



Each office independently owned and operated

FOR SALE

MULTIFAMILY PROPERTY

541 W 5TH ST

CHICO, CA 95928

MATT DEPA RE/MAX COMMERCIAL

1834 Mangrove Avenue | Ste 10

Chico, CA 95926



PRESENTED BY:

MATT DEPA CCIM

Broker Associate

530.896.9340

CalDRE #01861484

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PROPERTY INFORMATION

IN THIS SECTION

PROPERTY SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Discover 541 W 5th Street—an exceptional 7-unit property perfectly positioned in the lively core of downtown Chico. This classic multi-family residence places you just steps from popular restaurants, shops, entertainment venues, and only a short walk to Chico State University. With several long-term tenants already in place, it offers both stability and opportunity for investors. Properties like this rarely come on the market, making it a unique chance to secure a valuable income-producing asset right in the heart of Chico.

PROPERTY HIGHLIGHTS

- Close to CSU Chico.
- Close to Downtown.
- Property consists of one studio, five 1-bedrooms and two 2-bedroom units.

OFFERING SUMMARY

Sale Price:	\$705,000
Number of Units:	7
Lot Size:	5,489 SF
Building Size:	4,293 SF
NOI:	\$58,186.00
Cap Rate:	8.25%

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LOCATION DESCRIPTION

Popular downtown location and just blocks from CSU Chico and downtown.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- Close to CSU Chico.
- Close to Downtown.
- Property consists of one studio, five 1-bedrooms and two 2-bedroom units.



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ADDITIONAL PHOTOS



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LOCATION INFORMATION

IN THIS SECTION

REGIONAL MAP

AERIAL MAP

REGIONAL MAP

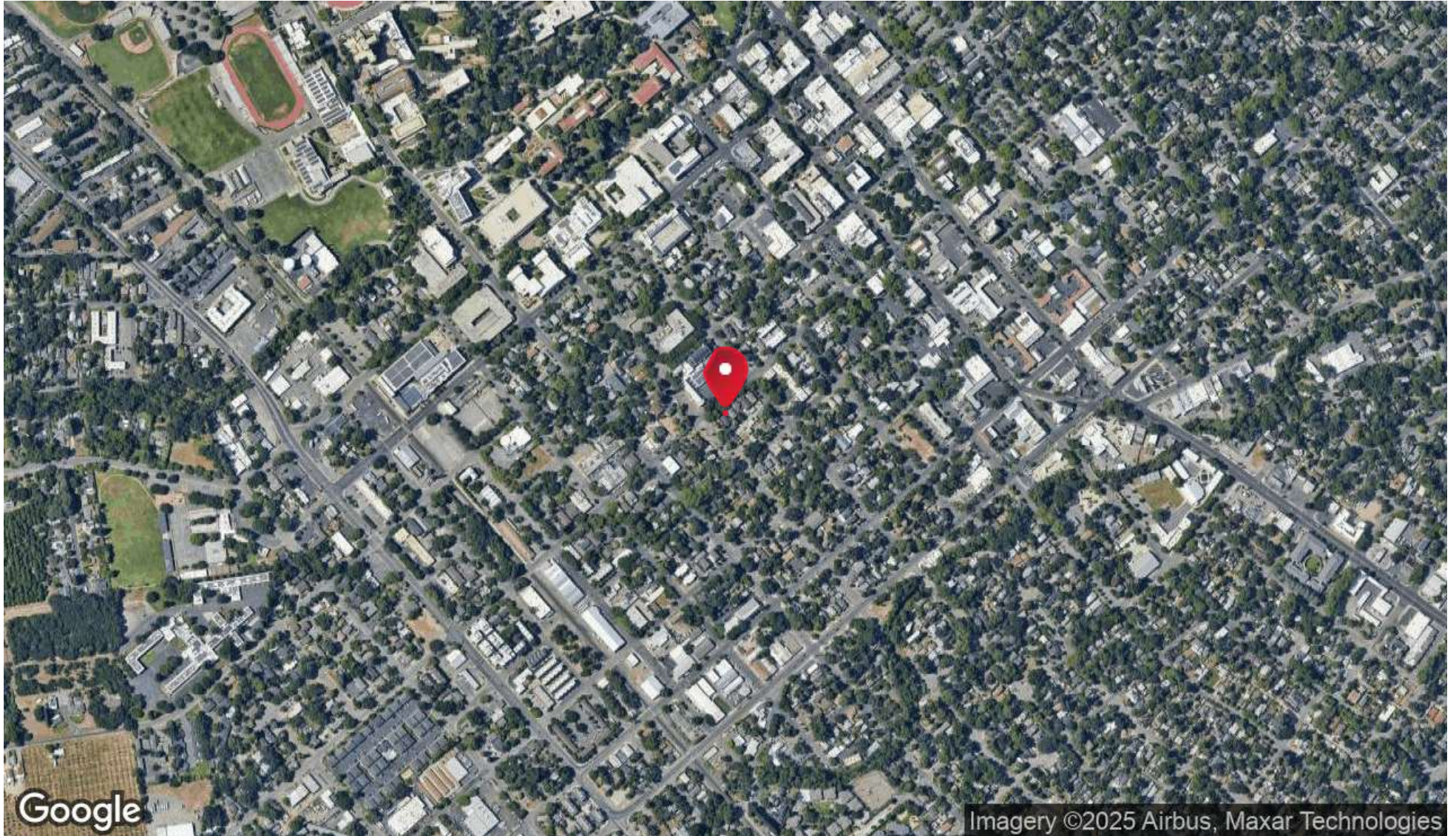


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//AERIAL MAP



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FINANCIAL ANALYSIS

IN THIS SECTION

FINANCIAL SUMMARY

INCOME & EXPENSES

RENT ROLL

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

Price	\$705,000
Price per SF	\$164
Price per Unit	\$100,714
GRM	7.97
CAP Rate	8.25%
Cash-on-Cash Return (yr 1)	10.81%
Total Return (yr 1)	\$28,988
Debt Coverage Ratio	1.65

OPERATING DATA

Gross Scheduled Income	\$88,440
Total Scheduled Income	\$88,440
Vacancy Cost	\$4,422
Gross Income	\$84,018
Operating Expenses	\$25,832
Net Operating Income	\$58,186
Pre-Tax Cash Flow	\$22,871

FINANCING DATA

Down Payment	\$211,500
Loan Amount	\$493,500
Debt Service	\$35,315
Debt Service Monthly	\$2,942
Principal Reduction (yr 1)	\$6,117

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INCOME & EXPENSES

INCOME SUMMARY

Vacancy Cost	(\$4,422)
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GROSS INCOME	\$84,018
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EXPENSES SUMMARY

New Property Taxes	\$7,755
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Insurance	\$5,500
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Management Fee	\$4,850
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PG&E	\$183
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Repair & Maintenance	\$2,250
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Landscaping	\$1,106
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Trash	\$588
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Water & Sewer	\$3,600
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OPERATING EXPENSES	\$25,832
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NET OPERATING INCOME	\$58,186
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RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	MARKET RENT / SF
1	1	1	\$1,000	\$1,250	-
2	1	1	\$925	\$1,250	-
3	1	1	\$1,200	\$1,250	-
4	2	1	\$1,145	\$1,400	-
5	2	1	\$1,350	\$1,400	-
6	1	1	\$1,000	\$1,250	-
7	-	1	\$750	\$1,000	-
TOTALS			\$7,370	\$8,800	\$0.00
AVERAGES			\$1,053	\$1,257	

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