



**COLDWELL BANKER  
COMMERCIAL  
REALTY**

## 8 UNIT GATED MULTIFAMILY PROPERTY

1217 DANA DR. | FAIRFIELD, CA

FOR SALE



DAN MCGUE  
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COLDWELL BANKER COMMERCIAL REALTY  
1560 Van Ness Ave. Fl 2, San Francisco, CA 94109  
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# SALE

## 8 UNIT GATED MULTIFAMILY PROPERTY | FAIRFIELD

1217 Dana Dr Fairfield, CA 94533



### PROPERTY HIGHLIGHTS

- Great Fairfield Location
- 8 Two Bed/One Bath Apartments
- 14 Off Street Parking
- 8 Carport + 6 Surface Spaces
- Dishwashers
- On Site Laundry Room
- Central A/C & Heat
- Dual Pane Windows
- Gated Entrance
- Lush Landscaping
- Large L-Shaped Lot
- Separately Metered for Electricity
- Individual Water Heaters
- 600 AMP Electrical
- Close Proximity to Fairfield Transportation Center

### OFFERING SUMMARY

**OFFERED AT: \$1,525,000**

<b>Number of Units:</b>	8
<b>Cap Rate:</b>	5.7
<b>GRM:</b>	9.8
<b>Gross Scheduled Income:</b>	\$155,339
<b>NOI:</b>	\$86,258
<b>Price/SF:</b>	\$233
<b>Building Size:</b>	Approx. 6,536 SF*
<b>Lot Size:</b>	Approx. 14,941 SF*
<b>Lot Dimensions:</b>	Irrerular L-Shaped
<b>Year Built:</b>	1987*
<b>APN:</b>	0033-021-070*

\*Per Realist Tax Records

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### PROPERTY DESCRIPTION

1217 Dana Dr. is an eight (8) unit multifamily property in Fairfield, CA located approx. an hour northeast of San Francisco. The property consists of two (2) buildings on a gated L-shaped lot with beautiful grounds. All eight units are two bedroom/one bathroom apartments. Each unit has two sizable bedrooms with ample closet space, eat in kitchens, large living rooms and either a deck or fenced patio. There is an onsite laundry facility with two (2) coin operated washers/dryers (4 total machines). There are fourteen (14) parking spaces; one carport space per unit in addition to extra off-street parking for guests or visitors. Each unit is separately metered for gas and electricity and has individual water heaters. Tenants pay for their own heat. Owner pays for trash, water, and sewer expenses.



### LOCATION DESCRIPTION

The property is located in the esteemed city of Fairfield, the seat of Solano County, California. Fairfield boasts a high quality of life, growing economy, and is a coveted destination for families, wine enthusiasts, and diverse industries. Strategically positioned at the midpoint between San Francisco and Sacramento, Fairfield serves excellent regional connectivity via the Fairfield Transportation Center transit hub and Interstate 80 corridor. The building is located just minutes away from I-80 and is near North Bay Medical Center and the Solano Town Center Mall. Local schools, public transportation and entertainment options are all located within a close radius of the property - appealing to tenants, commuters, and employers alike. Anchored by the profound economic influence of Travis Air Force Base, this growing community of roughly 123,000 people offers world-class amenities, including Rancho Solano Golf Course, Six Flags Discovery Kingdom and the iconic Jelly Belly factory. Nearby San Francisco Bay Area and the Napa Valley wine region are just a short drive away.



