

FOR SALE

SONOMA GARDEN APARTMENTS

433 Sonoma Avenue Santa Rosa, CA 95401



SALE PRICE

\$3,995,000

Steven Caravelli

(415) 706-0008

CalDRE #00879834

Kevin Caravelli

(415) 271-8517

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Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY INFORMATION

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PROPERTY SUMMARY

433 Sonoma Avenue Santa Rosa, CA 95401



PROPERTY HIGHLIGHTS

- Well located Downtown Investment
- Immediate Cash Flow with Zero Operational Drag
- 5.65% Cap Rate | 10.60 GRM
- High-Demand Unit Mix | \$221,972/ Unit
- Attractive, Low-Maintenance Landscaping

OFFERING SUMMARY

Sale Price:	\$3,995,000
Number of Units:	18
Lot Size:	17,860 SF
Building Size:	10,015 SF
NOI:	\$225,634.49
Cap Rate:	5.65%

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	501	1,919	7,969
Total Population	1,059	4,414	20,342
Average HH Income	\$106,537	\$102,170	\$94,734

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DESCRIPTION

SONOMA GARDEN APARTMENTS

433 Sonoma Avenue Santa Rosa, CA 95401



PROPERTY DESCRIPTION

Originally constructed in 1963, the property has undergone numerous structural and cosmetic upgrades, making it an attractive, low-maintenance asset with above-market cash flow. The community consists of a two-story residential building with seventeen 1-bedroom/1-bath units and one 2-bedroom/1-bath units, complemented by a detached single-story structure housing the laundry room, management storage, and mechanical systems.

Situated on a prominent corner lot, the site enjoys excellent natural light, strong visibility, and efficient circulation. Each unit features vinyl double-pane windows, and sixteen units have been improved with refurbished original wood cabinetry, vinyl plank flooring, low-flow plumbing fixtures, and newer appliances.

The property has been meticulously maintained, allowing a new owner to operate with minimal near-term capital needs. Recent improvements include new carport roofs, an excellent-condition roof on the main residential building, and upgraded steel staircases and walkway railings built to current code.

The grounds feature drought-tolerant landscaping on automated irrigation, and a recently installed security fence and parking gate enhance resident comfort and peace of mind. Interiors are clean and functional, offering a clear opportunity for modest luxury upgrades that may support higher rents and long-term value creation.

INTERIOR DESCRIPTION

Unit interiors feature vinyl wood flooring throughout the kitchens, bedrooms, and living areas, with durable tile finishes in the bathrooms. Many units retain attractive original wood cabinetry, complemented by electric ranges and microwave ovens. Heating is provided by efficient gas wall units, and all bathrooms include a practical shower-over-bathtub combination, offering residents a clean, functional, and comfortable living environment.

