



2123 2nd St (Multifamily For Sale)

NAPA, CA 94559

NICK DAVINO

SENIOR ADVISOR

CALDRE #02319959

707.815.0013

NICKDAVINO@WREALESTATE.NET

MICHAEL HOLCOMB

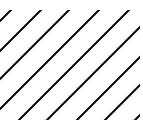
BROKER/OWNER

CALDRE #01458995

707.294.2944

MHOLCOMB@WREALESTATE.NET





Property Summary

2123 2ND ST | NAPA

Property Description

2123 2nd Street presents an opportunity to acquire a fully occupied, five-unit residential income property in central Napa. The property comprises approximately 3,096 square feet across traditional one- and two-story buildings and features five one-bedroom residences supported by six off-street parking spaces.

The property combines established occupancy with meaningful recent capital investment. Unit 3 underwent an extensive renovation and was recently leased at \$1,795 per month, while Unit 5 has also received substantial interior and exterior improvements. The remaining residences have been maintained and are occupied by established tenants.

Offered at \$1,550,000, the property is priced at approximately \$310,000 per unit. Illustrative underwriting assumes a 10% rent increase for Units 1, 2, 4 and 5, with Unit 3 maintained at its current rent, a 5% vacancy and collection-loss factor, and property taxes reassessed at the offering price. Under these assumptions, the property generates approximately \$106,970 in annual gross rental income, \$67,895 in forecast NOI, and a 4.38% forecast cap rate.

The property’s manageable five-unit scale, full occupancy, recent improvements, on-site parking, and measured income-growth potential make it well suited for private investors, local multifamily owners, and 1031 exchange buyers seeking a long-term Napa investment.

Its central Napa location provides convenient access to Downtown Napa, shopping, dining, public transportation, local services, and regional transportation routes.



OFFERING SUMMARY

Sale Price:	\$1,550,000
Property Type:	Multifamily Residential - 5 Units
Price Per Unit:	\$310,000
Cap Rate:	4.38%
Zoning:	RT-5 (Traditional Residential Infill), City of Napa — intended for Napa’s established historic residential neighborhoods and permitting a variety of compatible residential housing types.
Property AC:	.23 AC
Building SF:	3,096 SF
APN:	002-171-002-000

Improvements & Highlights

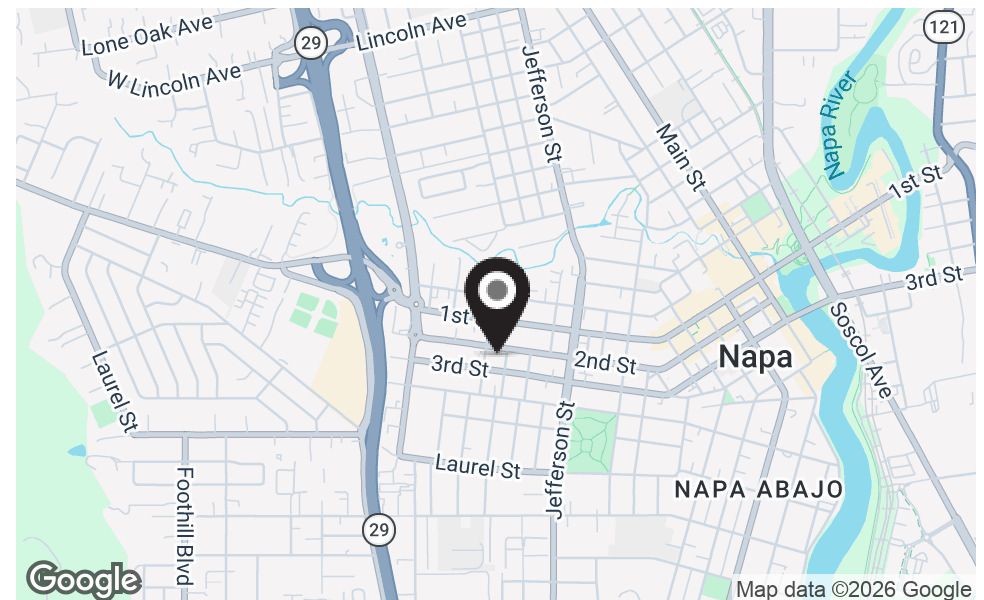
2123 2ND ST | NAPA

Recent Capital Improvements

- **Front Building / Units 1 and 2:** Approximately \$40,000 in dry-rot repairs, a new roof, and exterior painting.
- **Unit 1:** Approximately \$6,500 for a new shower enclosure.
- **Unit 3:** Approximately \$85,000 gut renovation, including new insulation, finished and painted drywall, flooring, kitchen and appliances, bathroom improvements, and the addition of in-unit laundry with appliances.
- **Unit 4:** Approximately \$6,000 in exterior painting.
- **Unit 5:** Approximately \$16,000 in improvements, including interior and exterior paint, new flooring throughout, new appliances, a new shower and toilet, and new LED lighting.
- **Front Yard:** Approximately \$3,500 to replace the existing chain-link fence with a new picket fence.
- **Total Recent Capital Improvements:** Approximately \$157,000

