



20230 Grouse Way, Sonora, CA 95370

Quail Hollow One

A P A R T M E N T S

 **PRIME COMMERCIAL**
INCORPORATED

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Exclusively Listed By

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 Quail Hollow One
Apartments



Quail Hollow One APARTMENTS

First Time on Market!

Rare 252-Unit Multifamily Asset
Located in Sonora, CA

OFFERING SUMMARY

Listing Price	\$21,950,000
Cap Rate - <i>Scheduled</i>	7.41%
Number of Units	252
Price Per Unit	\$87,103
Price Per SF	\$119.59
Rentable SF	183,543
Parcel Size	16.59
Year Built	1986
APN	044-470-010, 009, 007, 001
Zoning	R3:MX <i>(Residential Estate, 3 Acre Minimum: Mobile Home Exclusions)</i>

INVESTMENT OFFERING

Prime Commercial, Inc. is pleased to offer **Quail Hollow One** for sale in Sonora, California. Located approximately one mile east of downtown Sonora against the picturesque foothills, this unique townhome style community with 58 buildings totaling 252 Units provides the region with a large portion of the residential rental stock. Quail Hollow One was developed in 1985 by the current owners and now provides a new owner with the opportunity of a stable cash flow in a desirable location near employment centers, freeways, schools, and retail shopping centers.



Quail Hollow One

APARTMENTS

Property Overview

58

TOTAL BUILDINGS
(57 + CLUBHOUSE)

183,543

RENTABLE
SQ. FOOTAGE

1985

YEAR BUILT

16.59

ACRES
(LOT SIZE)

84

1-BEDROOM
UNITS

168

2-BEDROOM
UNITS

252

TOTAL UNITS
(RESIDENTIAL)

UNIT MIX

BUILDING	UNIT TYPE	SQ. FT.	# OF UNITS
Sierra	1 Bed / 1 Bath	572 SF	56 Units
Vista	1 Bed / 1 Bath / Fireplace	630 SF	28 Units
Ridge	2 Bed / 1 Bath	727 SF	56 Units
Alpine	2 Bed / 1 Bath / Fireplace	795 SF	56 Units
Summit	2 Bed / 2 Bath	875 SF	56 Units



57

*Rustic Charm
Residential Buildings
that blend seamlessly with
Sonora's natural beauty*

1985

YEAR BUILT
By current ownership

CONSTRUCTION MIX

Foundation	Concrete Slab
Framing	Wood Stud
Exterior Walls	Wood Siding
Roof	Pitched with Composition Shingle
HVAC	Forced Air
Gas	Individually Metered
Electricity	Individually Metered

*Abundant Mix of
Covered, Uncovered,
and Garage Parking*

252+
TOTAL PARKING

PARKING	
Surface Lot	Assigned Parking
Carport Stalls	218
Garage Bays	34 *
Guest Parking	Available

*Garages Currently Assigned to Specific Units

AERIAL Site Plan



Seasonal
Pool



Fitness
Room



Clubhouse &
Rental Office



Secure
Mail Boxes



Abundant
Parking



(35) Assigned
Garage Bays



Multiple
Convenient
Garbage Areas



(2) Laundry
Rooms



Nearby Park & Garden
(Not a Part of Property)

Storage Facility

Adventist Health:
Wound Care

Tuolumne County:
Social Services



Quail Hollow One
APARTMENTS



*Quail Hollow One
is the largest
multi-family
complex within
Tuolumne County*



COMMUNITY *Amenities*



Spacious Clubhouse with
Large Communal Kitchen



Fitness Center



Heated Swimming Pool
with Programmed Spa



Two Laundry Facilities



Abundant Parking
for Residents and Guests



Walk Path to Adjacent Public Park
with Community Garden, Playground,
and Dog Area *(Not a Part of Property)*



Quail Hollow One
APARTMENTS



Adjacent Park
(Not a Part of Property)



APARTMENT *Amenities*



Air Conditioning



Wood Burning Fireplaces
(Select Units - 84 Total Units)



Kitchens with Gas Ranges
and Dishwashers



Pet Friendly with Deposit
(Rare Find in Sonora)



