

*corcoran*

GLOBAL LIVING  
COMMERCIAL

# 6424 Old Redwood HWY, Windsor

Offer Memorandum



Tanja Beck

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## Investor's dream with high Cap rate

## LOCATION

Spacious trailer park with 1 stick built, 4 mobile homes (one on permanent foundation) and 4 modular homes on permanent foundation.

One mobile home will be delivered vacant and is in need of repair. Perfect owner unit project.

The land is zoned LDR (low density residential which allows for 5.0-8.0 Du/Ac

Each home comes with it's own yard. All homes owned by property owner.

Perfect location on Old Redwood Hwy and yet tucked away off the busy street making this a peaceful place to call home.

## FINANCIAL HIGHLIGHTS

## OFFERING SUMMARY

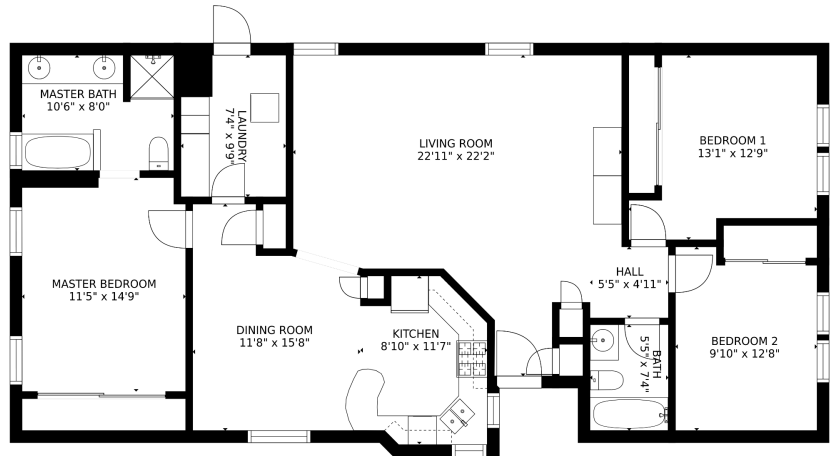
Sale Price	\$1,999,000
Building Size	9983
Lot Size	2.47 Acres
Number of Units	9
Price/SF	\$200
Cap Rate	6.58%
NOI	\$131,578

Price Per Unit	\$222,000
Year Built	1966
Zip	95403
County	Sonoma
APN	163310008 000
GRM	10.9
Tenancy	8 occupied
Number of Floors	n/a




6424

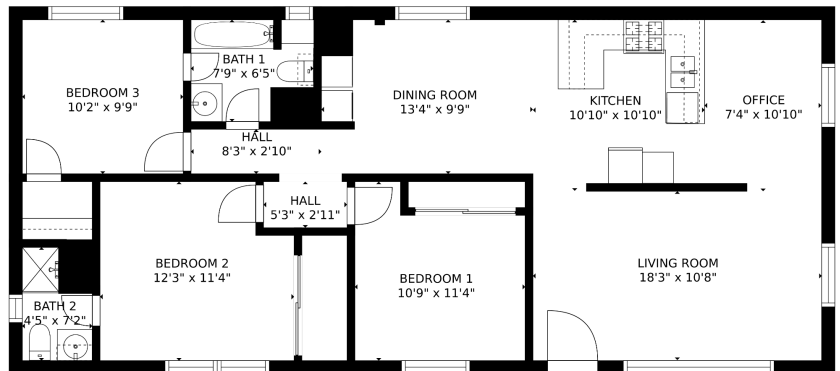
Unit Size 3BR/2BA  
Rent \$ 2500  
Actual or projected Projected  
Estimated SF 1559



6424 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 1559 sq. ft, excluded 0 sq. ft  
Total GLA 1559 sq. ft, total scanned area 1559 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY SLIGHTLY