Investment Highlights

- **Fully Occupied Five-Unit Investment** - Five one-bedroom residences provide diversified rental income and immediate operating continuity.
- **Measured Income-Growth Opportunity** - Illustrative underwriting assumes a 10% rent increase for Units 1, 2, 4 and 5, while holding the recently leased Unit 3 at its current rent.
- **Approximately \$157,000 in Recent Improvements** - Recent work includes roofing, dry-rot repairs, exterior painting, unit renovations, flooring, appliances, bathroom improvements, lighting, and landscaping enhancements.
- **Central Napa Location** - Convenient access to Downtown Napa, local services, retail amenities, public transportation, and regional roadway connections.
- **Six Off-Street Parking Spaces** - Approximately 1.2 spaces per unit, with additional street parking available.

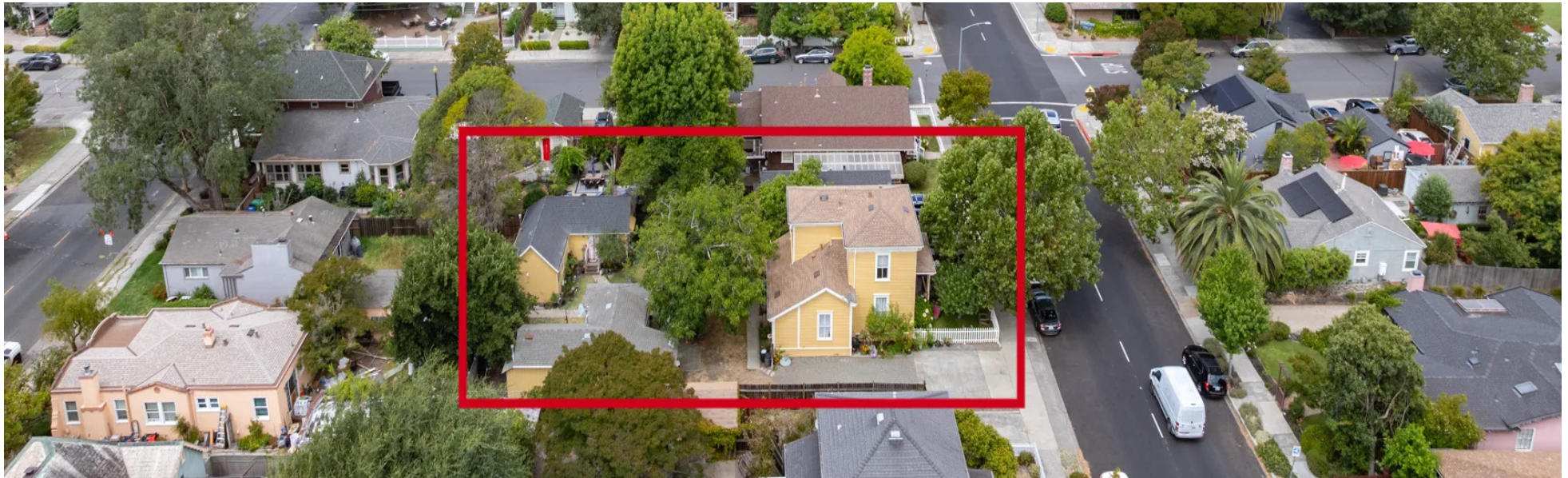


Rent Roll

2123 2ND ST | NAPA

Rent Roll

UNIT	UNIT MIX	APPROX. SF	STATUS / LEASE TERM	CURRENT RENT	FORECAST RENT
1	1 BR / 1 BA	904	Occupied / Month-to-Month	\$1,512	\$1,663
2	1 BR / 1 BA	566	Occupied / Through 8/21/2026	\$1,560	\$1,716
3	1 BR / 1 BA	444	Occupied / Recently Leased	\$1,795	\$1,795
4	1 BR / 1 BA	499	Occupied / Month-to-Month	\$1,620	\$1,782
5	1 BR / 1 BA	683	Occupied / Through 8/21/2026	\$1,780	\$1,958
TOTAL	5 UNITS	3,096	100% OCCUPIED	\$8,267	\$8,914