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PHOTOS

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INTERIOR PHOTOS

433 Sonoma Avenue



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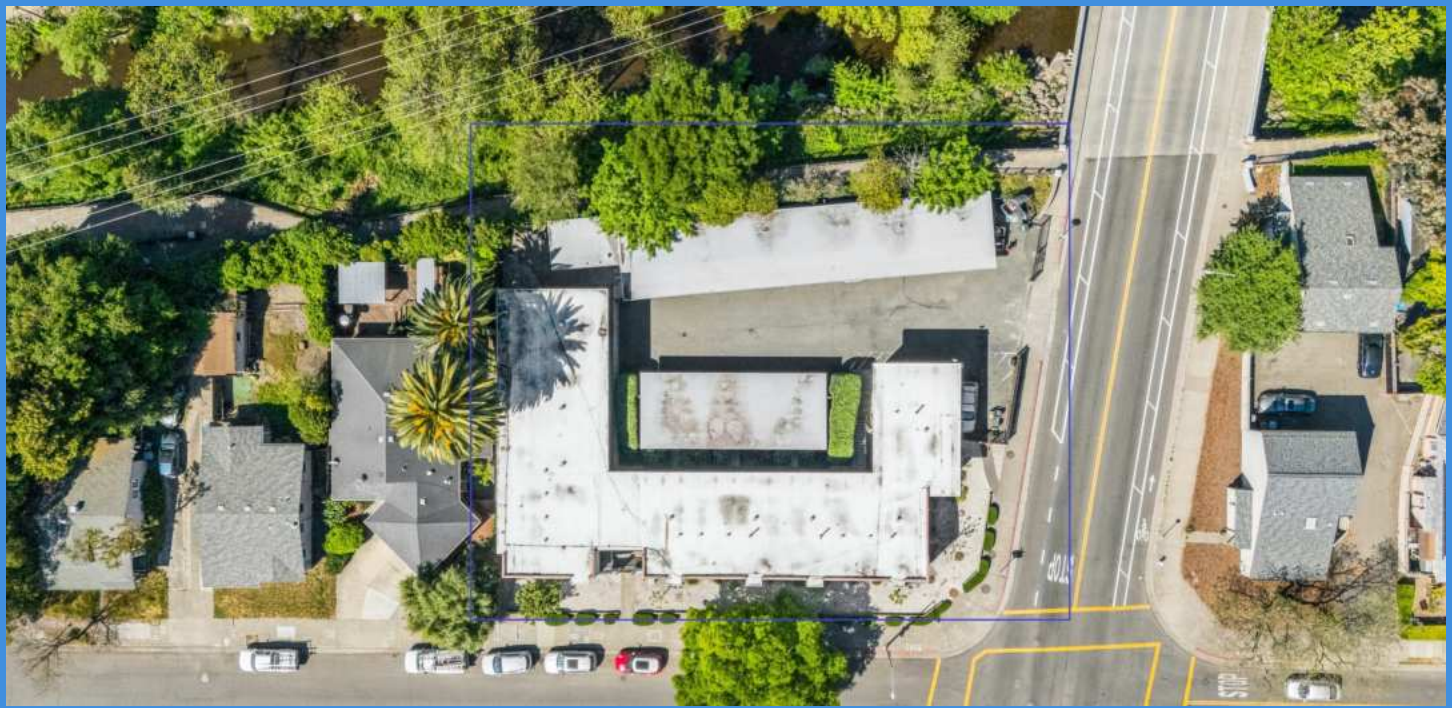
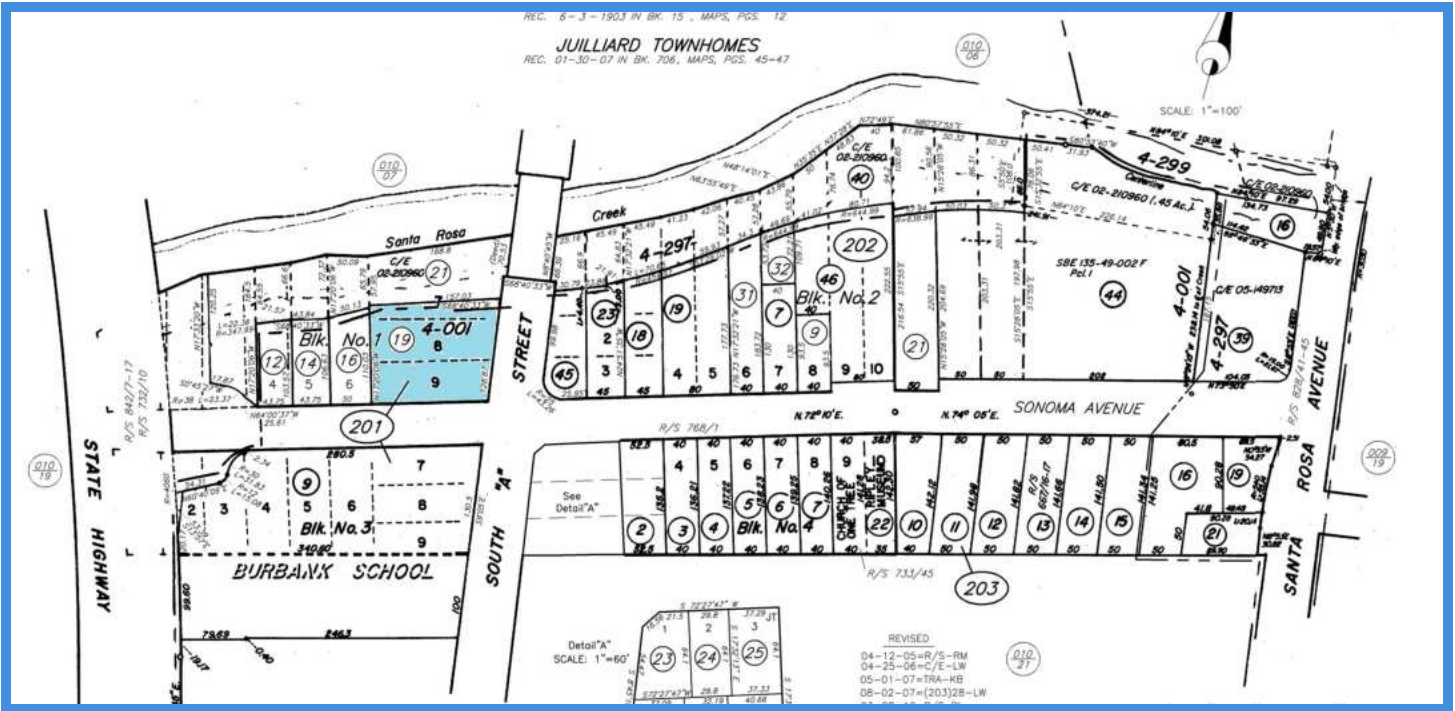


