

Commercial For Sale | Multifamily | Apartment building / Low Rise / Garden Style / 1-3 stories high

# 200 Leisure Way . Vacaville , CA 95687

**For sale 26 units of the Heritage Apartments in Vacaville, CA. For more information please contact the Pinza Group Office: 510-725-477 Info@PinzaGroup.com**

**Listing Info**  
Listing ID: 2127  
**Sold**  
**For Sale**

Posted: 01/03/2020 8:24 am | On HOMEiZ: 1583 days | Updated: 4 years ago | Views: 1014

**\$3,500,000**

**Listing Presented by**

## Location Map

## Property Type

Property status	Sold
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## Property Price

Asking Price	\$3500000
Last Sold Price	\$3500000
Total Lot Size	1.15 Acres
Asking Price per Sq. Ft.	\$301
Total Building Size Sq. Ft.	11622
Commission Split %	Contact listing agent%

Cap Rate %	0%
Gross Annual Income	\$0
Net Operating Income	\$0
Gross Rent Multiplier	0.00
Operating Expenses	\$0
Annual Property Tax Rate for this property	0.821%
Property tax total amount	\$28735

## Property Location & Description

Listing Headline	For sale 26 units of the Heritage Apartments in Vacaville, CA. For more information please contact the Pinza Group Office: 510-725-477 Info@PinzaGroup.com
Rent control	Rent Control
Property Description	Built in 1945 and boasting a unique unit mix of 24 studios, one 2bd/1bth, and one 2bd/2bth, the property presents a unique opportunity for a new or seasoned investor to purchase a well maintained property with high in place rents in a quiet residential location in Vacaville. The Heritage Apartments boast onsite, coin operated laundry, a sparkling pool with common area, a management office, and a tranquil setting.

<b>Location Description</b>	<p>The Heritage Apartments location makes it ideal for tenant commuters to blend an easy work commute with a short drive to many of California's top destination spots like the Napa and Sonoma Wine Countries, thereby allowing a high-quality lifestyle which is close to all local attractions, freeways, shopping, and dining. These tenant benefits should ensure continued high occupancy, strong demand, and further rent growth at the property for a new owner.</p>
<b>No. of Units</b>	<p>26</p>
<b>Price per Unit</b>	<p>\$134615</p>
<b>Units Mix</b> <b>No.</b> <b>Description</b> <b>No. Units</b> <b>Sq. Ft.</b> <b>Avg. Mo. Rent</b>	<p>1. 0+1 (studios) 24</p> <p>2. 2+1 1</p> <p>3. 2+2 1</p> <p>4.</p> <p>5.</p>
<b>Occupancy %</b>	<p>100%</p>
<b>Construction Type</b>	<p>Wood &amp; Stucco</p>

No. Stories	2
Year Built	1945
Overall Property Condition	Good
Highlights	8.15% Current Cap and 8.9 Current GRM

## Property Information

### Sewer

Type of Sewer	Sewer System (Public)
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### Parking

Parking type	On-street Assigned Parking
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## Investment Overview

Type of use	Investor
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## Energy Efficiency

Energy Star Certified	No
How old is your cooling and heating system?	No Data
Efficiency rating	N/A
R-value	N/A
Windows single-pane?	No
Natural daylight	No
Appliances energy efficient	No

Roof	No
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## Neighborhood lifestyle

Lifestyle	Urban Core
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## More information

MLS URL of this listing to link to your own site or brokerage site	Not in MLS
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