



Address	Camp Meeker/Occidental
Type	SFR
Year Built	1924
Bldg Sq.ft.	2,240
Lot Sq.ft.	12,209
Tenants	
Occupancy	Vacant
Price	\$182,500
CAP	
Highlights	Flip opportunity, purchase price roughly \$300/sq ft under ARV, highly desirable west county community, foundation work completed

Address	Sebastopol
Type	Commercial
Year Built	1961
Bldg Sq.ft.	3,300
Lot Sq.ft.	10,890
Tenants	1
Occupancy	100%
Price	1,200,000
CAP	
Highlights	Highly visable location, winery production & tasting room, high end finishes, plenty of parking, 10,000 case production permits, possible owner finance

Address	Forestville
Type	Commercial/Mixed Use
Year Built	Varies
Bldg Sq.ft.	17200(commercial), 3300(residential)
Lot Sq.ft.	914,324
Tenants	1
Occupancy	100%
Price	\$8,995,000
CAP	
Highlights	Kozlowski Farms, 35000 case permitted winery w/ events & weddings, 1 acre apples, 15 acres pinot noir, food processing/wine production & large retail storefront, great investment or owner/user opportunity



Address	Guerneville
Type	Resort/Hospitality/Hotel
Year Built	1925
Bldg Sq.ft.	11,000
Lot Sq.ft.	169,012
Tenants	1
Occupancy	100%
Price	\$1,500,000
CAP	
Highlights	Rio Nido Lodge. Currently 14 rooms, 2 banquet halls, bar/restaurant w/ plans into county for historical use expansion to add up to 30 tent

Address	Guerneville
Type	Multifamily
Year Built	1955
Bldg Sq.ft.	744
Lot Sq.ft.	9,147
Tenants	2
Occupancy	95%
Price	\$280,000
CAP	7.50%
Highlights	Low maintenance duplex, Two 1B/1B units, tenants pay gas/electric, recently renovated, out of flood, large fenced lot w/ off street

Address	Guerneville
Type	Commercial/Retail
Year Built	1957
Bldg Sq.ft.	3,480
Lot Sq.ft.	3,480
Tenants	4
Occupancy	100%
Price	\$1,469,000
CAP	6.40%
Highlights	Dead center downtown location, has been extensively remodeled w/ permits, great mix of tenants, popular & growing tourist destination.