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PARCEL MAP

SONOMA GARDEN APARTMENTS

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LOCATION

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LOCATION

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LOCATION DESCRIPTION

PRIME DOWNTOWN-ADJACENT LOCATION

Positioned in one of Santa Rosa's most walkable, centrally connected neighborhoods.

Steps from the downtown core with immediate access to cafés, restaurants, breweries, grocery options, and daily-needs retail.

One block from Juilliard Park, offering open lawns, art installations, and year-round cultural programming.

HIGHLY WALKABLE, TRANSIT-RICH URBAN SETTING

Surrounding district blends historic single-family homes, mid-century apartments, and small neighborhood commercial nodes.

Excellent walkability and bike ability supported by flat streets and strong transit connectivity via multiple CityBus routes.

Close to Santa Rosa Junior College, downtown employment centers, and cultural institutions—driving consistent renter demand.

LIFESTYLE AMENITIES & COMMUNITY APPEAL

Walkable access to Juilliard Park, Luther Burbank Home & Gardens, and the SOFA Arts District.

Proximity to galleries, green space, community events, and neighborhood arts programming.

Nearby schools—including Luther Burbank Elementary and Santa Rosa Middle School—enhance family appeal.

Strong blend of convenience, culture, and urban character.

INVESTMENT STRENGTH

Infill location that consistently attracts tenants seeking car-optional living and proximity to downtown.

Strong walkability, transit access, and nearby employment hubs support durable rent growth and low vacancy.

Delivers core multifamily fundamentals: connectivity, lifestyle appeal, and stable long-term demand.