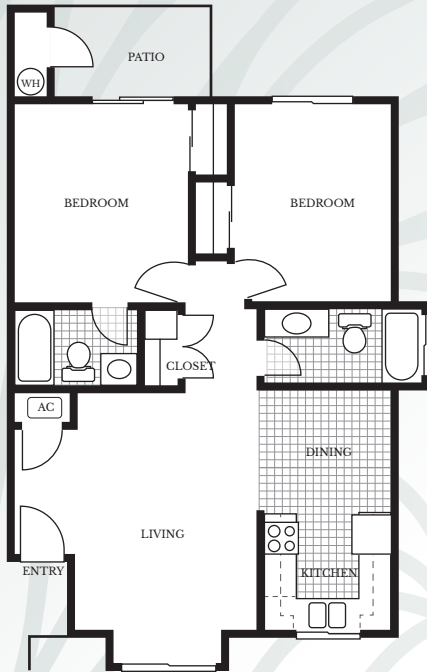
Covered Patios and Decks





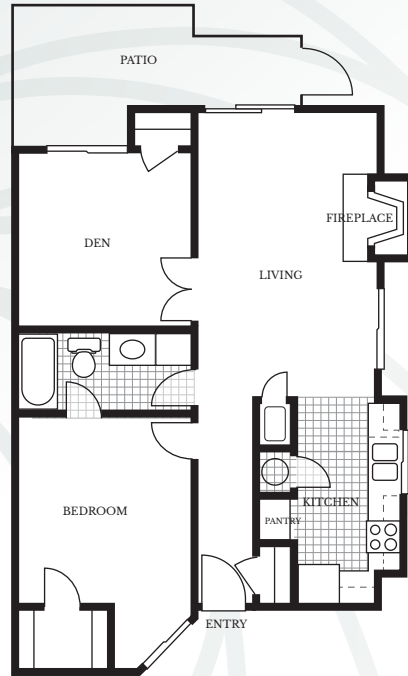
Quail Hollow One APARTMENTS

FLOOR Plans



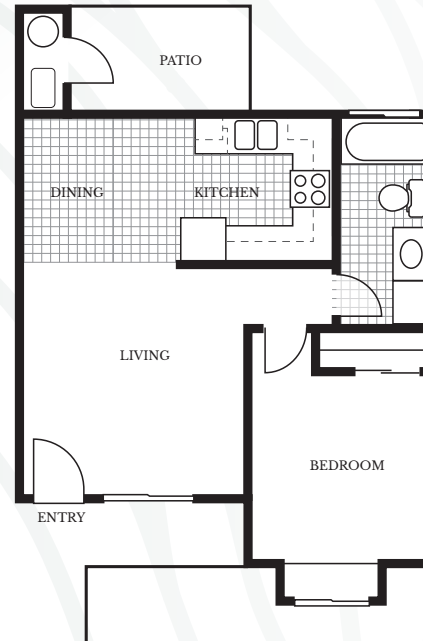
The Summit 875 SF

The Summit is the largest unit at Quail Hollow One. This efficiently designed two-bedroom, two-bath home features a large living room and dining area.



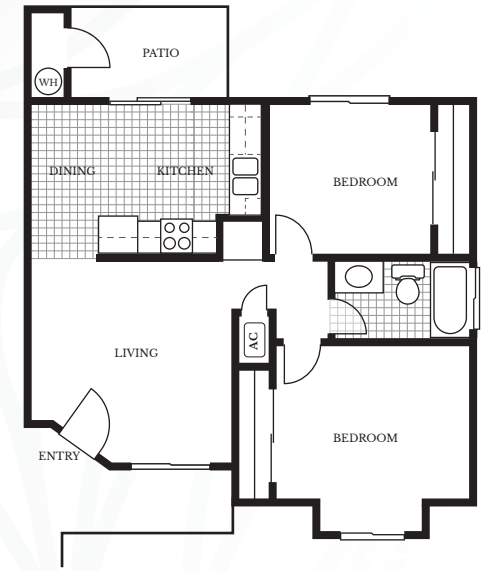
The Alpine 795 SF

The Alpine is designed for the person needing a little more space. This unit is loaded with extras including a den and private patio.



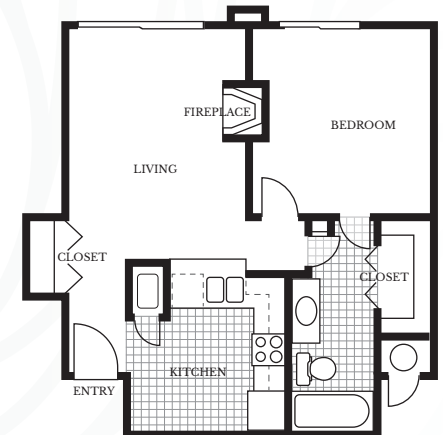
The Sierra 572 SF

The Sierra is a spacious, open, one-bedroom unit that features an enclosed patio area, full kitchen, full bath, and built-in window seat area.



