

5270 Old Redwood Highway

Santa Rosa, CA 95403

Multifamily Development Opportunity

FOR SALE



— 5270 Old Redwood Highway —

Property Highlights

- R-2 zoning
- 16,000 SF lot
- 50% permissible lot coverage
- 35-foot height limit
- 24,000 SF of total building area
- Build up to four legal homes plus one ADU
- Unit Mix: Two 3 Bedroom/2 Bathroom Units



AVENUE 8

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Section

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SECTION 1

Property Details

Property Summary

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Property Summary

Price:	\$765,000
CAP Rate:	5.27%
Building Size:	2,513 Sq. Ft.
Lot Size:	0.37 Acres
Zoning	R-2
Type:	MultiFamily

Property Overview

Design your ideal community! 5270 Old Redwood Highway is a fantastic opportunity for a developer to purchase a 16,000 square foot lot in an R-2 zone in unincorporated Santa Rosa. The R-2 zoning designation permits up to four legal units and a fifth Accessory Dwelling Unit. The 50% permissible lot coverage and 35-foot height limit could allow for a whopping 24,000 square feet of building area. Reliable income on the current property can offset holding costs as the future community is planned.

Location Overview

5270 Old Redwood Highway sits on over 16,000 square feet in unincorporated Sonoma County California. The property is conveniently located near the vineyards, farmland and light industry of the Mark West and Larkfield-Wikiup areas, and a short drive north of downtown Santa Rosa.

Property Description

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Property Description

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Executive Summary

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$765,000
Investment - Cash	\$765,000

Investment Information

Purchase Price	\$765,000
Price per Unit	\$382,500
Price per Sq. Ft.	\$304.54
Expenses per Unit	(\$6,682)

Income, Expenses & Cash Flow

Gross Scheduled Income	\$55,896
Total Vacancy and Credits	(\$2,236)
Operating Expenses	(\$13,363)
Net Operating Income	\$40,297
Debt Service	\$0
Cash Flow Before Taxes	\$40,297

Financial Indicators

Cash-on-Cash Return Before Taxes	5.27%
Debt Coverage Ratio	N/A
Capitalization Rate	5.27%
Gross Rent Multiplier	13.69
Gross Income / Square Feet	\$22.25
Gross Expenses / Square Feet	(\$5.32)
Operating Expense Ratio	24.90%

Summary

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Investment Summary

Price	\$765,000
Year Built	1946
Units	2
Price/Unit	\$382,500
RSF	2,512
Price/RSF	\$304.54
Lot Size	0.37 acres
Floors	1
Cap Rate	5.27%
Market Cap Rate	7.04%
GRM	13.69
Market GRM	11.38

Unit Mix & Monthly Scheduled Income

Type	Units	Actual	Total	Market	Total
3 Bedroom/2 Bathroom	1	\$2,275	\$2,275	\$2,800	\$2,800
3 Bedroom/2 Bathroom	1	\$2,383	\$2,383	\$2,800	\$2,800
Totals	2		\$4,658		\$5,600

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$55,896	\$67,200
- Less: Vacancy	(\$2,236)	\$0
Effective Gross Income	\$53,660	\$67,200
- Less: Expenses	(\$13,363)	(\$13,363)
Net Operating Income	\$40,297	\$53,837

Annualized Expenses

Description	Actual	Market
New Owner Tax Basis	\$7,650	\$7,650
Water (Actual)	\$1,068	\$1,068
Building Insurance (Actual)	\$1,320	\$1,320
Building Maintenance (Actual)	\$2,825	\$2,825
Misc (Estimated)	\$500	\$500
Total Expenses	\$13,363	\$13,363
Expenses Per RSF	\$5.32	\$5.32
Expenses Per Unit	\$6,682	\$6,682

