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1701 Lake St
Calistoga, CA

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

COMMERCIAL GROUP



**COLDWELL
BANKER
COMMERCIAL**

\$1,795,000

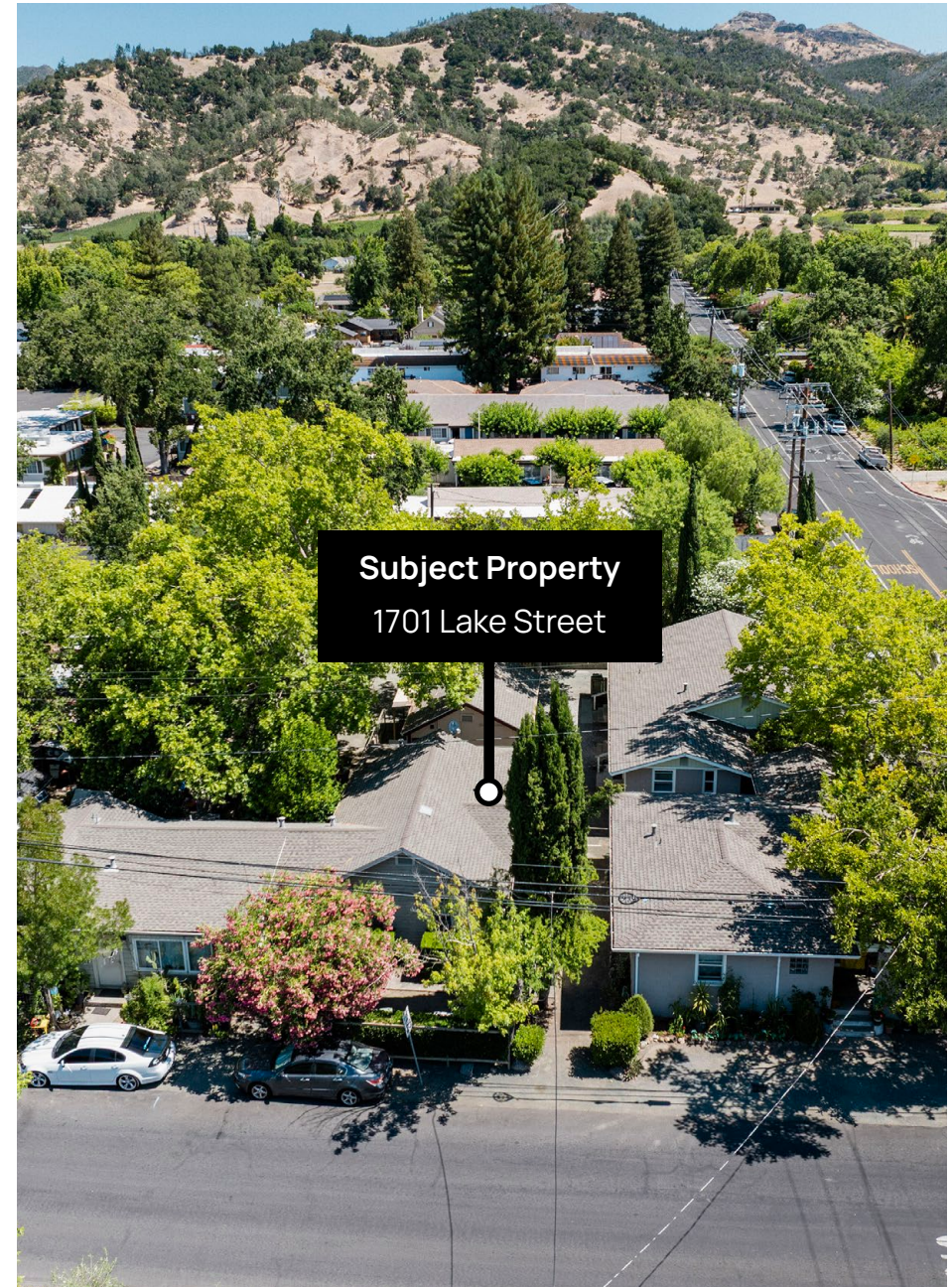
9 Units

1701 Lake Street, Calistoga, CA

Situated in bucolic Calistoga in northern Napa County, this well-located 9-unit apartment complex presents an attractive opportunity to acquire a stable multifamily asset in one of the region's most desirable rental markets. The property features a strong unit mix of two (2) two-bedroom, one-bath units, six (6) one-bedroom, one-bath units, and one (1) studio, offering broad appeal to a range of renter profiles.