6426

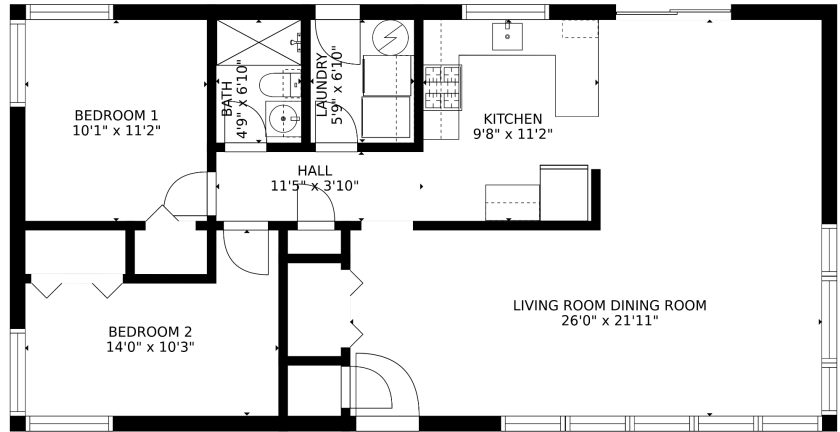
Unit Size 3BR/2BA  
Rent \$ 1706  
Actual or projected Actual  
Estimated SF 1212



6426 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 1212 sq. ft, excluded 0 sq. ft  
Total GLA 1212 sq. ft, total scanned area 1212 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY SLIGHTLY

6428

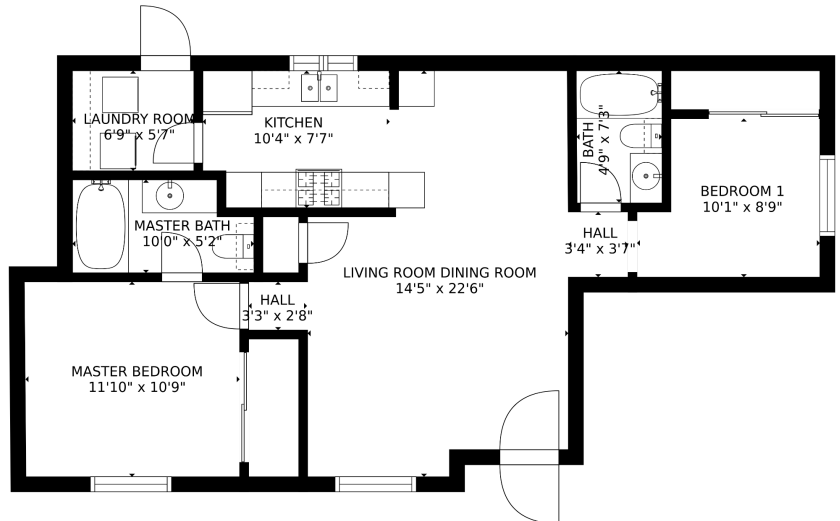
Unit Size 2BR/1BA  
Rent \$ 2000  
Actual or projected Actual  
Estimated SF 1078



6428 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 1078 sq. ft, excluded 0 sq. ft  
Total GLA 1078 sq. ft, total scanned area 1078 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY SLIGHTLY

6430

Unit Size 2BR/2BA  
Rent \$ 1601  
Actual or projected Actual  
Estimated SF 906

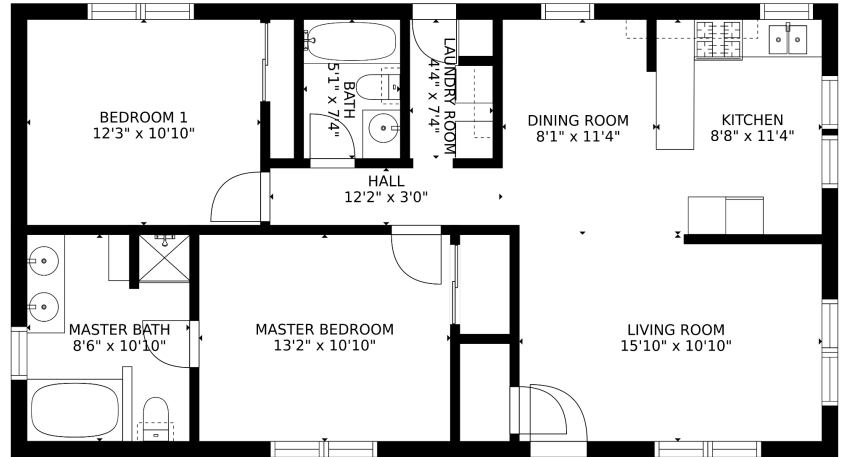


6430 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 906 sq. ft, excluded 0 sq. ft  
Total GLA 906 sq. ft, total scanned area 906 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY SLIGHTLY

