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A two-story house with a prominent front porch supported by columns. The porch has a railing and string lights. A large tree is in the foreground on the right, and a brick walkway leads to the porch steps. The house has a gabled roof and a small window in the attic.

SECTION 1

Property Information

Executive Summary

SALE PRICE
\$1,025,000

BUILDING SIZE
6,367 SF

CAP RATE
6.89%

Other Details

Offering Price:	\$1,025,000
Price / Unit:	\$205,000
Price / SF:	\$160.99
Number of Units:	5
NOI:	\$70,642
Cap Rate:	6.89%
GRM:	9.82
Market Cap Rate:	7.35%
Market GRM:	9.39
Building Size:	6,367 SF
Lot Size:	7,162 SF

Property Highlights

- Situated in the heart of Suisun City's historic waterfront district, just one block from the scenic waterfront lined with restaurants, cafés, and shops.
- Five-unit property totaling ±6,367 SF with spacious one-bedrooms, studios, and a large 1,500+ SF three-bedroom unit on a ±7,162 SF lot.
- Four of five units currently leased, offering stable in-place cash flow with upside through lease-up of the remaining vacancy and continued rent growth.
- Adjacent lot provides 5+ off-street parking spaces and secured storage at the rear.
- Steps from the Suisun-Fairfield Amtrak Station, providing direct access to the Bay Area and Sacramento.
- Proximity to major employers including Travis Air Force Base, Kaiser Permanente, Anheuser-Busch, Jelly Belly, and the Solano County Government Center supports long-term rental demand.

Additional Photos



Additional Photos



Additional Photos



A photograph of a two-story house with a prominent front porch. The house has a gabled roof and a balcony on the second floor. A large tree is in the foreground on the right, and a brick pillar with a house number '815' is visible. The image is dimmed to serve as a background for text.