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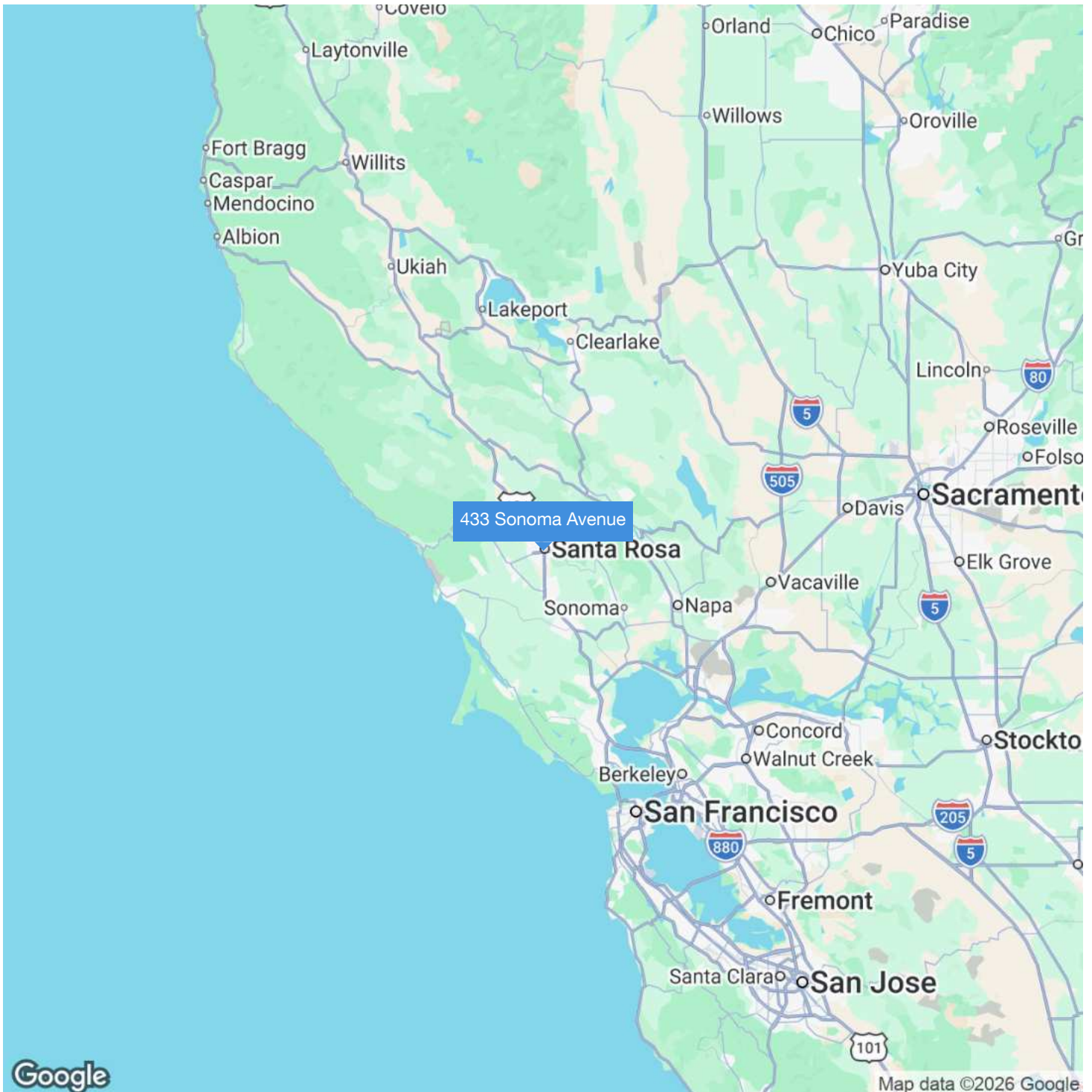