6432

Unit Size  
Rent  
Actual or projected  
Estimated SF

2BR/2BA  
\$ 1890  
Actual  
1034

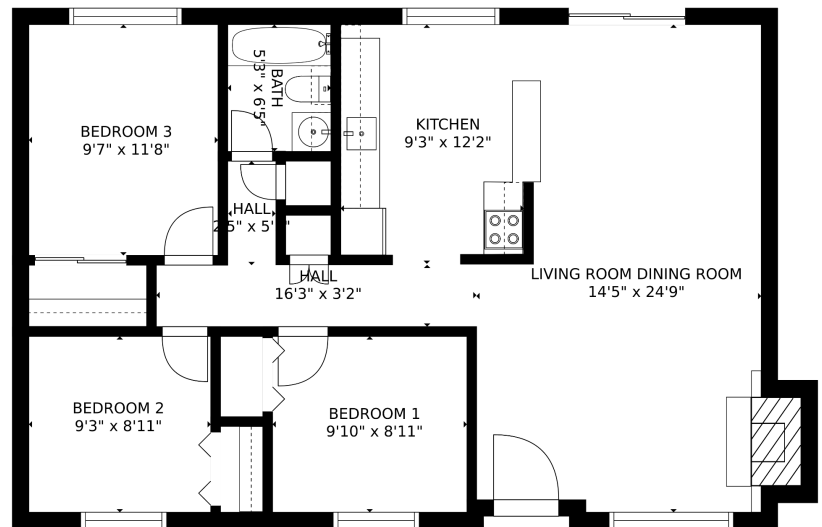


6432 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 1034 sq. ft, excluded 0 sq. ft  
Total GLA 1034 sq. ft, total scanned area 1034 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY SLIGHTLY

6434

Unit Size  
Rent  
Actual or projected  
Estimated SF

3BR/1BA  
\$ 2100  
Actual  
1015

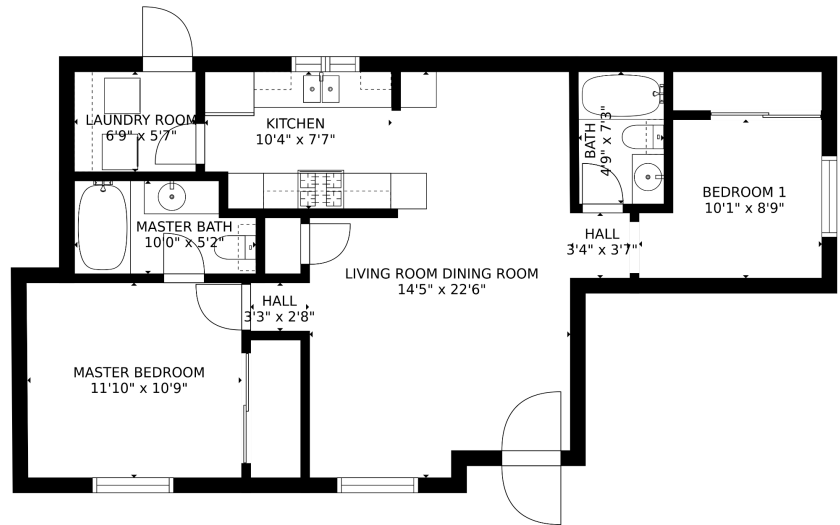


6434 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 1015 sq. ft, excluded 18 sq. ft  
Total GLA 1015 sq. ft, total scanned area 1033 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY SLIGHTLY