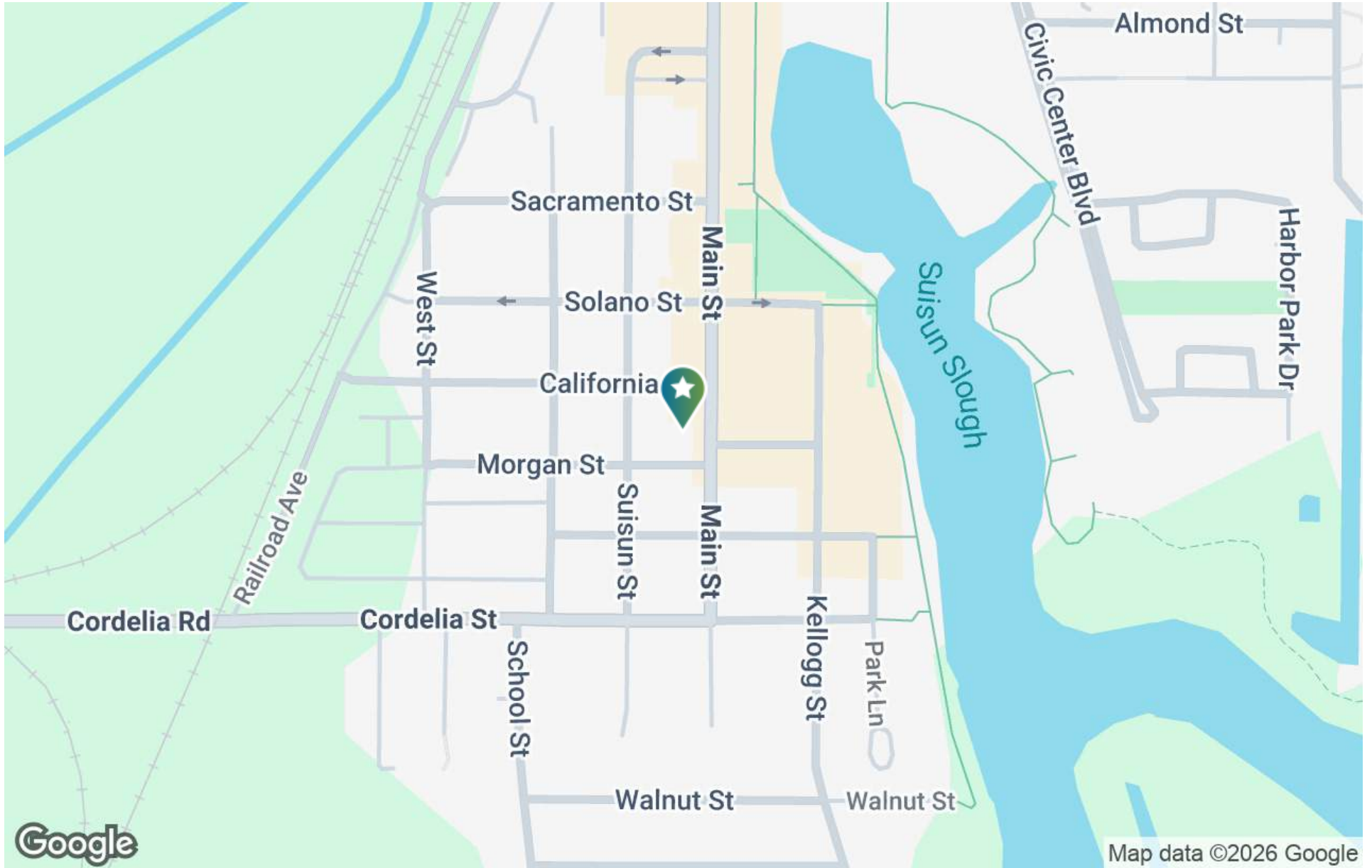
SECTION 2

Location Information

Regional Map



Location Map



A two-story white house with a prominent front porch supported by columns. The porch has a white railing and string lights. A large, leafy tree is in the foreground on the right side. The house has a gabled roof and a small window in the attic. The overall scene is set in a residential neighborhood with a clear blue sky.

SECTION 3

Financial Analysis

Financial Summary

Investment Overview	Current	Market
Price	\$1,025,000	\$1,025,000
Price per Unit	\$205,000	\$205,000
GRM	9.82	9.39
CAP Rate	6.89%	7.35%
Cash-on-Cash Return (yr 1)	6.37 %	7.88 %
Total Return (yr 1)	\$28,550	\$33,206
Operating Data	Current	Market
Total Scheduled Income	\$104,400	\$109,200
Vacancy Cost	\$3,132	\$3,276
Gross Income	\$101,268	\$105,924
Operating Expenses	\$30,625	\$30,625
Net Operating Income	\$70,642	\$75,298
Pre-Tax Cash Flow	\$19,573	\$24,229
Financing Data	Current	Market
Down Payment	\$307,500	\$307,500
Loan Amount	\$717,500	\$717,500
Interest Rate	5.9%	5.9%
Debt Service	\$51,069	\$51,069
Debt Service Monthly	\$4,255	\$4,255
Principal Reduction (yr 1)	\$8,976	\$8,976

Rent Roll

Unit Number	Unit Bed	Unit Bath	Unit Size (SF)	Current Rent	Current Rent (Per SF)	Market Rent	Market Rent/SF	Notes
1	1	1	1,100	\$1,250	\$1.14	\$1,650	\$1.50	
2	1	1	1,100	\$1,650	\$1.50	\$1,650	\$1.50	
3	0	1	650	\$1,500	\$2.31	\$1,500	\$2.31	
4	0	1	650	\$1,500	\$2.31	\$1,500	\$2.31	Vacant
5	3	2	1,700	\$2,800	\$1.65	\$2,800	\$1.65	
Totals/Averages			5,200	\$8,700	\$1.67	\$9,100	\$1.85	

