



Colliers

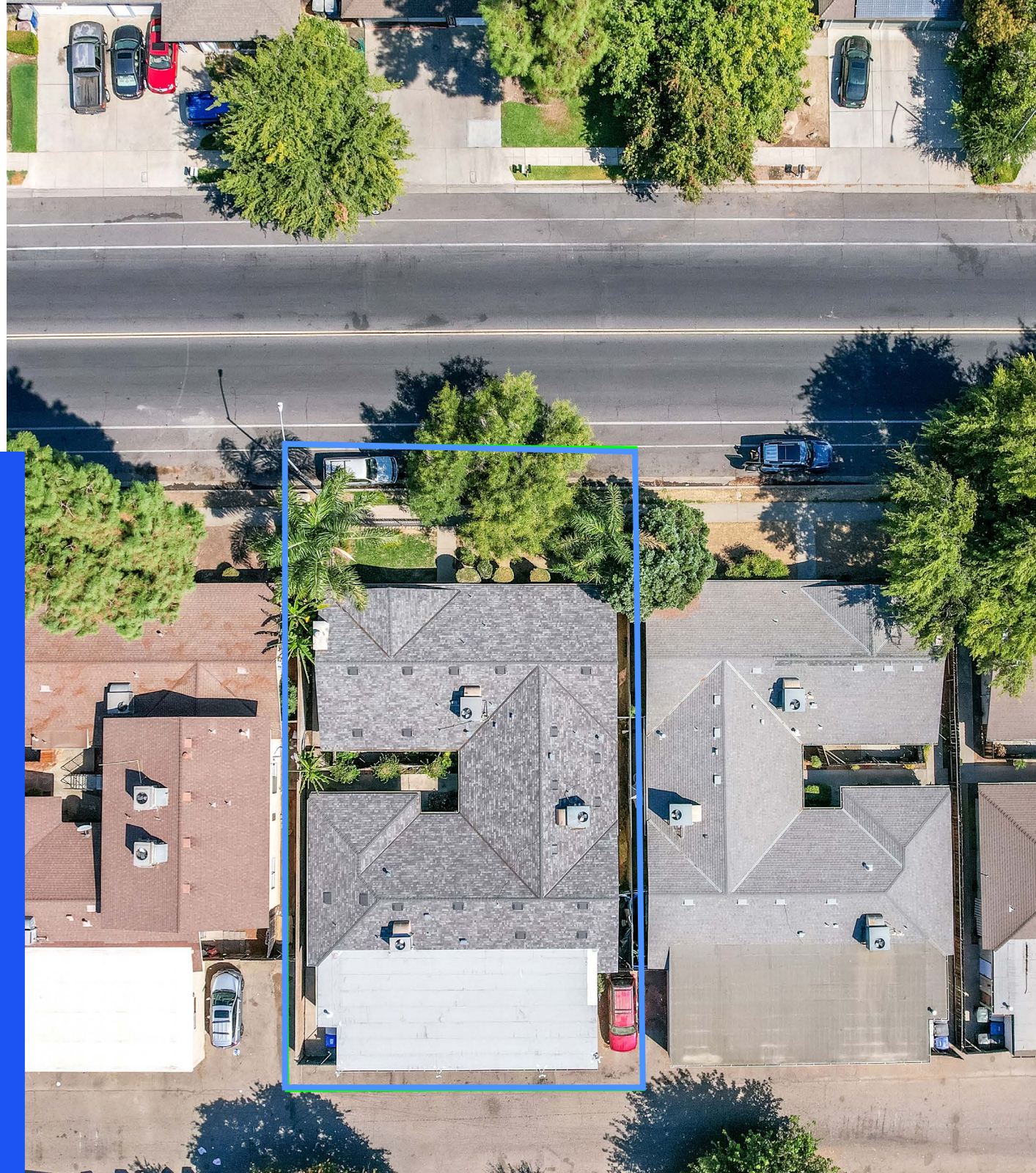
Offering Memorandum
Spacious Triplex with Upgrades
Investment Opportunity

