



150-152 W 8th, Santa Rosa, CA 95401

Property Type:	Fourplex
Unit Mix:	3 - 1BR/1BA, 1 - 2BR/1BA
Parcel Number:	010-152-018
Building Size:	2,579 SF
Site Size:	7,200 SF
Year Built:	1892
Exterior:	Wood Siding
Roof:	Pitched; Comp Shingle
Foundation:	CC Perimeter & Slab
HVAC:	Wall Heaters
Electrical:	Circuit Breakers
Laundry:	Shared; On-Site
Parking:	Off-Street, Street



Steven Level
Managing Director
Direct: (415) 747-2150
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DRE# 01184232

**BERKSHIRE
HATHAWAY**
HOMESERVICES

DRYSDALE
PROPERTIES

COMMERCIAL GROUP

150-152 W 8th, Santa Rosa, CA 95401

Charming Santa Rosa 4-Plex

6.11% Starting Cap Rate! Located in the desirable West End neighborhood just blocks from Downtown Santa Rosa, this charming fourplex offers strong rental appeal and flexibility. The front Victorian triplex includes one spacious 2-bedroom, 1-bath unit and two 1-bedroom, 1-bath units with shared laundry. The enchanting detached 1-bedroom, 1-bath cottage at the rear of the property has private laundry and has been utilized as a short-term rental unit for increased income. Features include separate electric meters and a fenced communal garden area. A solid investment opportunity in a prime location.

Offered at \$1,022,000



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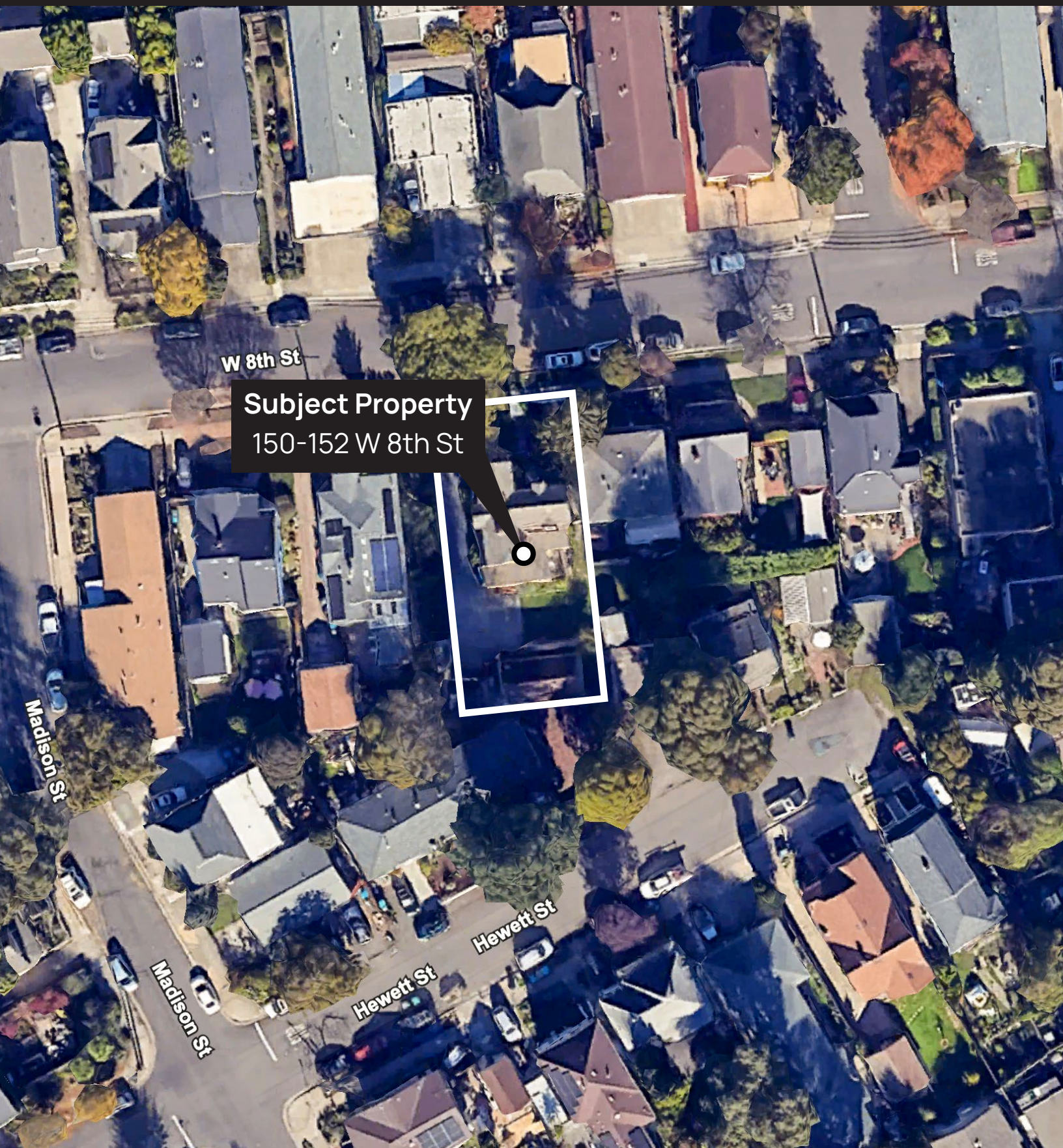


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W 8th St

Subject Property
150-152 W 8th St

Madison St

Madison St

Hewett St

Hewett St

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Investment Summary

Income

Unit	Description	Current Rent	Market Rent
150-1	1-Bedroom / 1-Bath	\$1,875	\$1,900
150-2	1-Bedroom / 1-Bath	\$1,470	\$1,600
150-3	2-Bedroom / 1-Bath	\$2,150	\$2,250
152*	1-Bedroom / 1-Bath Cottage	\$2,050	\$2,050
-	Laundry	\$180	\$180
Total Monthly Income		\$7,725	\$7,980
Gross Annual Income		\$92,700	\$95,760

*Unit 152 estimated at market rent; Current owner runs as AirBNB generating \$46,740 in annual income (2025).

Expenses

Taxes (New @ 1.1375% + \$124)	\$11,749	\$11,749
Insurance	\$3,030	\$3,030
Water/Sewer	\$2,400	\$2,400
Trash	\$3,360	\$3,360
PG&E*	\$1,272	\$1,272
Landscaping	\$1,900	\$1,900
Repairs & Maintenance (est. @ 5% of income)	\$4,635	\$4,788
Total Annual Expenses	\$28,346	\$28,499

*Owner pays Gas; Tenants pay Electric for each of their units

Net Operating Income	\$64,354	\$67,261
Price	\$1,022,000	
GRM	11.02	10.67
Cap Rate	6.30%	6.58%
Price/SF	\$396	