Income & Expenses

Income Summary		Current	Per SF
Gross Income		\$101,268	\$15.91
Fixed Expenses	% Of Gross Income	Current	Per SF
Property Tax (1.1326%)	11.5%	\$11,609	\$1.82
Insurance (Est \$1.50/SF)	9.4%	\$9,550	\$1.50
Total	20.9%	\$21,159	\$3.32
Operational Expenses	% Of Gross Income	Current	Per SF
Maintenance (Est \$500/unit)	2.5%	\$2,500	\$0.39
Electricity & Gas (Est \$150/Unit)	0.7%	\$750	\$0.12
Water & Sewer (2024 Actual)	2.8%	\$2,877	\$0.45
Refuse (2024 Actual)	3.0%	\$3,055	\$0.48
Business License/Permits (Est .285% Gross)	0.3%	\$282	\$0.04
Total	9.3%	\$9,465	\$1.49
Gross Expenses	30.2%	\$30,625	\$4.81
Net Operating Income	69.8%	\$70,642	\$11.10

A photograph of a two-story house with a prominent front porch. The house has a gabled roof and a balcony on the second floor. A large tree is in the foreground on the right, and a brick pillar with a house number '815' is visible. The image is dimmed to serve as a background for text.

SECTION 4

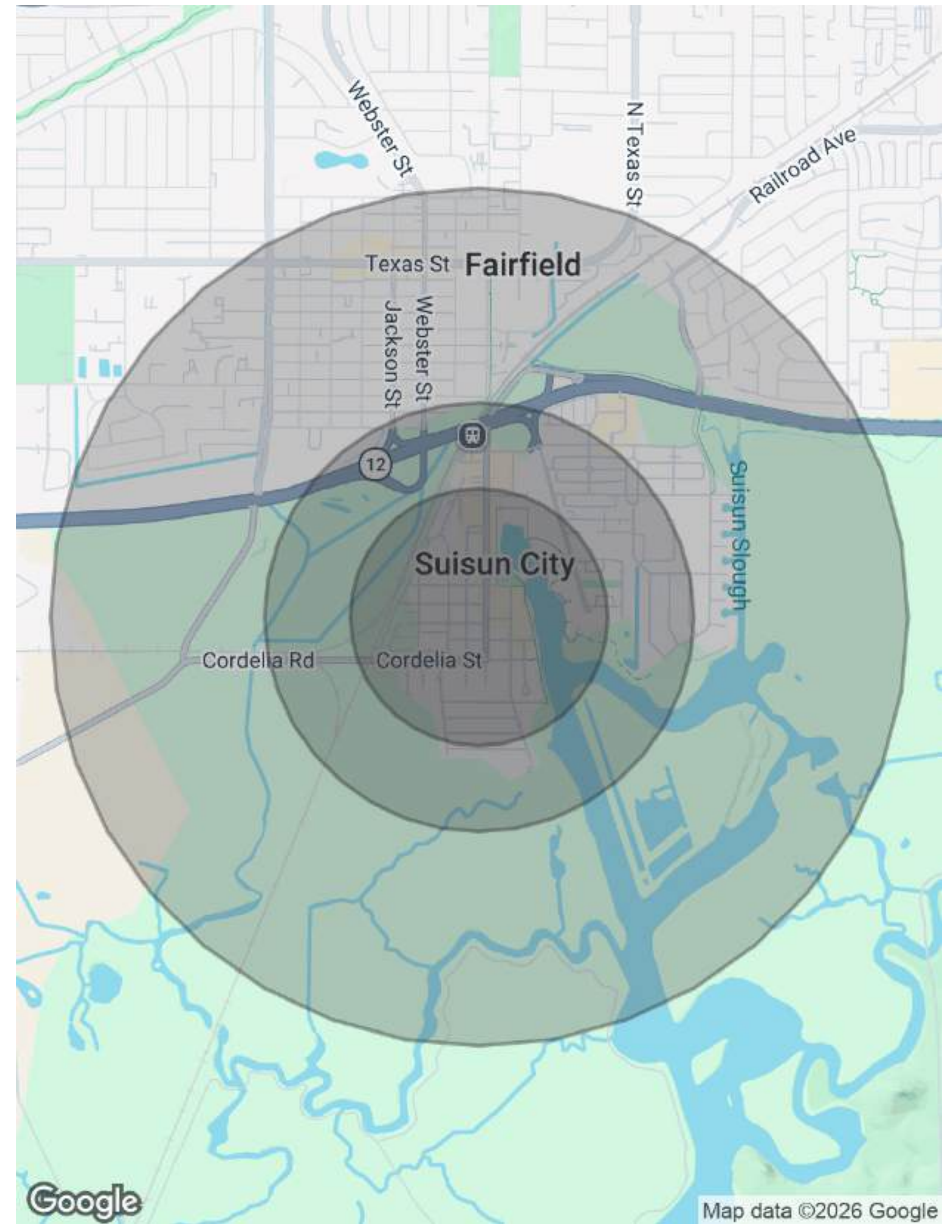
Demographics

Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	916	2,631	7,827
Average Age	40	38	37
Average Age (Male)	40	37	36
Average Age (Female)	40	39	38

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	390	970	2,697
# of Persons per HH	2.3	2.7	2.9
Average HH Income	\$74,049	\$78,553	\$79,467
Average House Value	\$621,330	\$732,426	\$611,568

Demographics data derived from AlphaMap



A photograph of a two-story house with a prominent front porch. The house has a gabled roof and a balcony on the second floor. A large tree is in the foreground on the right, and a brick pillar with a house number '815' is visible. The image is dimmed to serve as a background for text.

SECTION 5

About Our Team



Tim Warren

Senior Vice President

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CalDRE #02008347

Professional Background

Tim Warren, Senior Vice President of NAI Northern California, is a top-producing East Bay agent completing more than \$200M in commercial real estate transactions within the last 24 months. Tim prides himself on his personal service and attention to every detail, which has led him to a large base of repeat and referral clients. Investors trust him to guide them through every step of the real estate process. He ensures all objectives and expectations are exceeded with an expansive network, unparalleled client service, and proven marketing strategies. Tim is arguably one of the most dominant and successful agents in the greater Bay Area. There is no other agent that will provide you the local knowledge with global connections.