Operating Statement

2123 2ND ST | NAPA

OPERATING STATEMENT			
Line Item	As-Is / Current	Forecast	Change
INCOME			
Unit 1 Scheduled Rent	\$18,144	\$19,958	\$1,814
Unit 2 Scheduled Rent	\$18,720	\$20,592	\$1,872
Unit 3 Scheduled Rent	\$21,540	\$21,540	-
Unit 4 Scheduled Rent	\$19,440	\$21,384	\$1,944
Unit 5 Scheduled Rent	\$21,360	\$23,496	\$2,136
Gross Potential Rent	\$99,204	\$106,970	\$7,766
Less: Vacancy & Collection Loss	-	(\$5,349)	(\$5,349)
Effective Gross Income	\$99,204	\$101,622	\$2,418
OPERATING EXPENSES			
Real Estate Taxes	\$13,886	\$18,811	\$4,925
Other Taxes / Assessments	\$1,370	\$1,370	-
Insurance	\$6,564	\$6,564	-
Water & Sewer	\$2,604	\$2,604	-
Maintenance & Repairs	\$2,400	\$2,400	-
Gardening	\$250	\$250	-
Management	\$1,728	\$1,728	-
Replacement Reserves	-	-	-
Total Operating Expenses	\$28,802	\$33,727	\$4,925
Net Operating Income	\$70,402	\$67,895	(\$2,507)
Cap Rate	4.54%	4.38%	(0.16%)
Operating Expense Ratio	29.03%	33.19%	4.16%
VALUATION METRICS			
Price Per Unit	\$310,000	\$310,000	-
Gross Rent Multiplier	15.6x	14.5x	(1.1x)









About Napa

Situated in the heart of Napa, 2123 2nd Street offers residents convenient access to Downtown Napa's renowned restaurants, wine tasting rooms, boutique shopping, entertainment, and the Napa Riverfront. The property's central location also provides easy access to Highway 29, Silverado Trail, schools, healthcare facilities, grocery stores, and public transportation, making it an attractive option for a wide range of tenants.

Napa continues to be one of Northern California's most desirable residential markets, supported by a strong local economy, world-class tourism, and limited multifamily housing inventory. With its established neighborhood setting and proximity to major amenities and employment centers, 2123 2nd Street is well positioned for long-term rental demand and investment stability.

POPULATION	5 MILES	10 MILES	15 MILES	HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Population	85,385	140,543	354,052	Total Households	32,243	52,469	127,024
Average Age	42.6	44.7	42.0	# of Persons per HH	2.6	2.7	2.8
Average Age (Male)	42.5	44.4	41.3	Average HH Income	\$140,389	\$151,424	\$132,888
Average Age (Female)	42.8	45.1	43.3	Average House Value	\$892,505	\$965,665	\$787,543



About W Commercial

W Commercial is a full-service real estate brokerage founded in Northern California. We've built a solid reputation of excellent customer service, attention to detail, and results. We provide unparalleled service and expertise that will exceed your expectations. Through advertising locally, statewide, nationwide, and around the world, we ensure your property receives maximum exposure.

Our team of knowledgeable agents and marketing specialists work together to produce exceptional results. We do our research, know what drives sales, and are always ahead of the curve on industry trends, consistently selling in all sectors of real estate at or above the asking price.

500 BICENTENNIAL WAY, SUITE 310
SANTA ROSA, CA 95403

PHONE: 707.591.0570
WCOMMERCIALRE.COM



DISCLAIMER

This property is being offered on an as-is basis. While the Broker believes the information in this brochure to be accurate, no warranty or representation is made as to its accuracy or completeness. Interested parties should conduct independent investigations and reach conclusions without reliance on materials contained in this brochure.

This property owner requests that you do not disturb the Tenants, as the property will only be shown in coordination with the Listing Agent.

This brochure is presented under the terms and conditions of the Confidentiality Agreement. As such, the material contained in this brochure is confidential and is provided solely for the purpose of considering the purchase of the property described herein. Offers should be presented to the agent for the property owner. Prospective buyers are encouraged to provide the buyer's background, source of funds, and any other information that would indicate their ability to complete the transaction smoothly.



NICK DAVINO

SENIOR ADVISOR | CALDRE #02319959
707.815.0013 | NICKDAVINO@WREALESTATE.NET
WCOMMERCIALRE.COM

MICHAEL HOLCOMB

BROKER/OWNER | CALDRE #01458995
707.294.2944 | MHOLCOMB@WREALESTATE.NET
WCOMMERCIALRE.COM