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### INCOME & EXPENSE PRO-FORMA

<b>Scheduled Annual Gross Apartment Income (See Attached Rent Roll)</b>	<b>\$152,832</b>
Late Fee	679
Laundry	715
Parking	1,113
<b>Total Schedule Gross Income</b>	<b>\$155,339</b>
Less Vacancy (estimated at 3%)	(4,585)
<b>Adjusted Annual Gross Income</b>	<b>\$150,754</b>

### Annual Property Expenses<sup>1</sup>:

Property Tax (Estimated at 1.11% of \$1.525M)	\$16,783
Insurance <sup>2</sup>	7,956
Gas & Electricity	1,151
Water & Sewer	8,120
Trash	7,720
Landscaping	5,378
Fire Systems Maintenance	540
Pest Control	1,594
Business License/Gross Receipts Tax	1,487
Repairs & Maintenance (estimated at \$750 Per Unit)	6,000
Professional Management (estimated at 5% of Scheduled Gross)	7,767

**Estimated Annual Operating Expenses:** **(64,496)**

**Estimated Net Operating Income:** **\$86,258**

1. All Expenses estimated based on annualized Nov. 2025 YTD Income & Expense provided by Owner and Industry Standards.
2. Owner's actual 2025 insurance expense. Lately, insurance has been difficult to secure and has become more expensive. Buyers should obtain and use their own estimate for insurance.

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Note: The above expenses and vacancy factor are estimates based partly on Owner's past expenses and partly on industry standards. All prospective buyers should determine their own numbers for all expenses and the vacancy factor.



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### RENT ROLL

Unit #	Unit Type	Current Rent	Market Rent <sup>1</sup>	Move in Date	Last Increase Date
1	2 Bed/1 Bath	\$1,775.00	\$1,775.00	08/25/2025	-
2	2 Bed/1 Bath	\$1,362.00	\$1,775.00	09/01/2013	04/01/2026
3	2 Bed/1 Bath	\$1,362.00	\$1,775.00	08/01/2013	04/01/2026
4	2 Bed/1 Bath	\$1,362.00	\$1,775.00	06/26/2018	04/01/2026
5	2 Bed/1 Bath	\$1,650.00	\$1,775.00	04/01/2023	05/01/2023
6	2 Bed/1 Bath	\$1,800.00	\$1,775.00	08/26/2024	-
7	2 Bed/1 Bath	\$1,650.00	\$1,775.00	09/14/2018	04/01/2026
8	2 Bed/1 Bath	\$1,775.00 <sup>2</sup>	\$1,775.00	Vacant <sup>2</sup>	-
Total Monthly		\$12,736.00	\$14,200.00		
Total Annually		\$152,832.00	\$170,400.00		

<sup>1</sup>. Stated rent is estimated market rent from Rentometer.com. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyer should determine and use their own estimates for market rents.

<sup>2</sup>. Vacant Unit. Stated rent is estimated market rent. Market rent depends on the quality of finishes, improvements to the unit and current market conditions. Buyers should determine and use their own estimates for market rents.