Tim comes to NAI Northern California from a successful career as an Executive Manager in the automotive field. He led a team of 30 employees, achieving multiple awards for customer satisfaction and sales volume.

Recent Transactions

- 24 Units, 174 41st St, Oakland | \$5,750,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 10 Units, 881 W A St, San Lorenzo | \$1,850,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000
- 12 Units, 410 Evelyn Ave, Albany | \$4,500,000
- 6 Units, 989-991 Vermont St, Oakland | \$1,940,000
- 5 Units, 95 Moss Ave, Oakland | \$2,050,000
- 14 Units, 3543 Brook St, Lafayette | \$6,800,000
- 8 Units, 1434 Lakeshore Ave, Oakland | \$3,200,000
- 24 Units, 226 Athol Ave, Oakland | \$5,100,000



Kent Mitchell

Senior Vice President

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CalDRE #01784628

Education

University of California
Berkeley - BAEastern
Theological Seminary -
MASeveral Leadership
Training Courses and
Programs

Professional Background

Kent Mitchell is Senior Vice President of NAI Northern California with over seventeen years' experience in the Oakland Berkeley and regional Bay Area multifamily office and retail markets. A graduate of the University of California Berkeley Kent is a California Real Estate Broker who began his own real estate investment career purchasing a four-plex in the 1990s followed by larger partnership acquisitions. Kent has represented clients and partners in commercial transactions ranging in size from under \$2 million to over \$60 million. As a broker and investor Kent has facilitated various aspects of purchase finance management capitalization improvement refinance and sale of well over \$100 million in regional and international commercial real estate. Kent facilitates transactions throughout the Bay Area applying his deep knowledge of rent control in core Bay Area cities and his expertise in capitalization strategies to help buyers and sellers locate the right opportunities and obtain the best pricing in their real estate purchase and sales.

