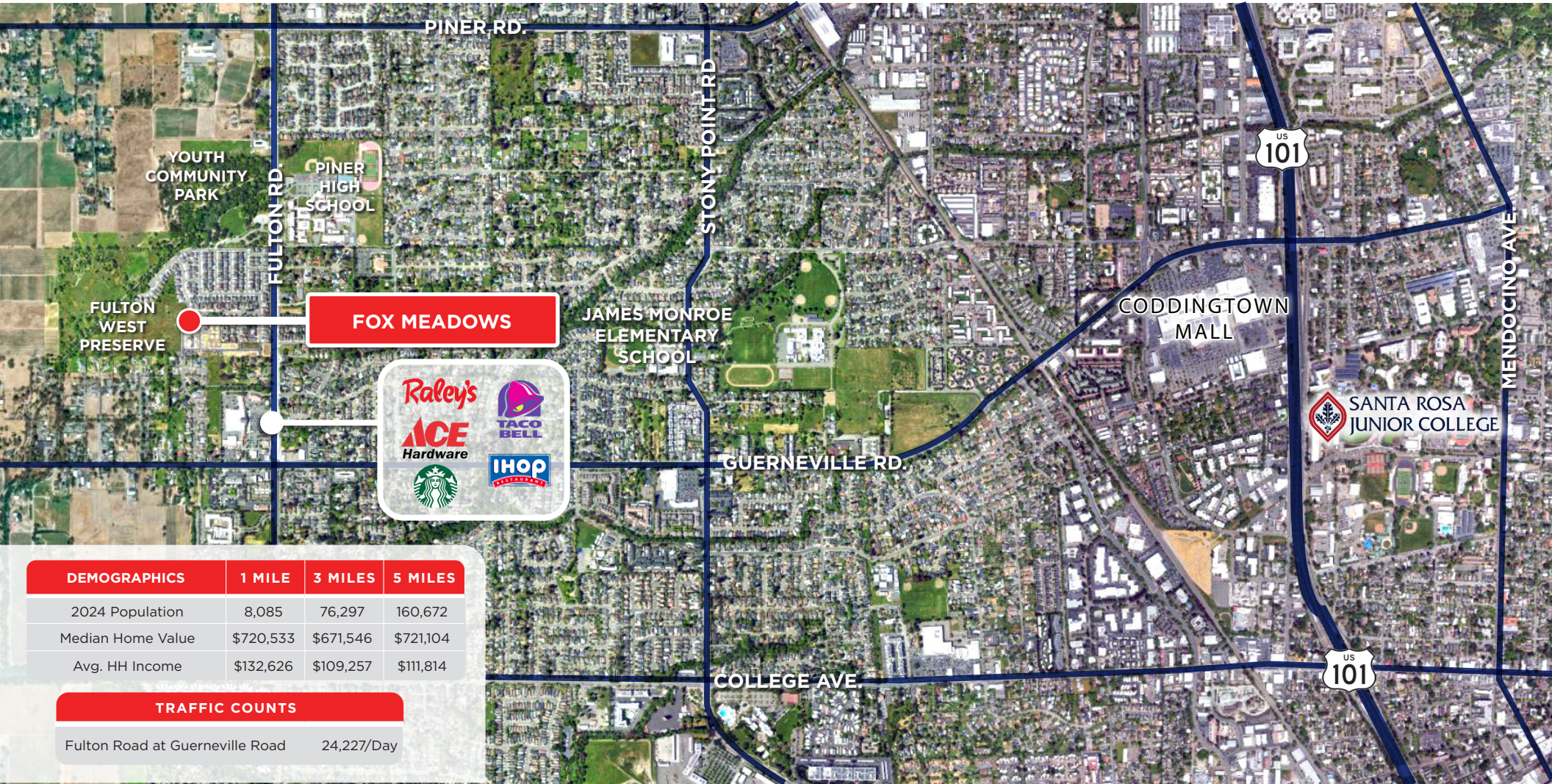


AERIAL MAP



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RENT ROLL



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RENT ROLL					
Address	Bedrooms	Bathrooms	Habitable SF	Garage SF	Rent
1564 Country Manor Drive	Two	One	809	244	\$1,774
1566 Country Manor Drive	Two	One	896	231	\$1,774
1568 Country Manor Drive	Two	One	912	244	\$1,774
1570 Country Manor Drive	Two	One	961	231	\$1,774
2558 Dakota Avenue	Two	One	821	231	\$1,774
2560 Dakota Avenue	Two	One	987	233	\$1,774
2562 Dakota Avenue	Two	One	821	231	\$1,774
2564 Dakota Avenue	Two	One	987	231	\$1,774
			TOTAL		\$14,192
			ANNUAL		\$170,304