The four single-story buildings are positioned on a level 0.37-acre corner lot, providing a desirable physical layout and convenient access throughout the property. Capital improvements include new roofs and gutters on all buildings completed in 2020-2021, two newer water heaters, and mostly dual-pane windows. Most units have also received varying levels of remodeling within the past ten years, providing a solid foundation for continued ownership with select opportunities for further improvement.

Located close to downtown Calistoga, schools, shopping, and transportation, the property benefits from a highly desirable residential location with convenient access to the community's amenities and employment centers. With its attractive unit mix, recent capital improvements, manageable scale, and location in a supply-constrained Napa Valley community, this offering represents a compelling opportunity for investors seeking a well-positioned multifamily asset in Calistoga.



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DRE# 01499008

Address:	1701 Lake Street Calistoga, CA 94515
Parcel Number(s):	011-043-033
Year Built:	Unknown
# of Units:	9
# of Buildings:	4
Building SF:	4,866 SF*
Lot SF:	16,174 SF (0.37 Acres)
Construction:	Wood Frame & Concrete Block
Exterior:	Wood Siding & Concrete Block
Roof:	Pitched; Comp Shingle
Foundation:	Concrete Perimeter
Parking:	5-6 Off-Street; Street
HVAC:	Wall Heaters
Electrical:	Fuses (8) & Circuit Breakers (1)
Laundry:	None
Utilities (Tenants):	PG&E, Cable/Internet
Utilities (Owner):	Water, Sewer, Trash



*Square footage estimated.

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Calistoga, CA

Calistoga is a distinctive Napa Valley community at the valley's northern end, offering a compelling combination of small-town character, wine-country amenities, and strong visitor appeal. Known for its historic downtown, natural hot springs, vineyards, and proximity to renowned wineries, Calistoga attracts both year-round residents and visitors seeking a more relaxed Napa Valley experience.

From a multifamily real estate perspective, Calistoga benefits from its role as both a residential community and highly desirable tourism destination. Housing demand is supported by long-term residents, hospitality and service-sector employees, wine-industry professionals, and second-home owners. Limited developable land and the community's emphasis on preserving its historic and agricultural character create meaningful barriers to new housing supply, supporting the long-term appeal of well-located multifamily assets.

Calistoga's downtown provides convenient access to restaurants, boutique retail, tasting rooms, lodging, and community services, while the surrounding vineyards, mountains, and open space contribute to its strong quality of life. With Highway 29 providing access to St. Helena, Yountville, and Napa, the city offers regional connectivity while maintaining its more intimate character. For investors, Calistoga represents a scarce residential market within one of California's most recognized wine and tourism regions.

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Subject Property
1701 Lake Street