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REGIONAL MAP

S

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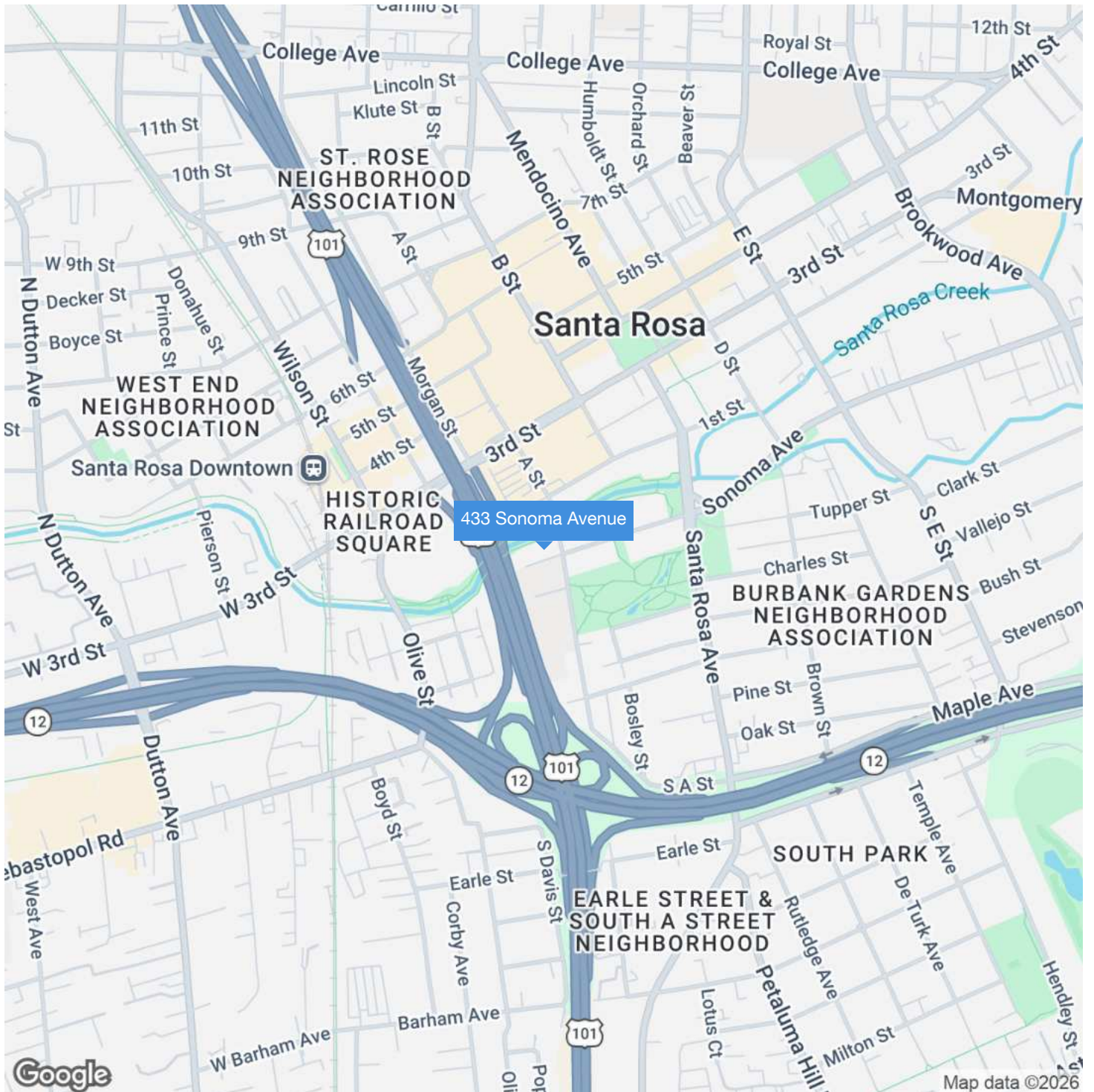
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LOCATION MAP