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SECTION 2

Photos

Property Photos

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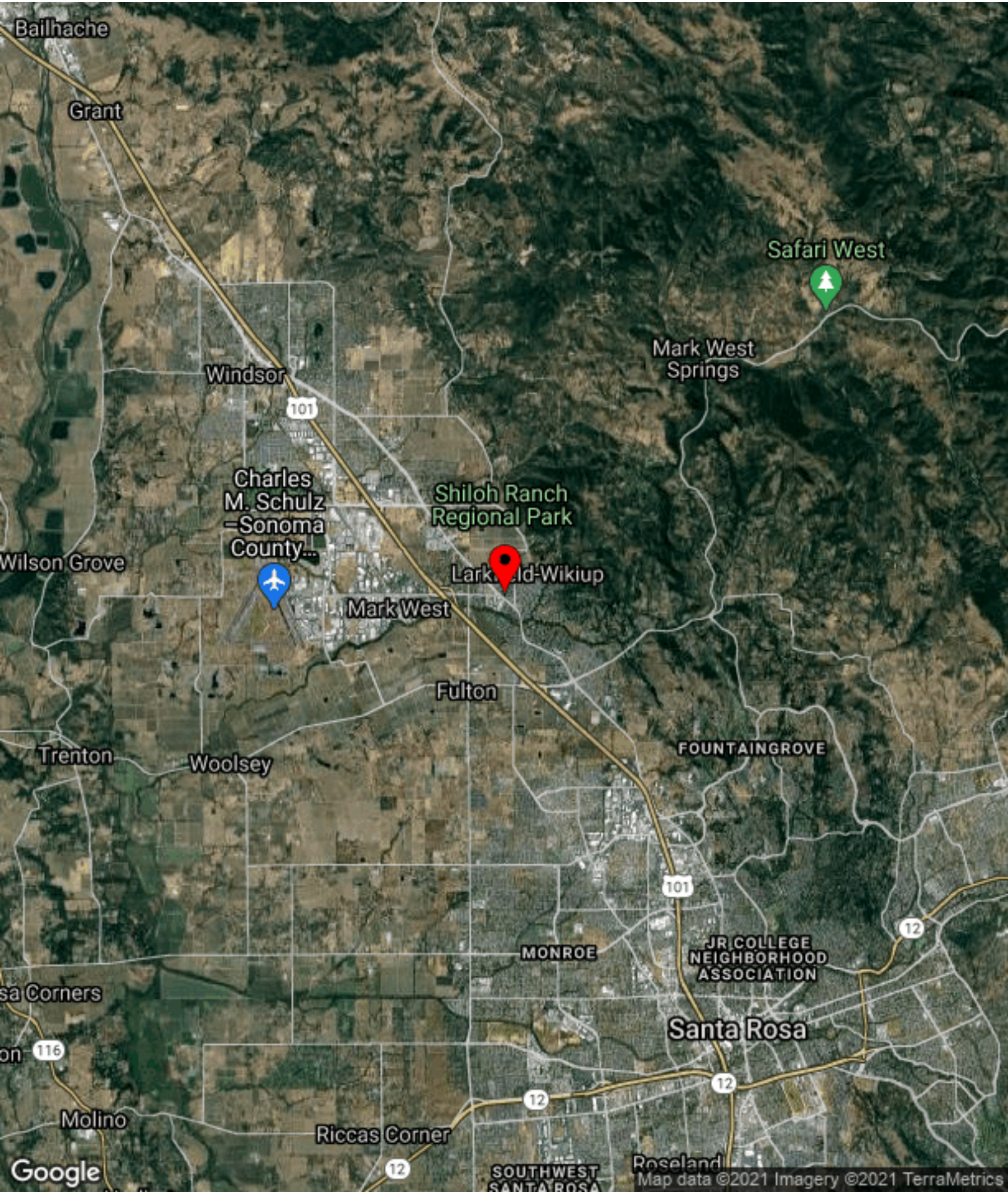
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SECTION 3

Maps / Demographics



Location Map

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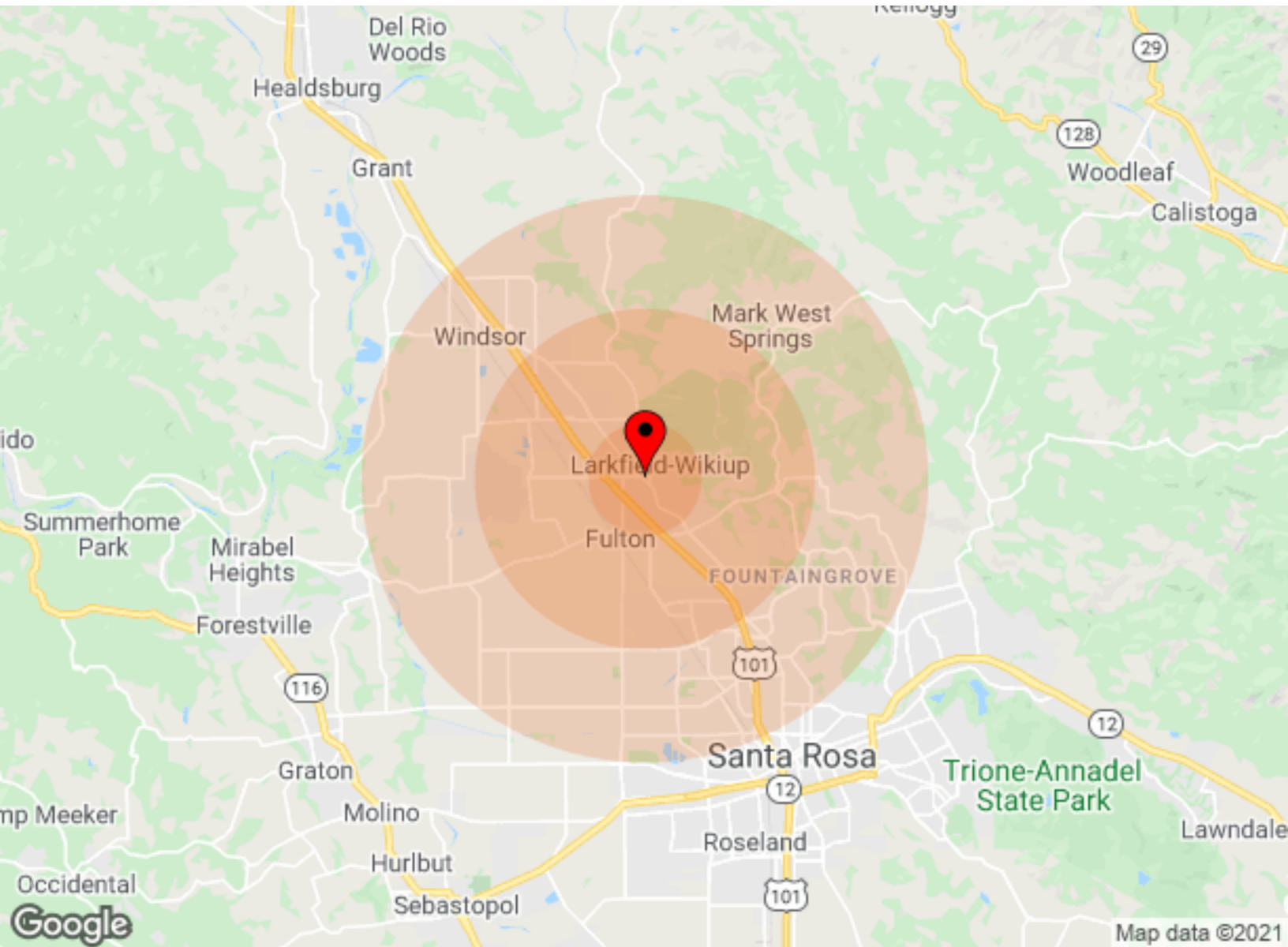
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Demographics