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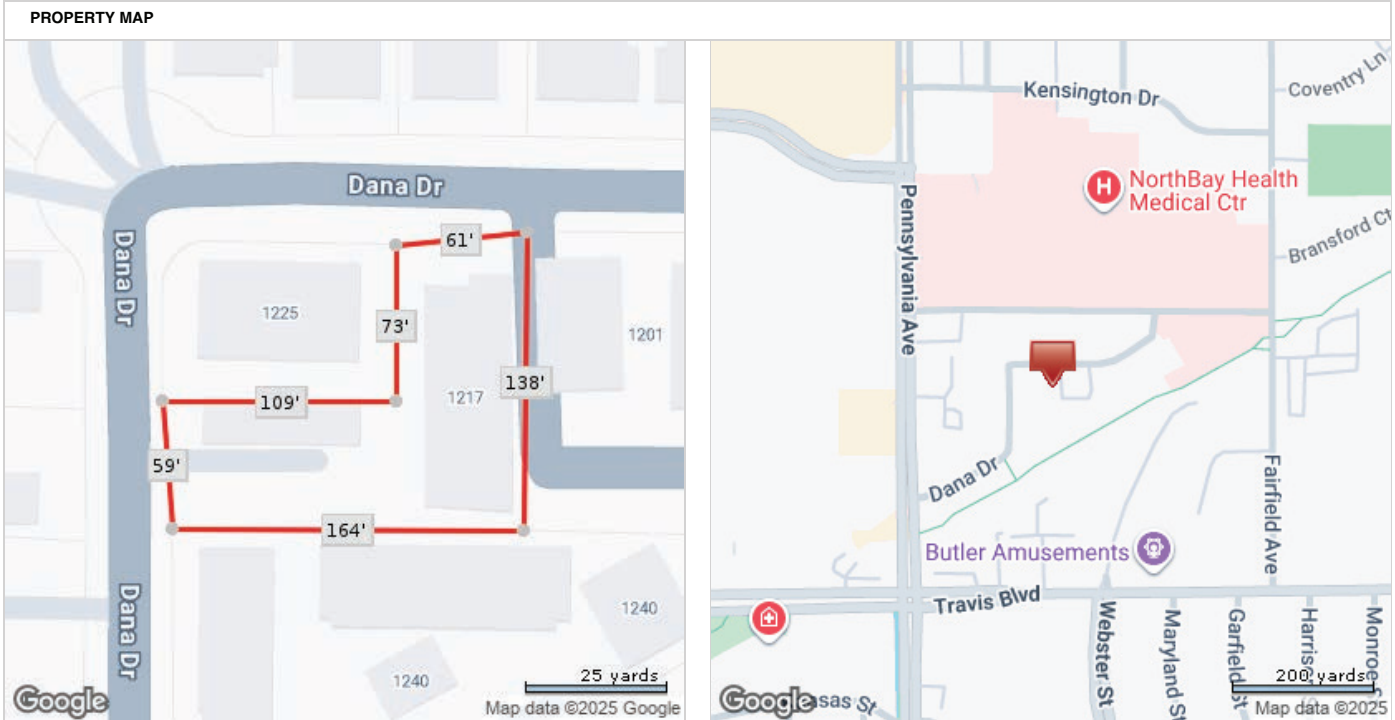


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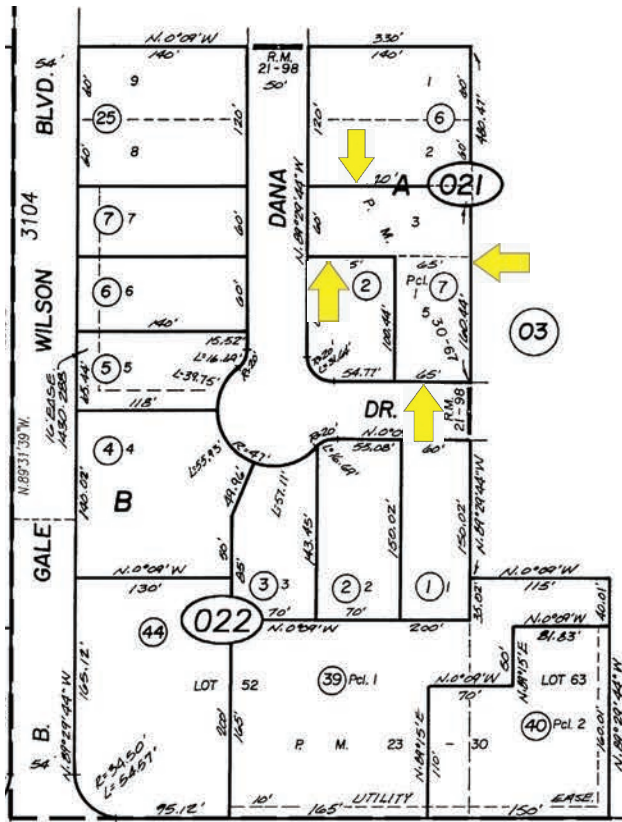
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### REALIST TAX RECORD INFORMATION



