

**BERKSHIRE
HATHAWAY**
HOMESERVICES

Drysdale
Properties

COMMERCIAL ADVISORS

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Exclusively Represented By:

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OFFERING MEMORANDUM

TABLE OF CONTENTS

FOR SALE

CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	8
FINANCIAL ANALYSIS	12
DEMOGRAPHICS	17

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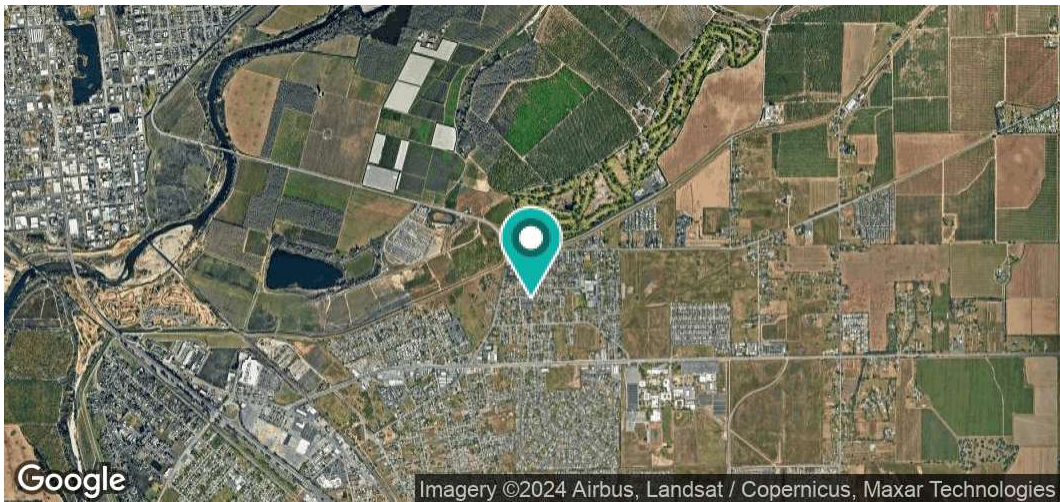
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PROPERTY INFORMATION

Section 1

EXECUTIVE SUMMARY

FOR SALE



OFFERING SUMMARY

Price	\$2,500,000
Price / Unit	\$138,889
GRM	9.18
# of Units	18
CAP	7.18%
NOI	\$179,530.94
Site Size	63,162 SF

PROPERTY HIGHLIGHTS

- Great Unit Mix; (17) 2-bedroom, 1-bathroom units and (1) 3-bedroom, 1-bathroom unit
- Each unit is separately metered for electricity and gas, reducing owner expenses
- Brand new roof recently installed, ensuring low maintenance and long-term durability
- Energy-efficient double pane windows that enhance tenant comfort and reduce utility costs
- Plenty ample parking spaces for tenants, adding to the property's convenience and appeal
- High Cash Flow
- One of the few multifamily properties in Marysville, making it a rare investment opportunity
- Turn-key condition, ideal for investors seeking immediate returns without significant renovation costs

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PROPERTY DESCRIPTION

FOR SALE



PROPERTY DESCRIPTION

Presenting a fantastic investment opportunity in Marysville, California – this 18-unit multifamily property boasts a mix of (17) spacious 2-bedroom, 1-bathroom units and (1) 3-bedroom, 1-bathroom unit. The property is in excellent condition, featuring a brand-new roof and energy-efficient double pane windows, which help reduce energy costs and enhance tenant comfort.

With strong cash flow, this property is an ideal addition to any investment portfolio. Each unit offers well-designed living spaces that appeal to a wide range of tenants, further supporting its consistent income stream.

This well-maintained property is the perfect opportunity for investors seeking a high-performing asset with long-term income potential.

LOCATION DESCRIPTION

This 18-unit multifamily property is located in the heart of Marysville, California, a growing community known for its small-town charm and strategic location in Northern California. Positioned near major highways and transportation routes, the property provides easy access to Yuba City, Sacramento, and other surrounding areas, making it highly convenient for tenants commuting for work or leisure.