4311 N. Emerson Avenue | Fresno, California

Jeff Kim

760 987 5332 | jeff.j.kim@colliers.com

CA Lic #01456017



Offering Summary

Colliers | Fresno is pleased to present this fully occupied garden-style triplex, investment property available for sale in Fresno, California. 4311 N. Emerson Avenue is a 3 unit property totaling approximately 3,226 square feet. Unit 101 is 2 bedrooms/2 bathrooms, Unit 102 is 2 bedrooms/1 bathroom and Unit 103 in 1 bedroom/1 bathroom.

The current owner has completed some recent improvements to the property which include a new roof and new HVAC units. Seller financing offered.





Investment Summary



Price:
4311 N. Emerson Avenue
\$675,000
5.4% CAP RATE (under current operations)



Price Per Square Foot:	Price Per Unit:
\$209.00	\$225,000
CURRENT NOI:	
\$36,332.00	

HIGHLIGHTS



Huge upside in rents, properties are currently being rented for approximately 20% below market value.



Turnkey investment opportunity. Significant improvements completed over the last few years.



Centrally located in Fresno and in close proximity to Highways 41 and 99

Property Summary

Overview Highlights

Total Square Feet:	±3,226 square feet
Land Area:	±8,778 square feet
APN:	424-540-21
Year Built:	1979
Zoning:	RM-1

Spacious Triplex with Recent Upgrades

This well-maintained triplex in Fresno offers a fantastic investment opportunity or multi-generational living. With a freshly replaced roof and updated HVAC systems, this property is ready for comfortable living.

Front Unit

A generous 2-bedroom, 2-bathroom residence featuring spacious living areas and washer and dryer hooks inside the unit. Perfect for families or as a primary residence.

Back Units

Two additional units provide flexible options:

- A 2-bedroom, 1-bathroom unit, ideal for larger households or as a rental
- A cozy 1-bedroom, 1-bathroom unit, perfect for single occupants or a potential income-generating rental
- Separate room with washer and dryer, currently provided complimentary for the tenants, potential to generate additional income

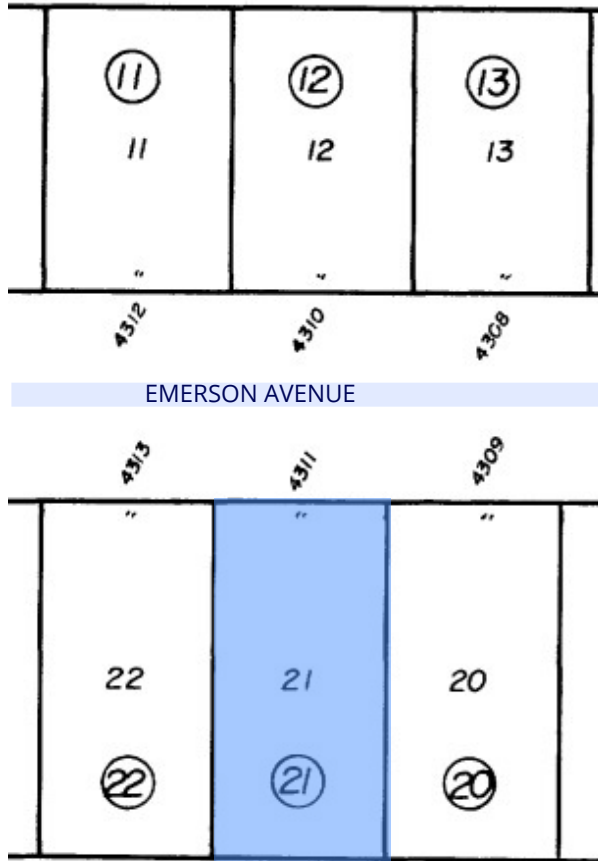
Comments

Situated in a convenient location in Fresno, this triplex combines modern updates with excellent rental potential. Don't miss out on this opportunity to invest in a property that offers both comfort and value!

