FOR SALE

598 N WALTON AVE, YUBA CITY, CA

TURTON
COMMERCIAL REAL ESTATE







15,087
SF BULDING

$3.9M
SALE PRICE

26
RESIDENTIAL UNITS

598 N. Walton Ave is a value-add multifamily property located in west Yuba City, just minutes from the intersection of Highway 99 and Colusa Highway 20.

Property Overview

- 26 residential units including 24 one-bedroom units and 2 studios
- Spacious units measuring an average size of 580 square feet
- Unit finishes have been updated to varying degrees over the last 10 years
- 31,107 square foot parcel with 30 covered on-site parking stalls
- 13 of the 26 units are leased at $730/month which is 50% below the market rent
- Long-term third property manager will continue to manage the property
- The Property is offered at $3,900,000 or $150,000 per unit

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PROPERTY DETAILS

598 N WALTON AVE, YUBA CITY, CA

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Building Name:	Summerfield Apartments
Address:	598 N. Walton Ave, Yuba City, CA 95993
Price:	$3,900,000
Actual Cap Rate:	4.5%
Proforma Cap Rate:	6.25%
Building Size:	15,087 SF
Parcel Size:	31,107 SF
Year Constructed:	1990
Residential Units:	26
Parking Stalls:	30 (26 covered)
Avg. Unit Size:	580 SF
Avg. In-place Rent:	$1,003 / month
Avg. Rent per SF:	$1.72 PSF
Current Occupancy:	96% (1 vacancy)
Actual NOI:	$175,558

Turton Commercial is pleased to present the opportunity to purchase The Summerfield Apartments located at 598 N. Walton Ave in Yuba City (the "Property"). The Property is a value-add multifamily property featuring 26 residential units, comprised of 24 one bedroom and one-bathroom units and two studio units across two floors. The building measures 15,087 square feet resulting in an average unit size of 580 square feet. The Property is a classic "value-add" investment opportunity with below market rents. 13 of the 26 units are leased at an average rent of $730 per month while the other 13 units, which have been leased within the last three years, are leased at an average rent of $1,300 per month; therefore, half of the building is leased at about 50% of the current market rent. Almost all the units at the Property have been renovated or updated to some degree in the last decade including new LVP flooring or carpet, updated bathrooms and kitchens, and new interior paint and lighting. All units are serviced by an individual package HVAC unit and have use of a shared laundry room on the ground floor. The Property features a large on-site parking stall with 30 total stalls including 26 covered stalls dedicated to each unit. The Property is offered at $3,900,000 or $150,000 per unit.