EXPENSE BREAKDOWN	
Property Taxes (1.25%)	\$30,887.50
Insurance Estimate	\$12,000.00
Maintenance & Repair	\$2,600.00
Admin and Compliance	\$2,500.00
TOTAL	\$ 47,987.50

FINANCIAL ANALYSIS	
Price	\$2,471,000
Net Operating Income	\$122,316.50
Cap Rate	5.00%
Gross Rent Multiplier	14.51
Expense Ratio	28.00%

Eight (8) affordable rental housing units for low-income households, all pursuant to the Housing Allocation Plan ("HAP") which Plan was established by the City Council of the City of Santa Rosa on June 2, 1992, and adopted as Ordinance No. 2961 on June 9, 1992, under Chapter 21-02 of the Santa Rosa City Code - Housing Allocation Plan, with various amendments between June 9, 1992, and May 14, 2002, all as amended by Ordinance 3561 on May 14, 2002.

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SITE PLAN



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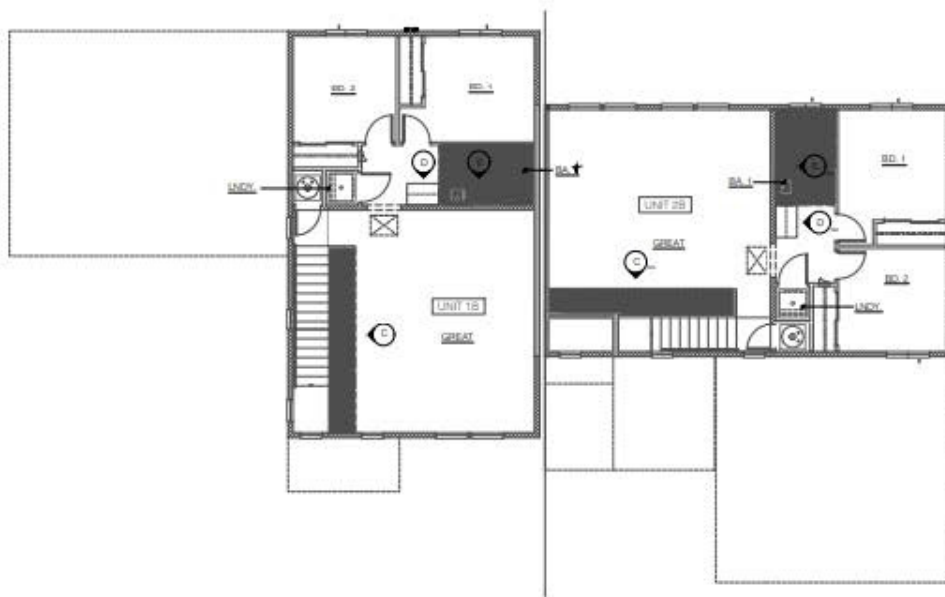
FLOOR PLAN