Recent Transactions

- 10 Units, 1742 Spruce St, Berkeley | \$5,720,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 13,560 SF, 1620 San Pablo Ave, Berkeley | \$10,350,000
- 14 Units, 6521 San Pablo Ave, Oakland | \$5,510,000
- 14,098 SF, 524-530 8th St, Oakland | \$4,295,000
- 15 Units, 2427 Hilgard Ave, Berkeley | \$5,250,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 22,160 SF, 2120 Broadway, Oakland | \$8,200,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 48 Units, 237-263 41st St, Oakland | \$11,650,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000



Adam Beeri

Investment Advisor

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CalDRE #02121953

Education

University of California,
Santa Barbara

Professional Background

Growing up in a commercial real estate family, Adam developed a love for the industry and a passion for helping others meet their real estate goals. His background in property management and as a property owner has given him unique expertise. Having been in his clients shoes, Adam can offer insight that helps them make sound real estate decisions.

When working with new clients Adam studies their business goals as well as their properties. He keeps these goals in mind as he locates opportunities to add value to their real estate initiatives. Adam's goal in the CRE industry is to help people with their investments that can set themselves and future generations up for a lifetime of success and wealth. Adam particularly enjoys interacting with people and educating clients in making the right decision when it comes to investing their hard-earned money.

Adam was born in Berkeley. He grew up in Moraga. Graduated from UC Santa Barbara and has lived in San Diego.

Recent Transactions

9 units, 1635 Martin Luther King Jr Way, Berkeley | \$5,350,000

11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000

6 Units, 1675 Euclid Ave, Berkeley | \$3,925,000

6 units, 2030 Cedar St, Berkeley | \$1,300,000

29 Units, 765 Rand Ave, Oakland | \$8,200,000

33 Units, 175 Santa Rosa Ave, Oakland | \$7,700,000

8 Units, 1610 Milvia St, Berkeley | \$3,500,000

16 Units, 1940 Lakeshore Ave, Oakland | \$4,250,000

29 Units, 4827 Appian Way, El Sobrante | \$7,200,000

8 Units, 83 Glen Ave, Oakland | \$1,500,000

12 Units, 85 Glen Ave, Oakland | \$2,230,000

8 Units, 2180 Ashby Ave, Berkeley | \$2,060,000

6 Units, 2435 9th St, Berkeley | \$1,600,000



Randell Silva

Senior Investment
Advisor

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Professional Background

Randell Silva is a knowledgeable, motivated, and results-driven Investment Advisor specializing in the sale of multifamily properties throughout the East Bay. With over 7 years of commercial real estate experience, Randell is a key member of the Mitchell Warren Team at NAI Northern California, where he has helped facilitate transactions contributing to over \$300 million in total team transaction volume.

Randell brings a strong foundation in negotiation, underwriting, and client advocacy, paired with over a decade of prior customer-facing experience that ensures a smooth, transparent transaction process from start to finish. His entrepreneurial background, having founded and operated Delta Computer Service for over seven years, has shaped his disciplined, solution-oriented approach to business and deal execution.

Leveraging NAI Northern California's best-in-class research, marketing, and technology platforms, along with guidance from seasoned mentors, Randell delivers measurable results for property owners and investors. He also provides added value by effectively facilitating transactions across Hispanic cultural and language barriers, helping clients navigate complex deals with confidence and clarity.

Recent Transactions

- 41 Units, 524-530 8th St, Oakland | \$4,100,000
- 7 Units, 2015 Vine St, Berkeley | \$1,700,000
- 24 Units, 174 41st St, Oakland | \$5,750,000
- 6 Units, 1212 12th St, Oakland | \$1,895,000
- 44 Units, 888 Vermont St, Oakland | \$14,000,000
- 25 Units, 3535 Brook St, Lafayette | \$12,000,000
- 19 Units, 20411 Marshall St, Castro Valley | \$4,650,000
- 50,008 SF, 2648 International Blvd, Oakland | \$10,450,000
- 88 Units, 4939 Marconi Ave, Sacramento | \$11,725,000
- 11 Units, 2601 Ridge Rd, Berkeley | \$5,680,000
- 8 Units, 1205 International Blvd, Oakland | \$1,375,000



NAI Northern California
GLOBAL REACH. LOCAL EXPERTISE.

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