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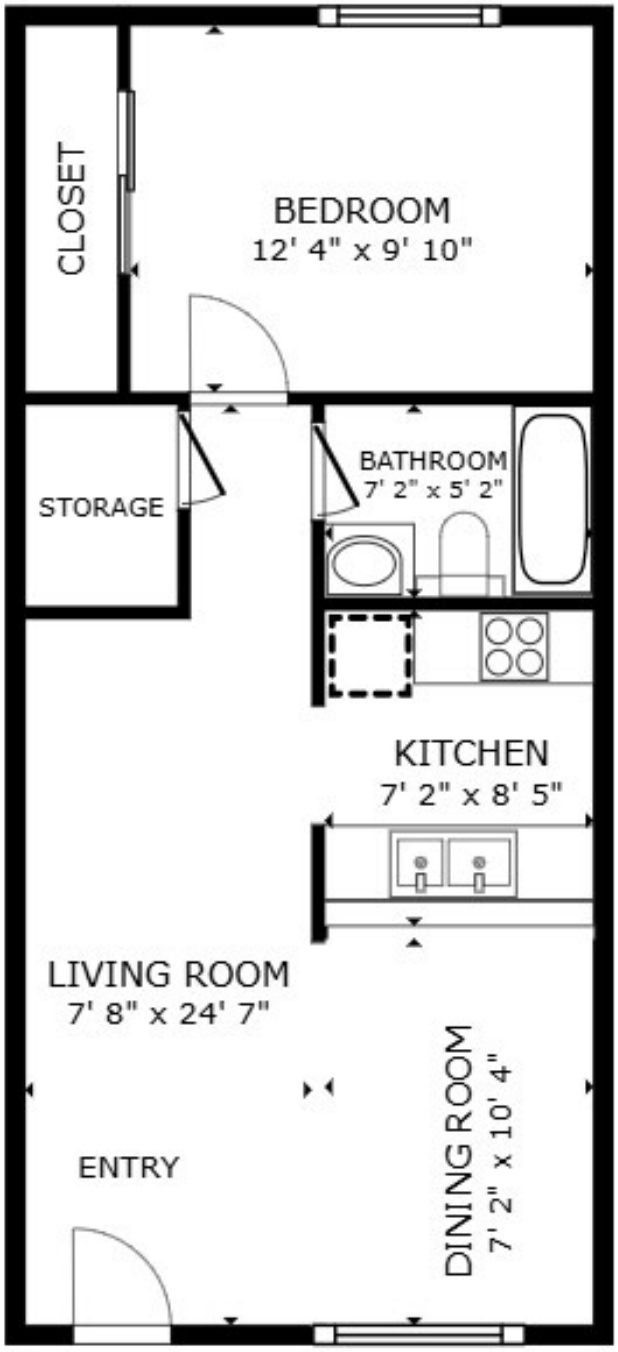
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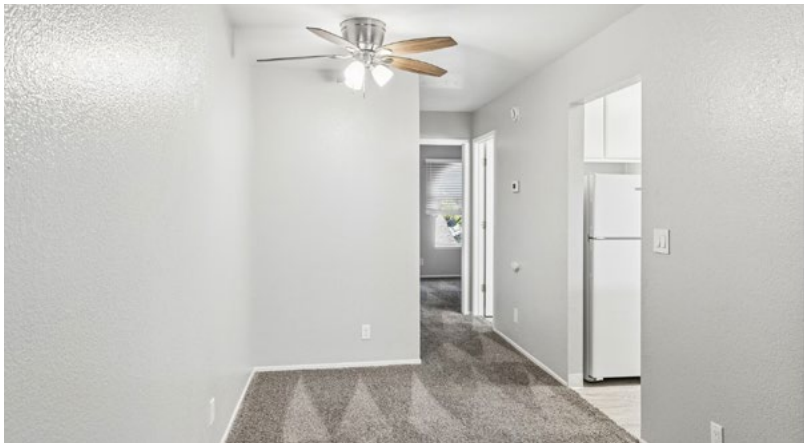
FLOOR PLAN

598 N WALTON AVE, YUBA CITY, CA

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** FLOOR PLAN REPRESENTATIVE OF ONE-BEDROOM UNITS OF THE PROPERTY*

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PROPERTY PHOTOS

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YUBA CITY

SUTTER COUNTY, CA

TURTON
COMMERCIAL REAL ESTATE















69.7K POPULATION

32.4K EMPLOYEES

$80K MEDIAN HH INCOME

FAMILY UNION TOP RESIDENT DEMOGRAPHIC

Located 40 miles north of Sacramento and is the Sutter County seat, Yuba City is the agricultural, economic, and social hub of the Yuba-Sutter region, offering a unique blend of urban amenities and small-town charm.

Location Overview

- Yuba City is one of two incorporated cities located in Sutter County
- CA State Route 99 & CA State Route 20 are the major state highways serving Yuba City
- Sacramento International Airport is located 10 minutes from the Sutter County line and approximately 40 minutes from Yuba City
- Yuba City's rich agricultural heritage has helped shape its diverse cultural identity
- Recognized for its natural beauty, Yuba City is known for boating, fishing, hiking, & cycling
- Features a large variety of well-known retailers, as well as a historic shopping district on Plumas Street that is in the heart of downtown with an eclectic mix of retail buildings