6436

Unit Size  
Rent  
Actual or projected  
Estimated SF

2BR/2BA  
\$ 1144  
Actual  
906

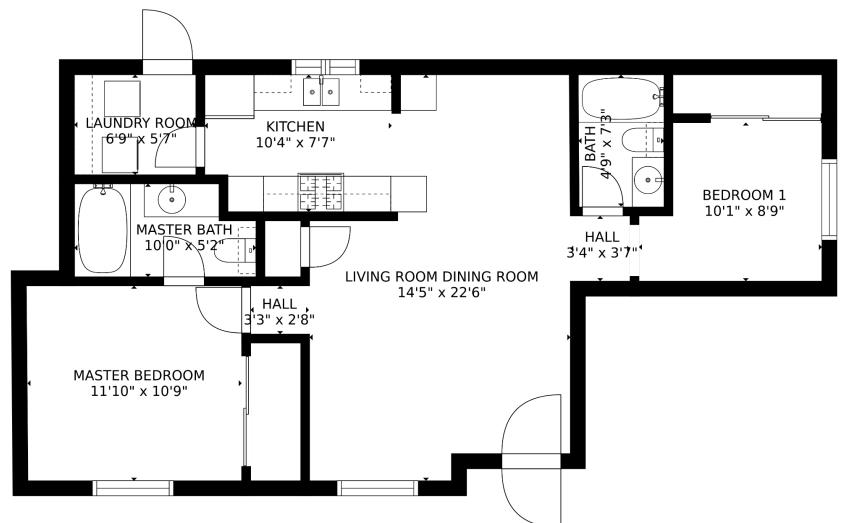


6436 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 906 sq. ft. excluded 0 sq. ft.  
Total GLA 906 sq. ft. total scanned area 906 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY SLIGHTLY.

6438

Unit Size  
Rent  
Actual or projected  
Estimated SF

2BR/2BA  
\$ 1122  
Actual  
906

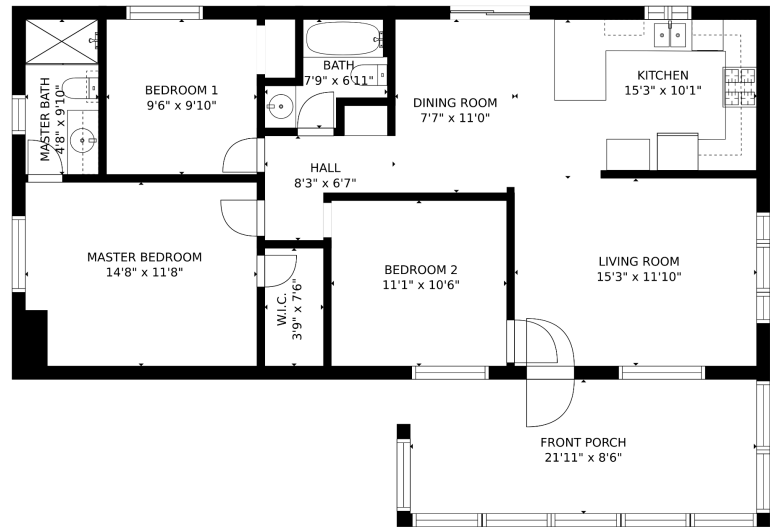


6438 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 906 sq. ft. excluded 0 sq. ft.  
Total GLA 906 sq. ft. total scanned area 906 sq. ft.  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY SLIGHTLY.

6444

Unit Size  
Rent  
Actual or projected  
SF

3BR/2BA  
\$1166  
Actual  
1349



6444 Old Redwood Hwy  
Estimated areas  
GLA FLOOR 1: 1349 sq. ft, excluded 0 sq. ft  
Total GLA 1349 sq. ft, total scanned area 1349 sq. ft  
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY SLIGHTLY.

## ANNUAL EXPENSES

Taxes (per sonoma county property tax calculator based on offer price)	\$11,994
Insurance 2021	\$5304
Repairs & Maintenance 2021	\$23,971
Water 2021	\$6351
Trash Removal 2021	\$4512



## Tanja Beck



Recently I asked some of my past clients to use 3 words to describe me as Realtor. Here is what they said.

Personal, business savvy, responsive, reliable, knowledgeable, dedicated, confident, assertive, emphatic, professional, courteous, active, direct, energetic, truthful, accurate, organized, educator, honest, positive, supportive, informative, patient, hardworking, thorough, efficient, creative, very patient, pleasant, genuine, trustworthy, open minded and hearted, realistic, determined, responsible, diligent, multilateral, motivated, focused, thoughtful.

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