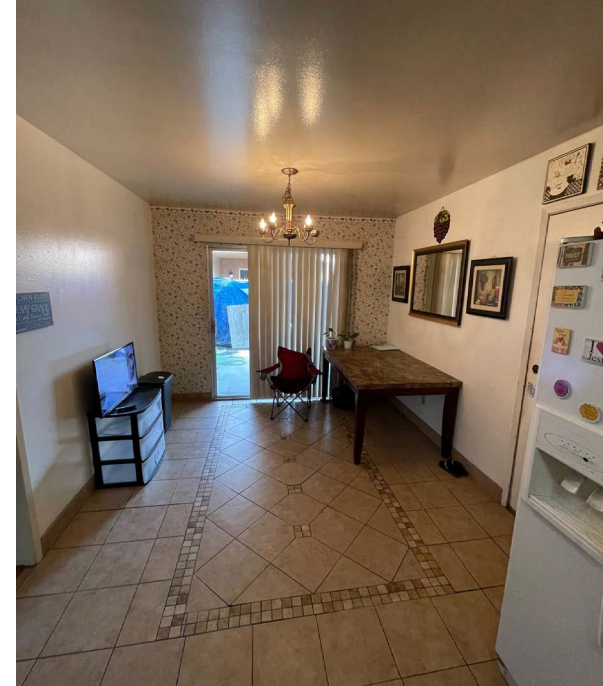
Units are individually metered for P.G.&E. Landlord currently pays for landscaping, water/sewer and garbage.



Property Parcel Map



4311 N. Emerson **Fresno, CA**



Unit Photos



4311 N. Emerson Fresno, CA

Copyright © 2024 Colliers. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification. Colliers Tingey International, Inc.

Financial Summary



Unit Mix & Rent

Property	Unit Number	Unit Type	Square Feet	Current Rent	Proforma Rent
4311 N. Emerson Avenue	101	2 bed/2 bath		\$1,225.00	\$1,650.00
	102	2 bed/1 bath		\$1,100.00	\$1,500.00
	103	1 bed/1 bath		\$975.00	\$1,200.00
Totals	3		3,226	\$3,300.00	\$4,350.00

Value Summary

	Current	Proforma
Income		
Gross Rental Income (Annual)	\$39,600.00	\$52,200.00
Less: Vacancy (4%)	(\$1,584.00)	(\$2,088.00)
Effective Rental Income	\$38,016.00	\$50,112.00
Expenses		
Insurance		\$2,700.00
PG&E		\$840.00
Landscaping		\$1,200.00
Property Taxes		\$7,000.00
Water/Sewer/Trash		\$2,040.00
Total Expenses		(\$13,780.00)
Net Operating Income		\$36,332.00
Cap Rate @ \$675,000		5.4%
Price/SF Price/Unit		\$209.00 \$225,000.00

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

Fresno, located in the heart of the San Joaquin Valley, is the largest city in Central California, spanning about 115 square miles in Fresno County. As the economic hub of the region, Fresno plays a key role in supporting the area's large-scale agricultural industry, which is the backbone of the surrounding Metropolitan Fresno area. Its central location makes Fresno a convenient distance from major cities like Los Angeles (220 miles to the south), San Francisco (185 miles to the northwest), and Sacramento (170 miles to the north).

This prime location also puts Fresno within easy reach of several iconic natural attractions. Yosemite National Park, Sierra National Forest, Kings Canyon National Park, and Sequoia National Park are all within 75 miles, offering endless opportunities for outdoor recreation.

In addition to its proximity to nature, Fresno boasts a vibrant community life, rich in cultural and recreational activities. The city is home to attractions like the Fresno Chaffee Zoo, Chukchansi Stadium, the Fresno Art Museum, and the unique Forestiere Underground Gardens, offering something for everyone.

Metro Highlights



Agriculture Base. Favorable growing conditions support a thriving agricultural industry centered around fruits, vegetables, nuts, dairy and meat generating more that \$8 billion annually. Companies in this sector are notable employers.



