

2068 Ludwig Avenue

8.18 ACRE LOT WITH TWO HOUSES AND ONE DUPLEX



AC

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COMPASS

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PROPERTY SUMMARY

\$1,300,000

List Price

Set on approximately 8 acres in Santa Rosa's rural southwest corridor, 2068 Ludwig Avenue presents a rare opportunity to acquire a multi-structure property with significant flexibility and long-term potential. Surrounded by mature oak trees, open pasture views, and extensive landscaping, the setting offers privacy while remaining conveniently accessible to town.

The property includes a duplex with attached garages for both units and private fenced yards, along with two additional single-family homes, each with detached garages. These multiple residential structures and improvements spread across the acreage create a unique opportunity for investors, multi-generational living, agricultural pursuits, or future value enhancement. Fenced and cross-fenced portions of the property provide functionality and flexibility for a variety of uses.

Infrastructure is a notable asset, with three septic systems, two wells, and multiple existing structures already in place. The expansive acreage, established improvements, and rural zoning create a compelling foundation for those seeking income-producing potential, operational flexibility, or a property with room to evolve over time.

With approximately 5,410 square feet of existing improvements across the site and a highly desirable combination of land, infrastructure, and location, 2068 Ludwig Avenue represents a scarce opportunity in Sonoma County's investment landscape.

- Approximately 8.18 acres in Santa Rosa's rural southwest corridor
- Four residential structures, including a duplex and two single-family homes
- Approximately 5,410± SF of existing improvements across the site
- Flexible opportunity for investment, multi-generational living, or agricultural use
- Rare combination of acreage, improvements, and income potential in Sonoma County



The information contained herein has been provided by various sources which may include the seller, public records, Multiple Listing Service, or others. Compass Commercial has not verified or investigated the accuracy of this information. Respective buyers are advised to conduct their own investigation of the property and the information contained herein, utilizing licensed professionals where appropriate, before purchasing this property.

FINANCIAL OVERVIEW

ANNUALIZED OPERATING INCOME

List Price:	\$1,300,000
CAP Rate:	7.28%
GRM:	11.17
Number of Units:	4
Price Per Unit:	\$325,000
Gross SqFt:	5,410
Price per SqFt:	\$240

ESTIMATED EXPENSES

New Property Taxes (1.25%)	\$16,250
Insurance - Estimate:	\$2,500
PG&E - Tenant Paid:	\$0
Water - Tenant Paid:	\$0
Trash -Tenant Paid:	\$0
Maintenance - Estimated at \$750/unit	\$3,000
Total Expenses:	\$21,750

Scheduled Gross Income:	\$116,400
Less Expenses:	(\$21,750)
Net Operating Income:	\$94,650

CURRENT RENT ROLL

UNIT	SQFT	TYPE	MOVE-IN DATE	CURRENT RENT
2062	1,176	3BD/1BA (duplex)	2/1/98	\$2,050.00
2064	1,176	3BD/1BA (duplex)		\$2,050.00
2068	1,651	3BD/1BA SFH	Vacant	\$3,500.00
2070	1,407	2BD/1BA SFH	9/1/00	\$2,100.00
Monthly Total:				\$9,700.00
Annual Total:				\$116,400.00

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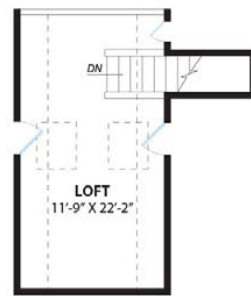
FLOOR PLANS



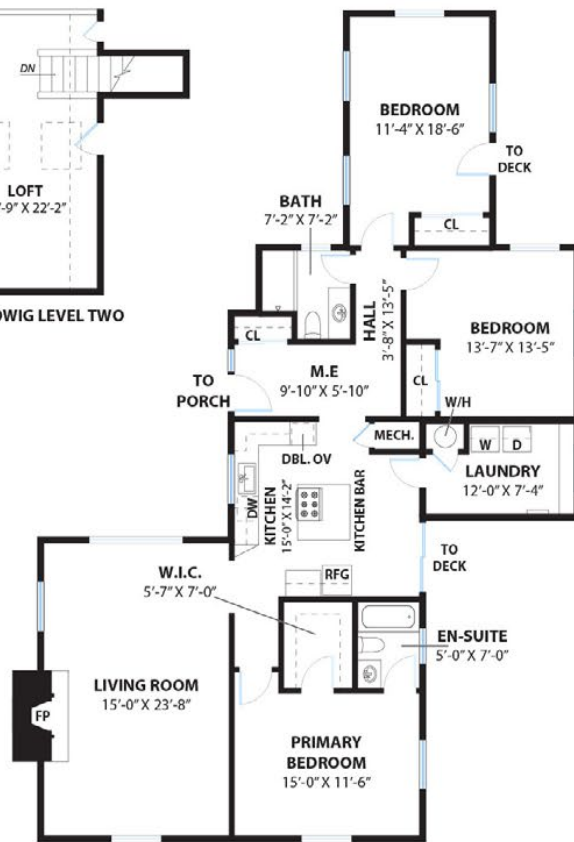
2062-2064 LUDWIG DUPLEX



2070 LUDWIG LEVEL ONE



2070 LUDWIG LEVEL TWO



2068 LUDWIG

PROPERTY SQ FT INFORMATION

MEASUREMENTS CALCULATED TO THE EXTERIOR WALLS

LIVING SPACE: 5410 SQ FT

- * 2068 Ludwig: 1651 Sq Ft
- * 2062 Ludwig: 1176 Sq Ft
- * 2064 Ludwig: 1176 Sq Ft
- * 2070 Ludwig (Level One): 1220 Sq Ft
- * 2070 Ludwig (Level Two): 187 Sq Ft