The property is situated in a quiet residential neighborhood, close to local amenities such as schools, parks, shopping centers, and dining options. With its proximity to recreational attractions like Ellis Lake and the Feather River, tenants can enjoy a balance of city conveniences and natural beauty. Marysville's tight-knit community and steady demand for rental housing make this property an attractive long-term investment in an area with limited multifamily opportunities.

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ADDITIONAL PHOTOS

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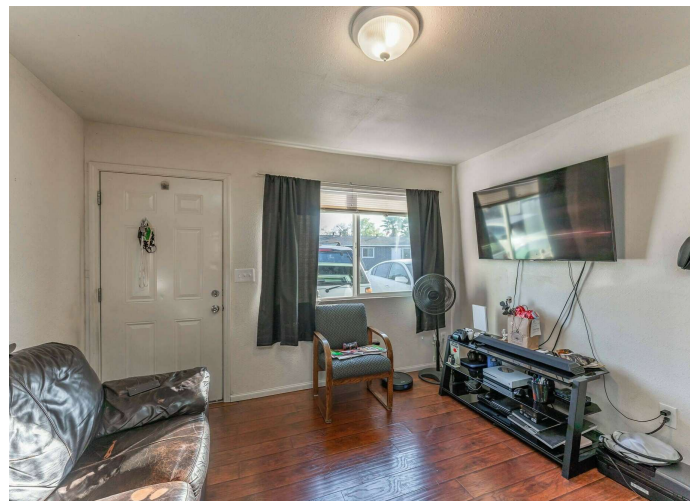
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LOCATION INFORMATION

Section 2

REGIONAL MAP

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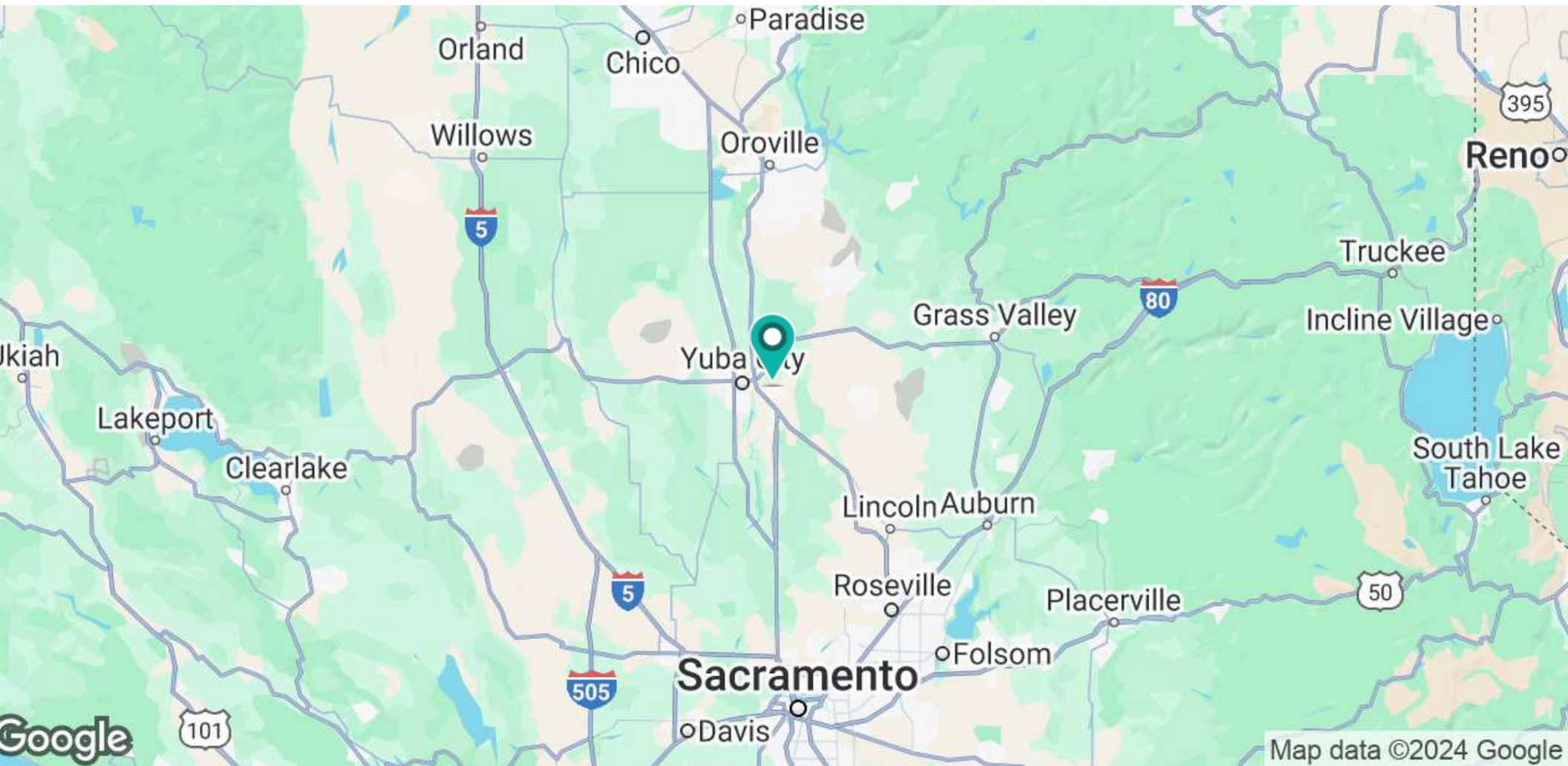
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LOCATION MAP