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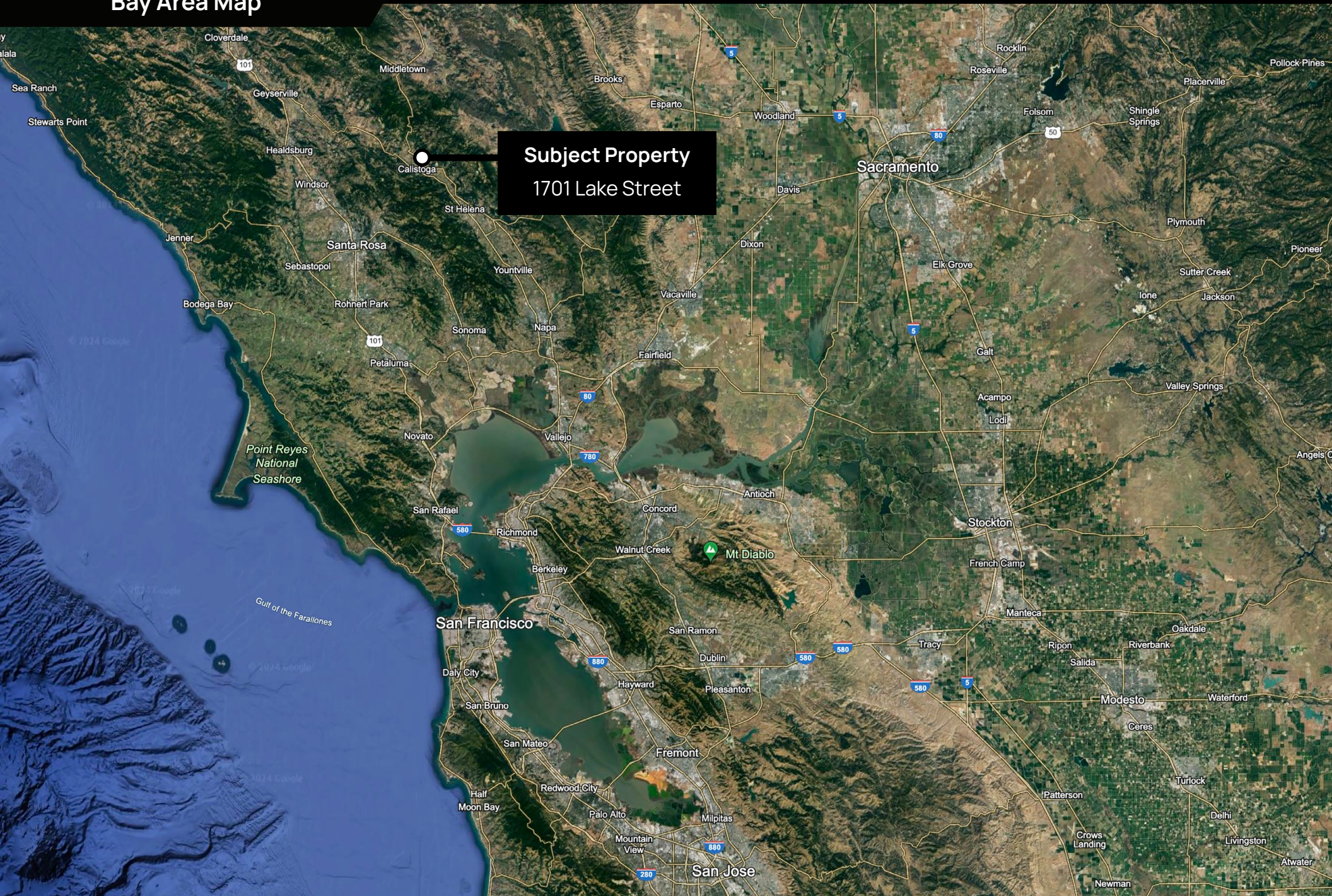
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Bay Area Map

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Unit #	Unit Type	SF*	Current Rent	Market Rent	Move-In
1701-1 Lake	2 Bed / 1 Bath	600	\$1,850	\$1,995	07/02/14
1701-2 Lake	1 Bed / 1 Bath	300	\$1,450	\$1,550	04/27/26
1701-3 Lake	1 Bed / 1 Bath	300	\$1,495	\$1,550	03/01/26
1701-4 Lake	Studio	360	\$1,400	\$1,450	09/01/26
1701-5 Lake	1 Bed / 1 Bath	360	\$1,650	\$1,650	07/15/26
1701-6 Lake	1 Bed / 1 Bath	300	\$1,495	\$1,550	01/01/26
1704 Grant	1 Bed / 1 Bath	440	\$1,495	\$1,800	12/30/25
1704 1/2 Grant	1 Bed / 1 Bath	440	\$1,750	\$1,800	01/07/16
1706 Grant	2 Bed / 1 Bath	600	\$1,825	\$1,995	09/15/09
Totals		3700	\$14,410	\$15,340	
Gross Scheduled Rents			\$172,920	\$184,080	

*Unit SF estimated

Income	Current Rents		Market Rents		
Gross Scheduled Rents	\$	172,920	\$	184,080	See Rent Roll
Other	\$	6,397	\$	6,397	Actual
Gross Potential Income	\$	179,317	\$	190,477	
Vacancy Reserve	\$	(5,188)	\$	(5,522)	3%
Gross Effective Income	\$	174,129	\$	184,955	

Expenses	Current Rents		Market Rents		
Property Tax	\$	19,534	\$	19,534	New @ 1.0823% + \$107
Property Insurance	\$	7,392	\$	7,392	Actual
Water & Sewer	\$	18,258	\$	18,258	Actual
Gas & Electric	\$	1,029	\$	1,029	Actual
Trash	\$	4,759	\$	4,759	Actual
Landscaping	\$	6,287	\$	6,287	Actual
Management	\$	8,706	\$	9,248	Estimated @ 5%
Maintenance	\$	9,000	\$	9,000	Estimated @ \$1,000/Unit
Total Operating Expenses	\$	74,966	\$	75,507	

