



\$1,350,000

**7.96% CURRENT CAP RATE
11.24% VALUE ADD CAP RATE**

6350 State Hwy 193, Georgetown, CA

OFFER MEMORANDUM // APARTMENT COMPLEX

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Disclaimer:

This presentation is for informational purposes only and does not constitute an offer to sell or a solicitation to purchase any property. While the information provided is believed to be accurate and reliable, no guarantees or warranties, express or implied, are made regarding its accuracy, completeness, or suitability. Prospective buyers are encouraged to conduct their own independent research and due diligence before making any real estate decisions. All real estate investments involve risk, and past performance is not a guarantee of future results.



EXECUTIVE SUMMARY

Offered at \$1,350,000

We are pleased to present this exclusive offering for a premier 1984, 11 Unit Apartment Building, strategically located in the heart of downtown Georgetown, Ca. This property features 11 units: 10 Studios & 1-3 Bd Unit.



Unlock
Premier
Potential:
Invest in
the Future
of Urban
Excellence



PROPERTY OVERVIEW

The complex features 11 units with a total leasable area of 5250 square feet. The property includes:

- 11 Units
- 1 Office Space
- Laundry Room
- Storage Room
- On-site parking
- Close to shopping
- Walking distance to restaurants
- 20 miles to Auburn Ca
- 35 minutes to Folsom, Ca
- 55 minutes to Sacramento, CA
- 1.50 hours to Kirkwood Ski Resort
- 1.25 hours to Lake Tahoe

LOCATION

Welcome to Georgetown, California

Georgetown, CA, known as the “Pride of the Mountains,” is a historic Gold Rush town nestled in El Dorado County. Founded in 1849, it quickly became a thriving mining community, attracting fortune seekers with its rich gold deposits. Unlike many boomtowns, Georgetown endured, thanks to its resilient settlers and a prime location along key stagecoach routes. Today, the town retains its Old West charm with well-preserved 19th-century buildings, a quaint Main Street, and a welcoming small-town atmosphere. Surrounded by the stunning Sierra Nevada foothills, Georgetown offers a perfect blend of history, outdoor recreation, and rural tranquility..





INVESTMENT HIGHLIGHTS

**CURRENT
7.77% CAP RATE**

- Strong Tenant Base: Anchored by reputable tenants ensuring steady cash flow and minimal vacancy risk.
- Amenities: Features include secure parking, and quiet & safe neighborhood, enhancing tenant satisfaction and retention.
- Value-Add Potential: Adding RV Spaces for further enhancements & a paid laundry facility...repositioning to increase rental income and property value.

This 11 Unit Apartment Building is a standout asset in a prime location, offering investors a stable and lucrative opportunity with potential for future growth. We invite you to explore this exceptional property and consider its potential to meet your investment objectives.

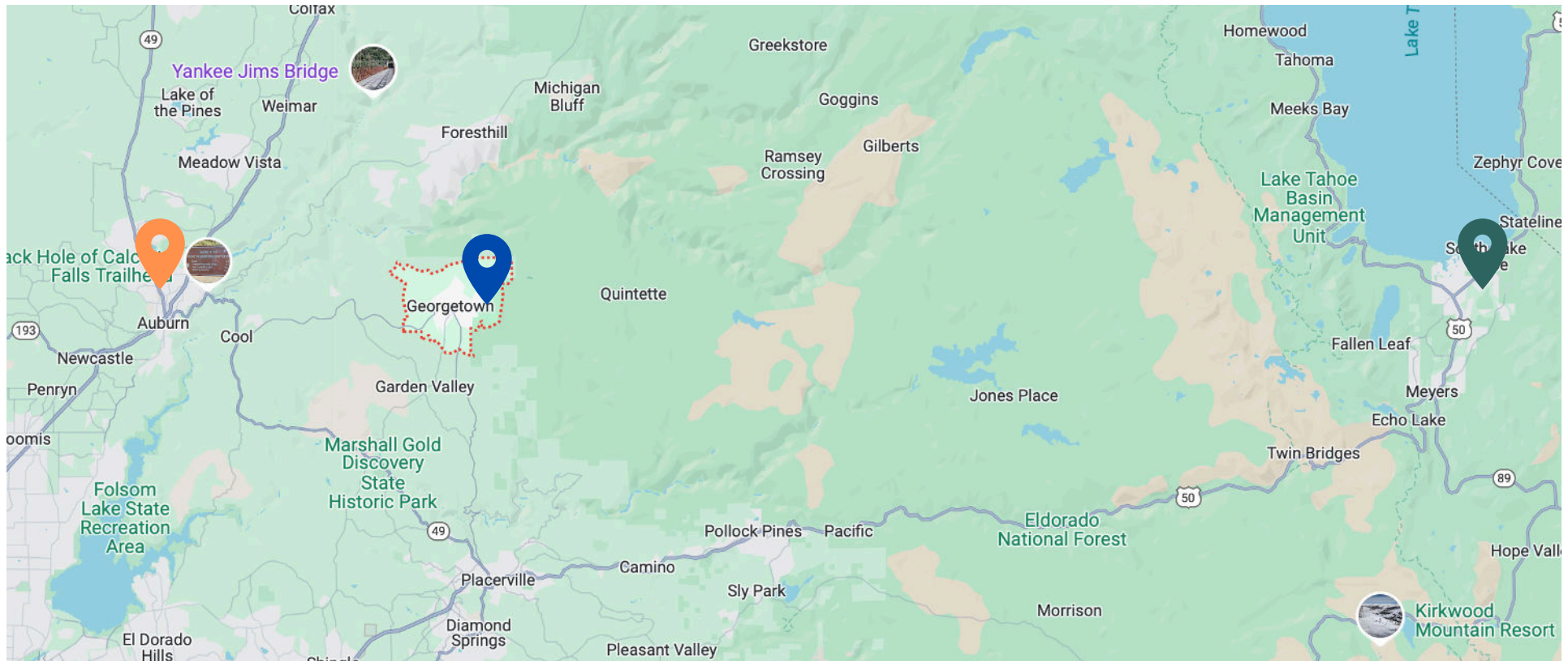


VALUE ADD

UNIT	TENANT NAME	SF	PERFORMA ANNUAL EXPENSES	ANNUAL CURRENT RENT
1	Private	300 Studio	Taxes \$3500	\$13,200
2	Private	300 Studio	Insurance \$9700	\$13,200
3	Private	300 Studio	Repairs and Maintenance \$2500	Vacant
4	Private	300 Studio	Amerigas \$6500	\$13,200
5	Private	300 Studio	PGE \$13,650	\$13,200
6	Private	300 Studio	Garbage \$3600	\$13,200
7	Private	300 Studio	Water \$5500	\$13,200

VALUE ADD

UNIT	TENANT NAME	SF	VALUE ADD POTENTIAL	ANNUAL EXPENSES	ANNUAL CURRENT RENT
8	Private	380 Studio		\$44,950 Expenses/yr	\$13,200
9	Private	380 Studio			\$14,400
10	Private	380 Studio			\$13,200
11	Private	500 3 bdm/1 ba			\$19,200
OFFICE		200 1 Room			Total Rent \$165,600
5 RV SPOTS			\$54,000/yr		
COIN LAUNDRY ROOM			\$6,000/yr		
		Current Cap Rate 7.77%	Value Add CAP Rate 11.24%		



AREA OVERVIEW

With its prime location and the surrounding area's robust infrastructure, amenities, and cultural vibrancy, this apartment complex represents a premier investment opportunity in an exceptional rural location.



Georgetown, CA



Auburn, CA



South Lake Tahoe



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