The Ridge 727 SF

The Ridge is a spacious, efficiently designed two-bedroom plan with large closets, enclosed patio and full kitchen.



The Vista 630 SF

The Vista is the perfect bachelor's home. From the large living room with fireplace and vaulted ceiling, to the unique bath with walk-in closet, the Vista is truly one-of-a-kind.

RENT *Analysis*

			SCHEDULED RENT <i>(March 2025)</i>				POTENTIAL RENT <i>(Market)</i>			
UNIT TYPE	SQ. FT.	# OF UNITS	RENT	RENT/SF	MONTHLY RENT	ANNUAL RENT	RENT	RENT/SF	MONTHLY RENT	ANNUAL RENT
Sierra - 1 Bed / 1 Bath	572 SF	56 Units	\$990–\$1,365	\$1.73–\$2.39	\$69,513.00	\$834,156.00	\$1,365.00	\$2.39	\$79,170.00	\$950,040.00
Vista - 1 Bed / 1 Bath / Fireplace	630 SF	28 Units	\$1,040–\$1,398	\$1.65–\$2.22	\$32,880.00	\$394,560.00	\$1,398.00	\$2.22	\$37,746.00	\$452,952.00
Ridge - 2 Bed / 1 Bath	727 SF	56 Units	\$1,055–\$1,436	\$1.45–\$1.98	\$68,750.00	\$825,000.00	\$1,420.00	\$1.95	\$79,520.00	\$954,240.00
Alpine - 2 Bed / 1 Bath / Fireplace	795 SF	56 Units	\$1,090–\$1,468	\$1.37–\$1.85	\$70,431.00	\$845,172.00	\$1,452.00	\$1.83	\$81,312.00	\$975,744.00
Summit - 2 Bed / 2 Bath	875 SF	56 Units	\$1,090–\$1,485	\$1.25–\$1.70	\$71,237.00	\$854,844.00	\$1,485.00	\$1.70	\$81,675.00	\$980,100.00
Total / Weighted Averages		252 Units	\$1,241.00	\$1.70	\$312,811.00	\$3,753,732.00	\$1,426.00	\$1.96	\$359,423.00	\$4,313,076.00

FINANCIAL *Analysis*

SUMMARY

Price	\$21,950
Number of Units	252
Rentable SF	183,543
Price per Unit	\$87,103
Price per SF	\$119.59
Scheduled Cap Rate	7.41%
Proforma Cap Rate	9.89%

NOTES:

- [1] Land Lease to Gas Company
- [2] Late Fees & Application Fees
- [3] Reassessment at Sale Price
- [4] From 2024-25 Tax Bill
- [5] 2024-2025 Premium
- [6] 2024 Actual

OPERATING STATEMENT

INCOME		PROFORMA	SCHEDULED	NOTES
Gross Rental Income		\$4,313,076	\$3,753,732	
Less Vacancy Rate	3%	\$129,392	\$112,612	
Effective Rental Income		\$4,183,684	\$3,641,120	
Plus: Other Income		\$30,000	\$30,000	[1]
Plus: Laundry Income		\$46,904	\$46,904	
Plus: Miscellaneous Income		\$18,800	\$18,000	[2]
Total Operating Income		\$4,279,388	\$3,736,024	
EXPENSES		PROFORMA	SCHEDULED	NOTES
Payroll		\$347,094	\$347,094	
Gas		\$14,018	\$14,018	
Electricity		\$51,624	\$51,624	
Water		\$155,445	\$155,445	
Sewer		\$171,420	\$171,420	
Utility Maintenance		\$2,743	\$2,743	
Garbage		\$192,487	\$192,487	
Cable		\$110,102	\$110,102	
Maintenance Expense		\$327,983	\$327,983	[6]
Advertising & Promotions		\$2,438	\$2,438	
General & Administrative		\$73,989	\$73,989	[6]
Property Taxes		\$285,000	\$285,000	[3]
Direct Assessments		\$11,383	\$11,383	[4]
Insurance		\$254,907	\$254,907	[5]
Management		\$108,000	\$108,000	
Total Expenses		\$2,108,633	\$2,108,633	
Per Unit		\$8,368	\$8,368	
Per SF		\$11.49	\$11.49	
NET OPERATING INCOME		\$2,170,755	\$1,627,391	

WELCOME TO *Sonora, California*

Nestled in Central California on the western slopes of the Sierra Nevada, the City of Sonora sits near the crossroads of State Highways 49 and 108. Sonora is the only incorporated city in Tuolumne County and serves as the county seat. Founded in 1848 by Mexican miners from Sonora, Mexico during the California Gold Rush, it is one of the oldest cities in the state. Once a thriving center for trade and industry in the heart of California’s historic Mother Lode, the city still carries the enduring legacy of its gold rush origins.