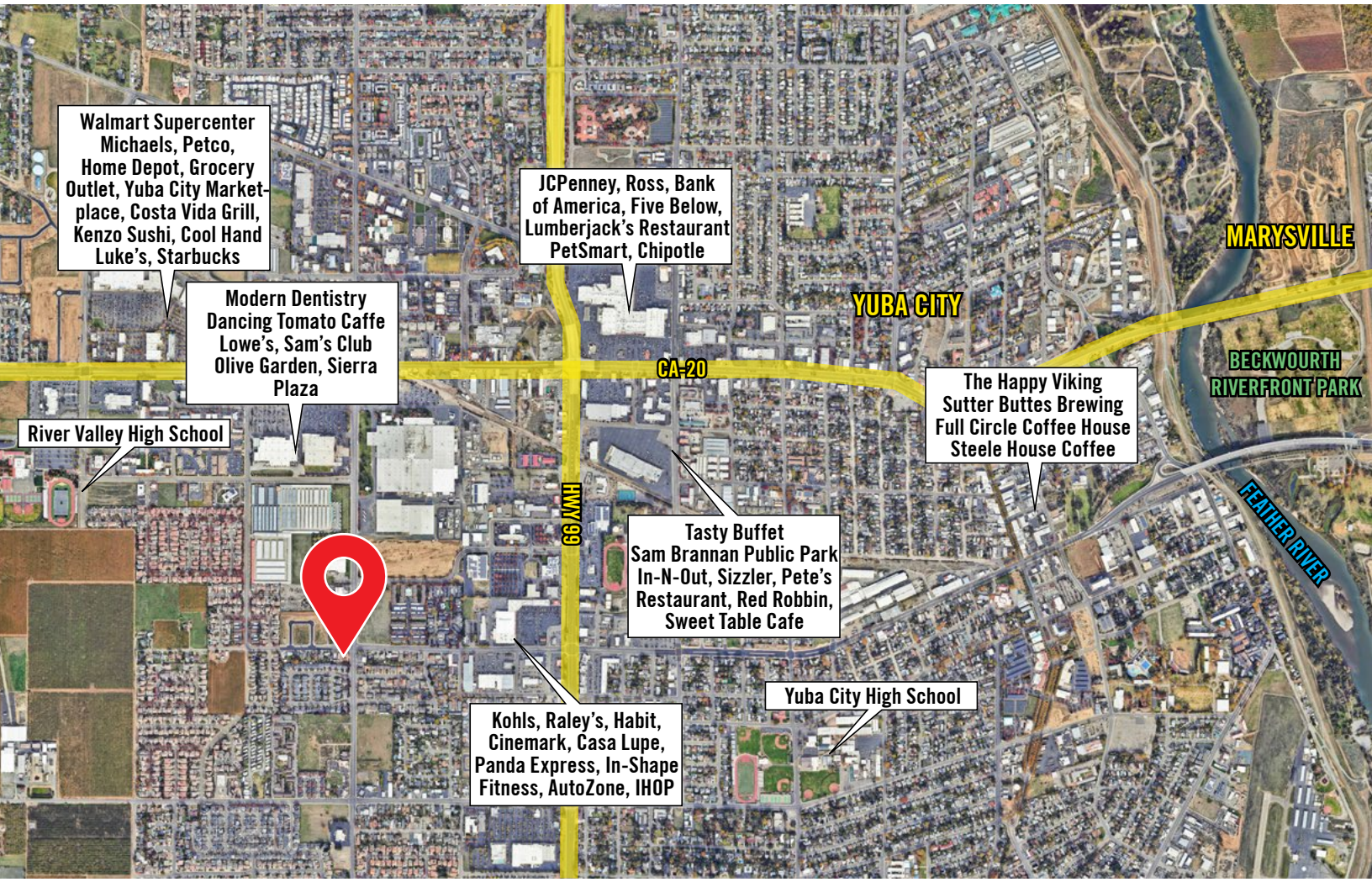
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