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AERIAL

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AREA MAP

SONOMA GARDEN APARTMENTS

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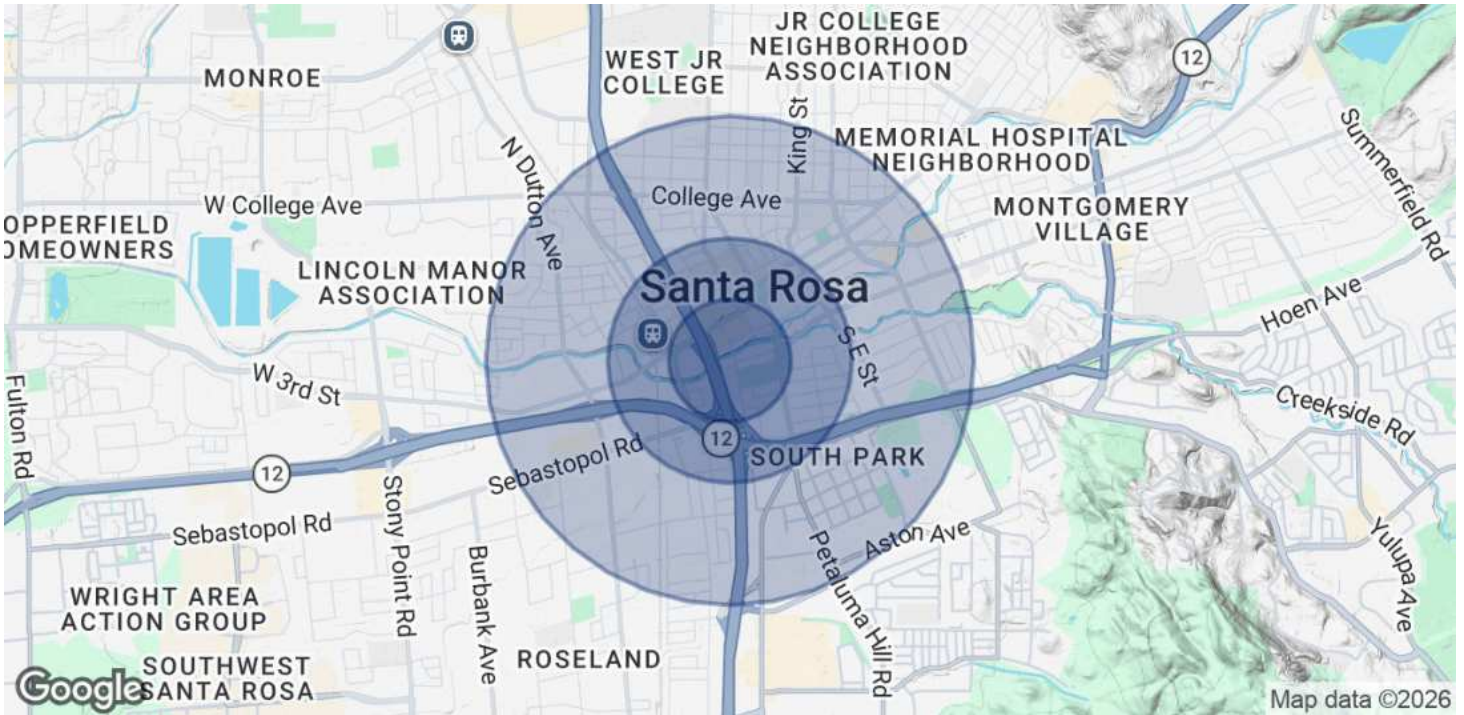
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DEMOGRAPHICS



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,059	4,414	20,342
Average Age	39.4	40	37.9
Average Age (Male)	38.9	39.8	38.1
Average Age (Female)	39.8	38.9	37.7

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	501	1,919	7,969
# of Persons per HH	2.1	2.3	2.6
Average HH Income	\$106,537	\$102,170	\$94,734
Average House Value	\$693,626	\$633,651	\$612,504

2023 American Community Survey (ACS)

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FINANCIALS

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SUMMARY

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INVESTMENT OVERVIEW

Price	\$3,995,000
Price per SF	\$399
Price per Unit	\$221,944
GRM	10.6
CAP Rate	5.65%
Cash-on-Cash Return (yr 1)	3.50%
Total Return (yr 1)	\$85,582
Debt Coverage Ratio	1.32