\*Lot Dimensions are Estimated



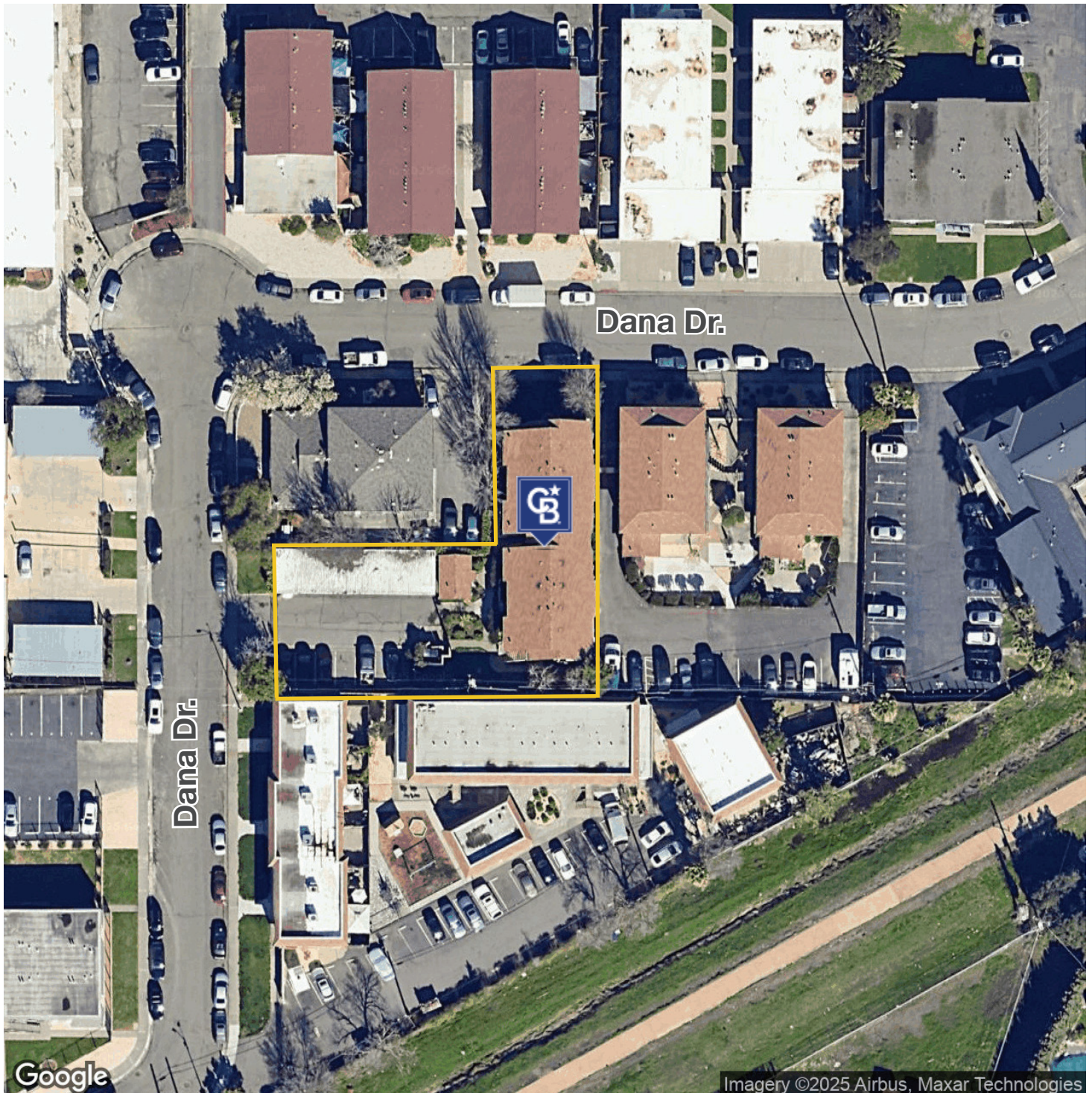