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AERIAL MAP

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Google

Map
data
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FINANCIAL ANALYSIS

Section 3

FINANCIAL SUMMARY

FOR SALE

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$2,500,000	\$2,500,000
Price per SF	\$185	\$185
Price per Unit	\$138,889	\$138,889
GRM	9.18	7.69
CAP Rate	7.18%	9.23%
Cash-on-Cash Return (yr 1)	6.90%	11%
Total Return (yr 1)	\$100,569	\$151,902
Debt Coverage Ratio	1.92	2.47
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$272,280	\$325,200
Total Scheduled Income	\$272,280	\$325,200
Vacancy Cost	\$8,168	\$9,756
Gross Income	\$264,112	\$315,444
Operating Expenses	\$84,581	\$84,581
Net Operating Income	\$179,531	\$230,863
Pre-Tax Cash Flow	\$86,196	\$137,528
FINANCING DATA	CURRENT	MARKET
Down Payment	\$1,250,000	\$1,250,000
Loan Amount	\$1,250,000	\$1,250,000

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FINANCIAL SUMMARY

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Debt Service	\$93,335	\$93,335
Debt Service Monthly	\$7,777	\$7,777
Principal Reduction (yr 1)	\$14,374	\$14,374

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INCOME & EXPENSES

FOR SALE

INCOME SUMMARY	CURRENT	MARKET
Rental Income	\$272,280	-
Market Rental Income	-	\$325,200
Vacancy Cost	(\$8,168)	(\$9,756)
GROSS INCOME	\$264,112	\$315,444
EXPENSES SUMMARY	CURRENT	MARKET
Tax (Est. 1%*Sale Price)	\$25,000	\$25,000
Insurance (Actual)	\$9,029	\$9,029
Electricity & Gas	\$1,423	\$1,423
Water	\$10,208	\$10,208
Garbage	\$9,424	\$9,424
Management	\$13,614	\$13,614
Pest control (Actual)	\$1,800	\$1,800
Landscaping (Actual)	\$582	\$582
Maintenance & Repairs (Est. @500/Unit)	\$9,000	\$9,000
Reserve (Est. @250/Unit)	\$4,500	\$4,500
OPERATING EXPENSES	\$84,581	\$84,581
NET OPERATING INCOME	\$179,531	\$230,863

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RENT ROLL

FOR SALE

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT
1	2	1	\$1,350	\$1,500
2	2	1	\$1,300	\$1,500
3	2	1	\$1,350	\$1,500
4	2	1	\$1,350	\$1,500
5	2	1	\$1,290	\$1,500
6	2	1	\$1,350	\$1,500
7	2	1	\$1,350	\$1,500
8	2	1	\$1,230	\$1,500
9	2	1	\$650	\$1,500
10	2	1	\$1,300	\$1,500
11	2	1	\$1,350	\$1,500
12	2	1	\$1,350	\$1,500
13	2	1	\$1,290	\$1,500
14	2	1	\$1,350	\$1,500
15	2	1	\$1,350	\$1,500
16	2	1	\$1,230	\$1,500
17	2	1	\$1,350	\$1,500
18	3	1	\$900	\$1,600
TOTALS			\$22,690	\$27,100
AVERAGES			\$1,261	\$1,506

