

# Property Investment (SnapShot)

## PROPERTY LOCATION

**2476-2478-2480 Avignon Circle, Santa Rosa**

Located in Northwest Santa Rosa



## PROPERTY DESCRIPTION

**MULTI-UNIT RENTAL OR LIVE-IN PROPERTY - 2476-2478-2480 Avignon Circle, Santa Rosa CA**

Triplex with 3 generously-sized individual units; each with 2-3-beds, 2-2.5 baths, patio or decking, parking, and more. Discover the charm you've been searching for with this remarkable triplex located in a quaint Santa Rosa neighborhood! Featuring three generously-sized individual units, each with their own private entrance and 1-2 car attached garages. This property beautifully showcases the delightful character reminiscent of Santa Rosa living, thoughtfully preserved to create an ideal setting for both investment and personal living.

## TRIPLEX DETAILS

Unit	Size	Rent/Mo
<b>2476</b>	3 Bd / 2.5 Ba	\$ 2,650
<b>2478</b>	3 Bd / 2.5 Ba	\$ 2,390
<b>2480</b>	2 Bd / 2 Ba	\$ 2,150
<b>TOTAL</b>	<b>3 Bed/3 Bath</b>	<b>\$ 7,190</b>



## COMMON AREAS

- 3 Private Entries
- 3 Private Outdoor Spaces
- 1-2 Car Attached Garages
- Street Parking Spaces
- Separate Metered Units
- Washer / Dryers in Units

## OPERATING EXPENSES

- Insurance
- Maintenance
- Landscaping
- Property Taxes
- Water & Sewer (**W&S**)
- Property Management Fees



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