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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,695	15,271	52,669	Median	\$70,216	\$68,520	\$62,188
Female	2,936	16,284	54,829	< \$15,000	155	952	3,836
Total Population	5,631	31,555	107,498	\$15,000-\$24,999	359	1,176	3,932
				\$25,000-\$34,999	75	968	2,992
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	123	1,446	4,932
Ages 0-14	1,169	5,759	20,677	\$50,000-\$74,999	391	2,205	7,130
Ages 15-24	818	4,187	14,607	\$75,000-\$99,999	373	1,714	5,703
Ages 55-64	779	4,184	13,568	\$10,000-\$149,999	373	1,887	6,114
Ages 65+	902	5,602	17,443	\$150,000-\$199,999	214	915	2,506
				> \$200,000	26	656	2,040
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,454	24,359	79,018	Total Units	2,149	12,699	42,184
Black	10	257	1,260	Occupied	2,053	12,042	39,671
Am In/AK Nat	50	329	1,093	Owner Occupied	1,128	7,840	23,795
Hawaiian	N/A	24	144	Renter Occupied	925	4,202	15,876
Hispanic	1,552	8,427	34,160	Vacant	96	657	2,513
Multi-Racial	2,062	11,694	45,940				

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

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SECTION 4

Agent Information

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Our Team

MARK CHOW

DRE License No. 01347820

Founder - President



Mark Chow is a seasoned real estate professional with over 18 years experience in all areas of real estate including product marketing and positioning, property valuation and analyses, and asset acquisitions and dispositions focusing on minimizing taxation and maximizing revenue.

Specializing in the San Francisco Bay Area market, Mark's deep connections and expansive network enable him to provide unparalleled value to his clients.

Mark's previous roles in real estate include consulting services for new development as well as an Independent Consultant for urban developers and principals. Mark has a deep commitment to the sales process and is dedicated to delivering high-touch service levels for all of his clients, large institutions and individuals alike.

His vast experience began in tech where he was one of the first employees of Amazon.com and designed the customer experience platform, directly reporting to Jeff Bezos. These past experiences are integral to Mark's highly customized client-centric approach to real estate sales.

Our Team

KAREN MULCAHY

DRE License No. 02002780

Co-Founder - Managing Director



Karen Mulcahy is an accomplished real estate advisor who transitioned into residential and commercial real estate after a successful media sales and management career in the SF Bay Area. Karen attributes her consistently proven track record of results with buyers and sellers, to a consultative, long-term relationship approach focused on what is optimal for each individual investor and their specific needs.

Karen is a 3rd generation San Franciscan who is passionate about implementing her exceptional skill set, and utilizing her extensive network, with her clients in the San Francisco Bay Area real estate market.

Our Team

MARCO BARRETTO

DRE License No. 02078316

Sales Associate



Marco has established himself for over two years focusing on multifamily assets throughout the Bay Area. Marco strives to value and analyze real estate from a critical investment perspective.

Athletically, Marco played four years of NCAA Division 1 tennis at the University of San Francisco, where he received a B.A. in Economics in 2018. He was an ITA D1 All-Academic Scholar.

Originally a California native from Marin County, Marco's hobbies include being outdoors, playing golf, and keeping up with his favorite Bay Area sports teams.