PRESENTED BY : NATALIE MEYERS
DRE #: 02010250

CREATED ON JUNE 01, 2026

DISCLAIMER: RENDERING BY OPEN HOMES PHOTOGRAPHY. ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT. DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS REGARDING BUYING OR SELLING OF PROPERTIES WITHOUT INDEPENDENT VERIFICATION.



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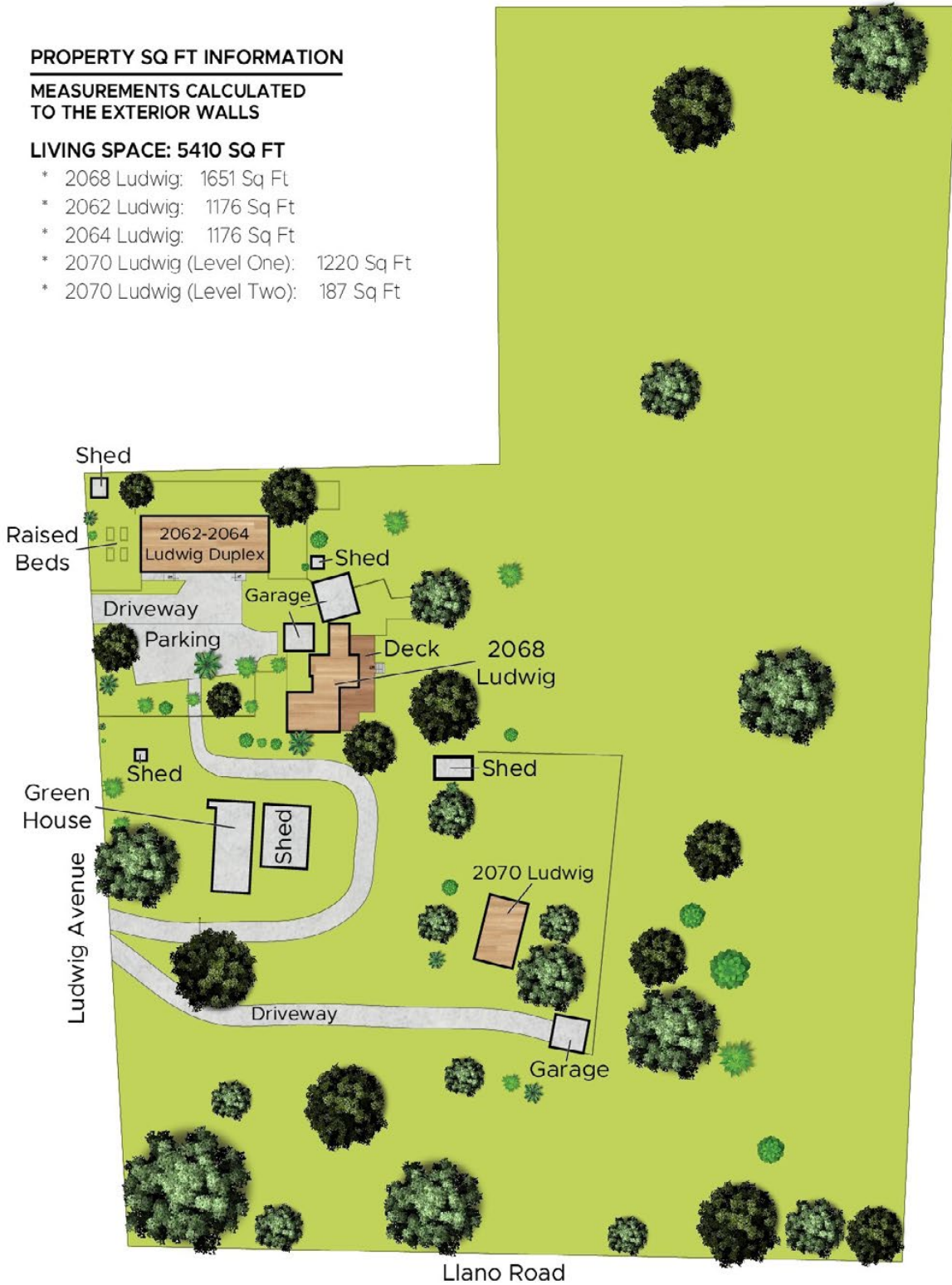
SITE PLAN

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AERIAL PHOTOS



The outline of the property line is approximate, buyer is to investigate and confirm on their own.

PHOTOGRAPHY



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