1564-1570 COUNTRY MANOR DRIVE



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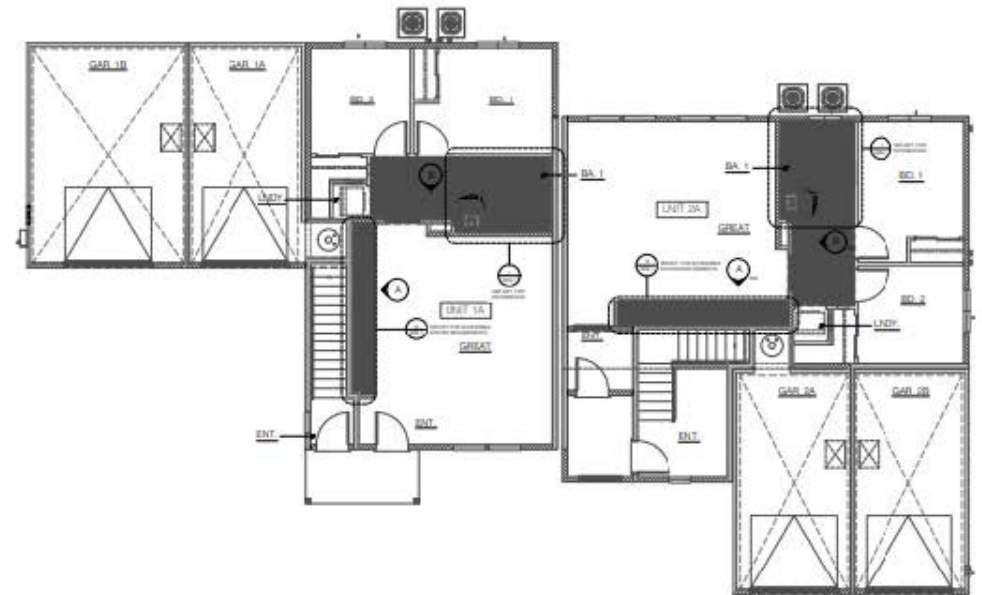
**FOX MEADOW
MULTIFAMILY
PROPERTY PORTFOLIO**



UPPER FLOOR KEY PLAN

LOT 20 - PLAN 1A

3/16" = 1'-0"



MAIN FLOOR KEY PLAN

LOT 20 - PLAN 1A

3/16" = 1'-0"