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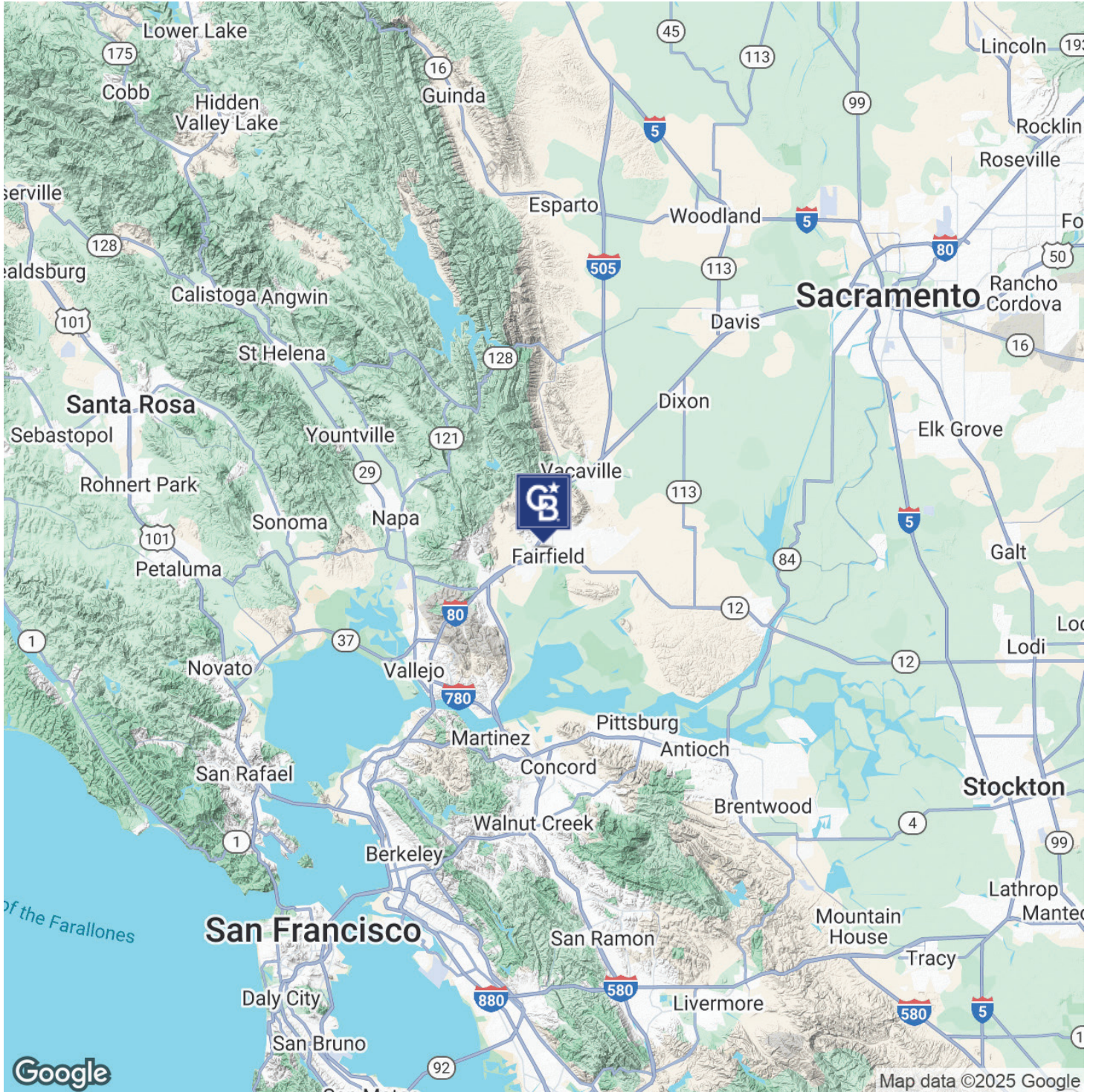