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DEMOGRAPHICS

Section 4

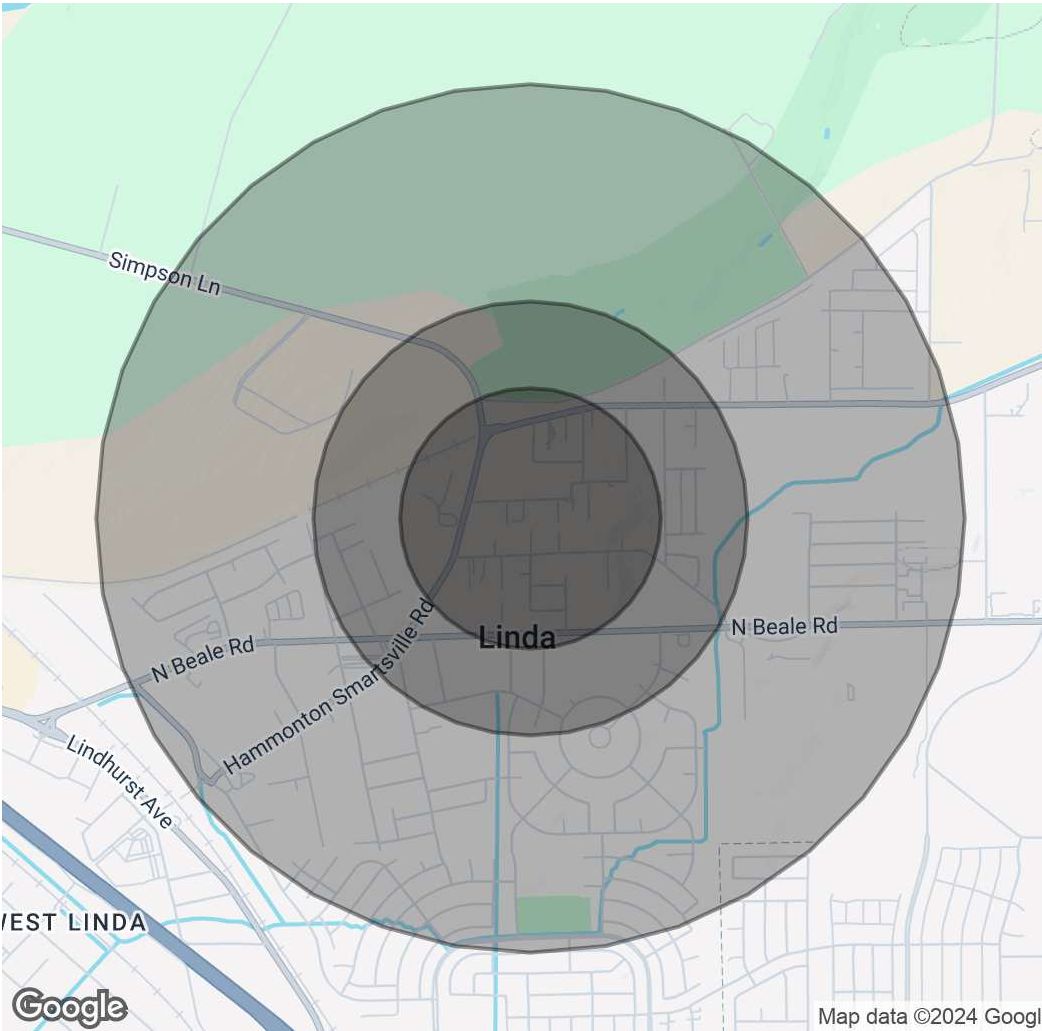
DEMOGRAPHICS MAP & REPORT

FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,332	3,704	10,515
Average Age	33	34	34
Average Age (Male)	32	33	33
Average Age (Female)	34	35	35

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	409	1,147	3,256
# of Persons per HH	3.3	3.2	3.2
Average HH Income	\$57,865	\$60,215	\$75,375
Average House Value	\$263,528	\$254,559	\$297,894

Demographics data derived from AlphaMap



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