Net Income	\$	99,164	\$	109,448
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Metrics	Current Rents		Market Rents	
GRM	10.01		9.42	
Cap Rate	5.52%		6.10%	
Expense Ratio	43.05%		40.82%	
Expenses/Unit	\$8,330		\$8,390	

Pricing		
Asking Price	\$	1,795,000
Price/Unit	\$	199,444
Price/SF	\$	485

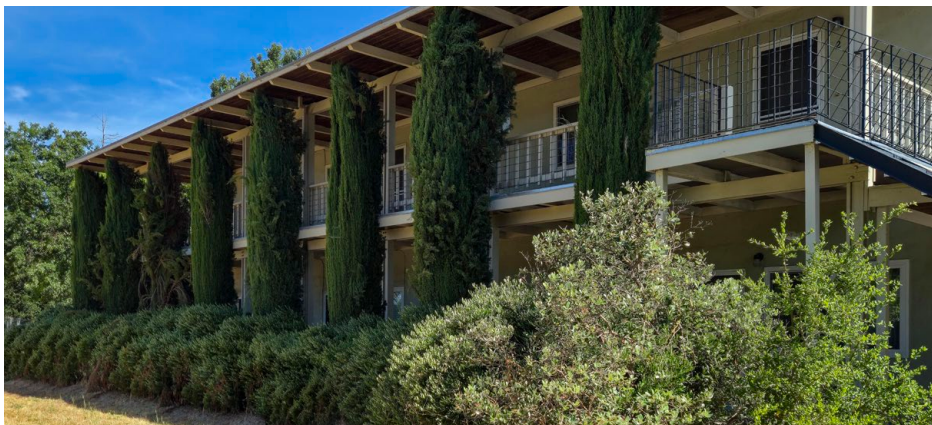
Valuation Metrics	Current	Market
Gross Income Multiplier	10.01	9.42
Capitalization Rate	5.52%	6.10%

Investment Return	Current	Market
Net Operating Income	\$ 99,164	\$ 109,448
Debt Service	\$ 77,486	\$ 77,486
Net Cash Flow After Debt Service	\$ 21,678	\$ 31,962
Principal Reduction	\$ 13,226	\$ 13,226
Total Return	\$ 34,903	\$ 45,187
Total Return %	4.86%	6.29%

New Loan Assumptions		
Loan Type	3 Yr. Fixed	
Loan Amount	\$ 1,077,000	60%
Down Payment	\$ 718,000	40%
Interest Rate / Amortization	6.00%	5 year

Subject Property	City	Status	Price	Units	\$ / Unit	\$ PSF	GRM	Cap Rate	ST	1BR	2BR	3BR
1701 Lake St	Calistoga	Subject	\$1,795,000	9	\$199,444	\$485	10.01	5.52%	1	6	2	-

Property	City	COE	Price	Units	\$ / Unit	\$ PSF	GRM	Cap Rate	ST	1BR	2BR	3BR
505 Franklin St	Napa	7/15/26	\$3,500,000	18	\$194,444	\$243	9.39	5.13%	-	8	10	-
1356 Monte Vista Ave	Saint Helena	7/7/26	\$2,165,000	6	\$360,833	\$410	-	4.72%	-	-	6	-
1429 3rd St	Calistoga	6/1/26	\$1,700,000	7	\$242,857	\$392	13.44	4.46%	-	-	7	-
1516 3rd St	Napa	12/31/25	\$1,800,000	8	\$225,000	\$428	-	-	3	3	2	-
43 Brannan St	Calistoga	11/14/25	\$1,611,000	8	\$201,375	\$301	11.76	5.44%	-	8	-	-
Averages					\$244,902	\$355	11.53	4.94%				



43 Brannan St, Calistoga, CA

Price:	\$1,611,000	Units:	8
Price/Unit:	\$201,375	Price/SF:	\$301
GRM	11.76	Cap Rate:	5.44%
Unit Mix:	8-1BR	COE:	11/14/25



505 Franklin St, Napa, CA

Price:	\$3,500,000	Units:	18
Price/Unit:	\$194,444	Price/SF:	\$243
GRM	9.39	Cap Rate:	5.13%
Unit Mix:	10-2BR, 8-1BR	COE:	07/15/26

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