OPERATING DATA

Gross Scheduled Income	\$376,800
Laundry Income	\$19,700
Total Scheduled Income	\$396,500
Vacancy Cost (3.0%)	\$11,304
Gross Income	\$385,196
Operating Expenses	\$159,562
Net Operating Income	\$225,634
Pre-Tax Cash Flow	\$54,064

FINANCING DATA

Down Payment	\$1,545,000
Loan Amount	\$2,450,000
Debt Service	\$171,570
Debt Service Monthly	\$14,297
Principal Reduction (yr 1)	\$31,517

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INCOME & EXPENSE

433 Sonoma Avenue Santa Rosa

INCOME SUMMARY

Gross Rental Income	\$376,800
Utility RUBs	\$16,400
Est. Laundry	\$3,300
Vacancy Cost	(\$11,304)
GROSS INCOME	\$385,196

EXPENSES SUMMARY

New Property Tax (1.142% of SP) +\$222.90	\$45,852
Current Property Insurance	\$19,370
Property Management (5.0%)	\$17,380
Utilities- Water	\$11,845
Utilities- PG&E	\$4,360
Utilities- Trash	\$12,040
Landscaping	\$2,680
Pest Control	\$1,375
Repairs & Maintenance (\$500/Unit)	\$9,000
Misc.	\$4,500
Communications Internet & Telephone	\$10,460
Resident Manager	\$20,700
OPERATING EXPENSES	\$159,562

NET OPERATING INCOME	\$225,634
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RENT ROLL

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SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	RENT / SF	MARKET RENT	MARKET RENT / SF	LEASE START
1	1	1	550 SF	\$1,700	\$3.09	\$1,725	\$3.14	02/01/2026
2	2	1	605 SF	\$2,025	\$3.35	\$1,725	\$2.85	07/01/2025
3	1	1	550 SF	\$1,700	\$3.09	\$1,725	\$3.14	11/20/2025
4	1	1	550 SF	\$1,625	\$2.95	\$1,725	\$3.14	07/01/2025
5-RM	1	1	550 SF	\$1,725	\$3.14	\$1,725	\$3.14	07/15/2025
6-V	1	1	550 SF	\$1,800	\$3.27	\$1,800	\$3.27	Vacant
7	1	1	550 SF	\$1,625	\$2.95	\$1,625	\$2.95	04/25/2026
8	1	1	550 SF	\$1,700	\$3.09	\$1,725	\$3.14	08/29/2025
9	1	1	550 SF	\$1,625	\$2.95	\$1,625	\$2.95	04/25/2026
10	2	1	605 SF	\$2,000	\$3.31	\$2,100	\$3.47	08/20/2025
11	1	1	550 SF	\$1,700	\$3.09	\$1,725	\$3.14	08/01/2025
12	1	1	550 SF	\$1,725	\$3.14	\$1,725	\$3.14	07/01/2025
13-V	1	1	550 SF	\$1,800	\$3.27	\$1,800	\$3.27	Vacant
14	1	1	550 SF	\$1,700	\$3.09	\$1,725	\$3.14	07/01/2025
15-V	1	1	550 SF	\$1,725	\$3.14	\$1,725	\$3.14	Vacant
16	1	1	550 SF	\$1,700	\$3.09	\$1,725	\$3.14	07/01/2025
17	1	1	550 SF	\$1,850	\$3.36	\$1,850	\$3.36	07/01/2025
18	1	1	550 SF	\$1,675	\$3.05	\$1,725	\$3.14	07/01/2025
TOTALS			10,010 SF	\$31,400	\$56.42	\$31,500	\$56.66	
AVERAGES			556 SF	\$1,744	\$3.13	\$1,750	\$3.15	

Square Footage of Units is an Estimate Only

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SALES TEAM

SONOMA GARDEN APARTMENTS

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