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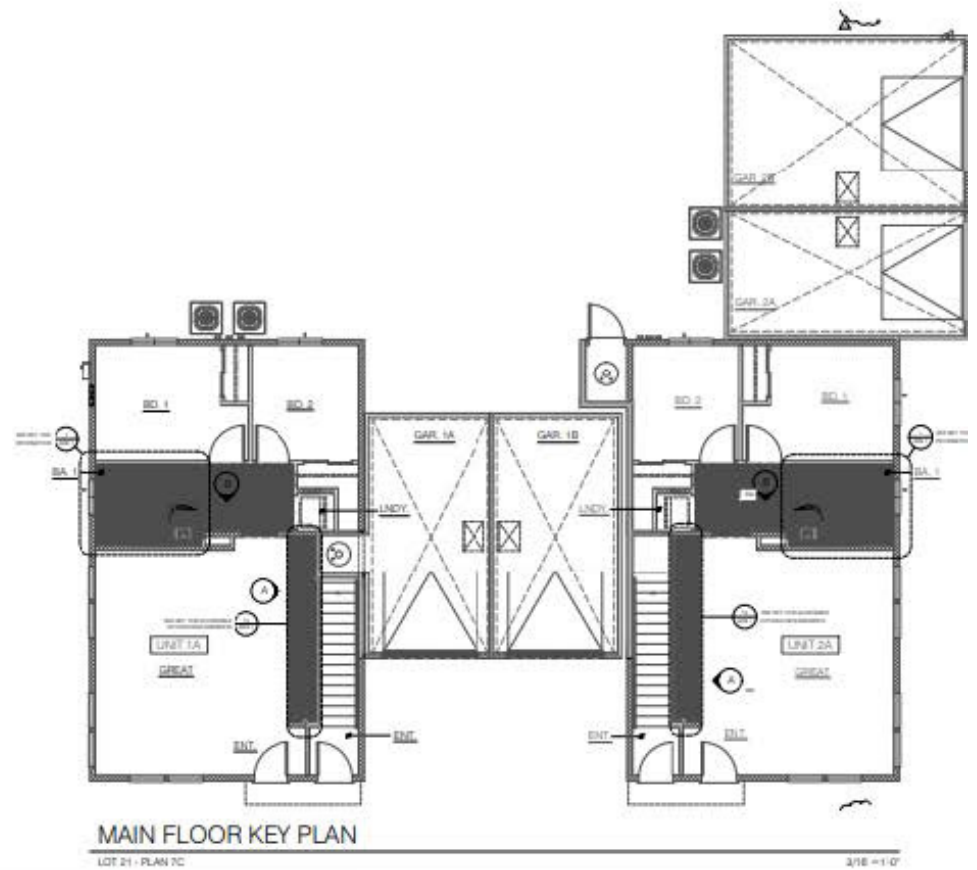
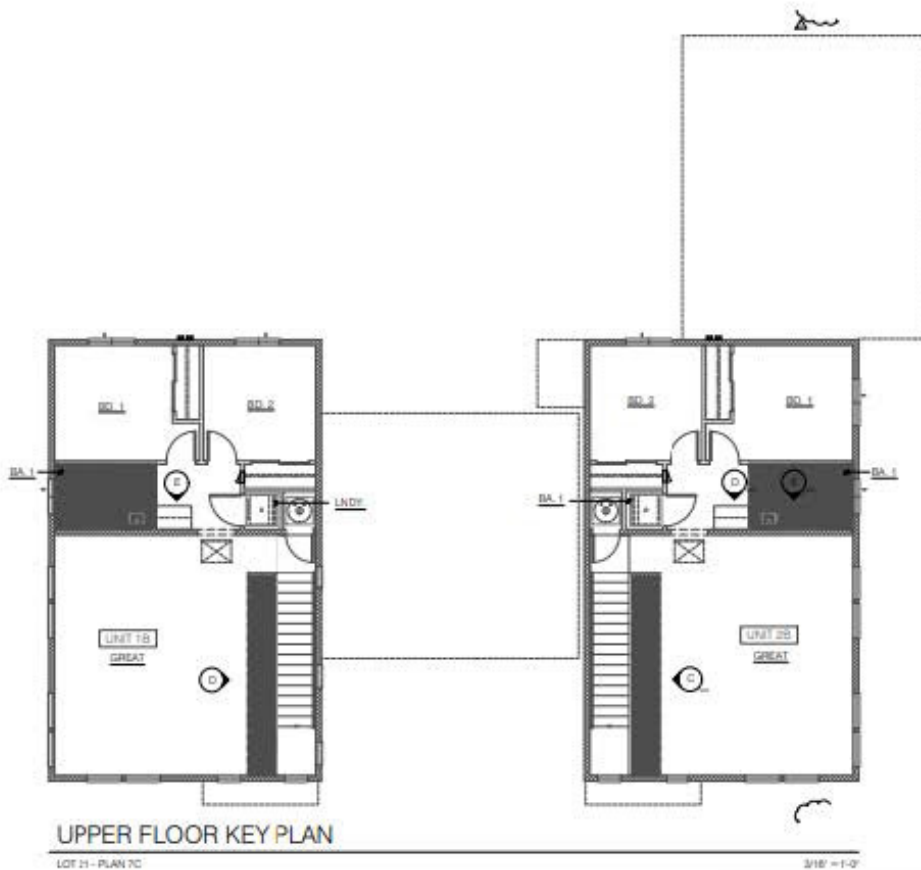
FLOOR PLAN

2558-2564 DAKOTA AVENUE



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EXAMPLE PHOTOS



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AERIAL PHOTO



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FULTON MARKETPLACE

**SUBJECT
PROPERTIES**

BUILT 2026

ENERGY
EFFICIENT

TURN-KEY

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MARKET SUMMARY



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SANTA ROSA SUMMARY

Santa Rosa is the county seat and largest city in Sonoma County, serving as the economic and business hub of the North Bay and California's Wine Country. Located 55 miles north of San Francisco, the city supports a diverse, well-balanced economy anchored in tourism, technology, manufacturing, retail, and business services, and offers a high quality of life with a skilled workforce.

Santa Rosa serves surrounding communities along the Highway 101 corridor as a major shopping and employment center, with multiple retail districts and regional malls. Home to roughly one-third of Sonoma County's 500,000 residents, Santa Rosa has been recognized as one of the nation's most livable communities. The county continues to experience low unemployment, steady job growth, expanding housing development, and rising taxable sales.

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