



1110 Civic Center Ste 106 D
Yuba City, CA 95993
Tel: (530) 777-3269

Whitefront Apartments

Property: 1165 B Street
Yuba City, CA 95991

Property Type: Multi-family

Buyer: Fenton Robert D Family Trust

Seller: Wachovia Bank

Property Overview

The Whitefront Apartments are located at 1165 B Street, Yuba City, CA. The property consists of (8) two-bedroom, one-bath units and (4) one-bedroom, one-bath units with on-site laundry and off-street parking. The Whitefront Apartments were constructed in 1970 and are ideally located in downtown Yuba City within close proximity to schools, shopping and employment. The exterior of the building needed to be painted and the roof was in good condition. The condition of the interior units varies from unit to unit, but the 4 units that were inspected were in reasonable condition. The building size is 8,320 sq.ft and the lot size is 14,810 sq.ft. The laundry machines were leased out to coinmach.

The Challenges

Wachovia Bank had taken back the property in a foreclosure sale. They hired us to be Exclusive Listing Agent. Their goal was to sell it close to the appraised value.

The Solution

We prepared a Broker Opinion of Value for Wachovia Bank to determine the value of the property. They agreed with listing the property for \$529,900. Once the client approved our marketing package we began our marketing campaign. We received several offers; the Seller accepted an offer that was close to the list price. The Buyer paid all cash and closed within 45 days.