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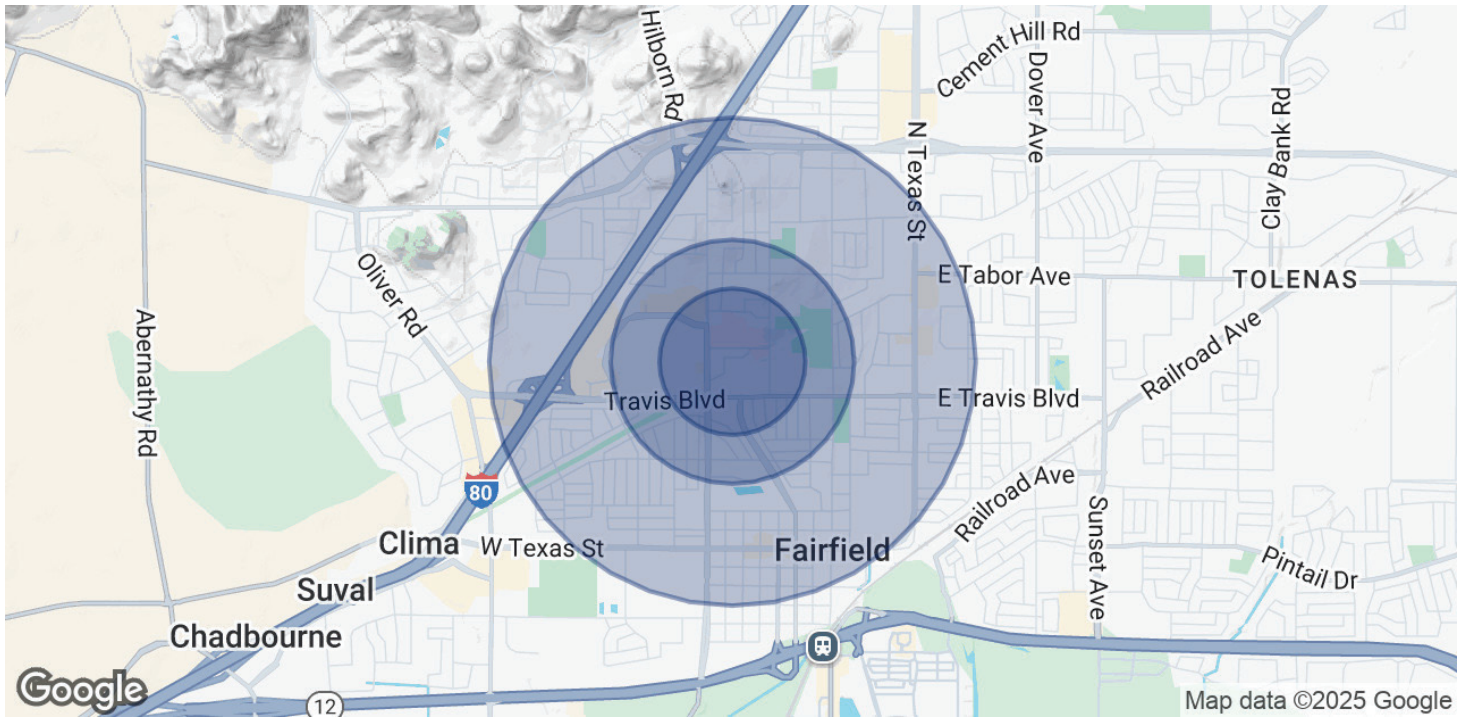


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,552	5,317	22,956
Average Age	39	38	37
Average Age (Male)	38	36	36
Average Age (Female)	40	39	38
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	492	1,675	7,573
# of Persons per HH	3.2	3.2	3
Average HH Income	\$83,538	\$86,626	\$88,418
Average House Value	\$500,444	\$461,418	\$465,522

Demographics data derived from AlphaMap

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