Though the city has evolved over the years, the spirit of the Old West remains alive, especially in its preserved historic buildings. For many visitors, Sonora still feels like a frontier town—it’s the last major stop before reaching Yosemite National Park, located 70 miles to the southeast. Just 15 miles east lies Stanislaus National Forest, a favorite destination for hiking, camping, snowmobiling, and river rafting.

Today, Sonora is recognized as the cultural heart of the region, offering an array of museums, theaters, and art galleries. Its distinctive false-front architecture, wooden awnings, and iron-railed balconies evoke a bygone era—where you might almost hear the echo of horses’ hooves and the voices of cowboys heading into the mountains in search of gold.

GEOGRAPHICAL INFORMATION

City Area	3 Square Miles
Elevation	1825 Feet
County	Tuolumne County
County Seat	Sonora
State	California

TAXES

Sales Tax	7.75%
Transient Occupancy Tax	10%

Photo courtesy of **Visit Tuolumne County**. CC BY 4.0
Photographer: Menka Belgal



MARKET *Demographics*

Sources:

City of Sonora, www.sonoraca.com;

2019-2024 Housing Element Report, Sonora
Community Development Department;

Visit Tuolumne County, www.visittuolumne.com;

Esri 2024

DEMOGRAPHICS

Sonora Population (2010)	4,610
Sonora Population (2024)	4,871
Daytime Population	22,000 - 25,000
Tuolumne County Population	54,707
Per Capita Personal Income	\$39,503
Median Household Income	\$62,621
Households	2,190
Median Age (Sonora)	38.2
Median Age (Within 1 Mile of Site)	50.4
Unemployment Rate (2024)	5.3%
Education: High School or Higher	84.8%
Education: Bachelor's or Higher	30.2%

2.2

**AVERAGE HOUSEHOLD SIZE
(2019)**

2,594

**TOTAL HOUSING UNITS
(SINGLE & MULTIFAMILY 2019)**

59%

**RENTER OCCUPIED
(HOUSING STOCK 2019)**

7.6%

**VACANT HOUSING UNITS
(WITHIN 3 MILES)**



EMPLOYMENT BY INDUSTRY

INDUSTRY	% EMPLOYED POPULATION
Agriculture, Forestry, Fishing, Hunting, and Mining	1.2%
Construction	7.5%
Manufacturing	4.2%
Wholesale Trade	0.4%
Retail Trade	15.8%
Transportation, Warehousing, and Utilities	3.8%
Information	1.7%
Finance, Insurance, Real Estate, Rental, and Leasing	4.2%
Professional, Scientific, Management and Administrative	13.1%
Educational Services, Health Care, and Social Assistance	24.1%
Arts, Entertainment, Recreation, and Accommodation	13.1%
Public Administration	6.6%
Other Services	4.3%

MARKET *Employment*

Sources: Employment Development Department, State of California 2024

The local economy is primarily driven by healthcare, retail, administration, and education sectors.

Notable area employers include:

Adventist Health Sonora (1,000-4,999 Employees)
Tuolumne County Government (500 - 999 Employees)
Walmart Supercenter (250 - 499 Employees)
Chicken Ranch Casino (100 - 249 Employees)
Diestel Family Turkey Ranch (100 - 249 Employees)
Columbia College (100 - 249 Employees)
Sonora Union High School District (100 - 249 Employees)



MILEAGE *From Sonora*

CITY	MILES AWAY	Stockton	76	Reno	194
San Francisco	140	Modesto	69	South Lake Tahoe	155
San Jose	131	Yosemite Valley	76		
Sacramento	119	Fresno	116		

NEARBY RETAILERS

Aerial Map




Quail Hollow One
 APARTMENTS

Adventist Health
 Sonora

Save Mart **ROSS**
 DRESS FOR LESS

KFC **Carl's Jr.**

Adventist Health
 Sonora

GROCERY OUTLET
 Bargain Market

SONORA PLAZA
HARBOR FREIGHT
DOLLAR TREE
WILCO **WELLS FARGO**

LOWE'S

Walmart **SAFeway**
PETSMART **Starbucks** **UPS**
REGAL **Applebee's** **Bath & Body Works**

KOHL'S TJ-MAXX
Starbucks **DOLLAR TREE**
SUBWAY **FAMOUS**
 footwear



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