Transit Connectors. Fresno has access to the Bay Area and Los Angeles via Highway 99. Fresno Yosemite International Airport provides air service to local residents and tourists.



Outdoor-Oriented Tourism. Fresno County's proximity to three national parks - Yosemite, Kings Canyon and Sequoia - supports the local tourism industry.

Economy Highlights

- Health care providers, such as Community Regional Medical Center, Kaiser Permanente, Saint Agnes Medical Center and the Fresno VA Medical Center, are some of the largest local employers.
- Sizable agricultural companies with a local presence include Cargill Meat Solutions, Harris Ranch Beef Company, Sun-Maid Growers of California and Foster Farms.
- Fresno State, Pelco Inc., and State Center Community College also contribute to employment.
- Fresno's 10,650-room hotel sector, supported by an established wine industry and national parks, benefits the region's economy, with annual occupancy reaching nearly 62 percent in 2023.

Major Employers

Employer	Employees
Community Hospitals Central CA - Community Health System	3,400
Fresno Community Hosp. & Medical Ctr - Community Health System	3,000
Kaiser Foundation Hospitals - Health Plan	2,356
Fresno Community Hosp. & Medical Center - Hospital Loading Dock	1,950
Saint Agnes Medical Center	1,688
Wawona Packing Co LLC - Gerawan Farming Partners	1,400
Community Regional Medical Center	1,000
Unilab Corporation	910
Fresno County Superintendent Schools	900
Kaiser Foundation Hospitals - Kaiser Permanente	892
P.G.&E.	838
Juvenile Justice Division Cal	813
Sun-Main Growers California	750
Fresno Auto Dealers Auction	704
KWPH Enterprises - American Ambulance	700
Permanente Medical Group, Inc.	626
Woolf Farming Co Cal Inc - Lansing Farming Co	624
Vallarta Food Enterprises, Inc. - Vallarta Supermarket 49	612
Fresno County Economic Opportunities - Fresno EOC	600

Area Demographics

4311 N. Emerson Avenue | Fresno, CA



POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	24,031	154,141	349,064
2029 Projected Population	23,990	154,363	350,412
2000 Census Population	22,071	136,535	302,121
Daytime Population	21,221	155,736	404,900
Employed Age 16+	1,223	6,813	15,080
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2024 Households	8,187	55,005	119,481
2029 Projected Households	8,281	55,783	121,432
2000 Census Households	7,906	50,378	105,138
2023 - 2028 Annual HH Change	0.23%	0.28%	0.32%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2024 Average HH Income	\$75,969	\$91,363	\$88,400
2029 Average HH Income	\$88,877	\$105,999	\$102,752
2024 Median HH Income	\$52,479	\$62,313	\$60,330
2029 Median HH Income	\$61,310	\$74,336	\$71,601
2024 Per Capita Income	\$25,407	\$32,540	\$30,340
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2024 Housing Units	8,574	57,842	125,757
Owner Occupied	3,856	27,032	57,253
Renter Occupied	4,331	27,973	62,228
Vacant	387	2,837	6,276
2029 Housing Units	8,664	58,621	127,711
Owner Occupied	4,044	28,317	60,258
Renter Occupied	4,237	27,467	61,174
Vacant	384	2,838	6,279
2000 Census Housing Units	8,462	53,388	111,587
Owner Occupied	4,177	28,287	55,150
Renter Occupied	3,729	22,091	49,988
Vacant	556	3,010	6,449

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
By Age			
2024 Total Population	24,031	154,141	349,064
Under 20	31.3%	28.0%	28.2%
20 to 34 Years	21.1%	21.8%	23.2%
35 to 39 Years	7.1%	7.2%	7.2%
40 to 49 Years	11.8%	12.0%	11.8%
50 to 64 Years	14.8%	27.7%	15.4%
Age 65+	13.8%	15.4%	14.1%
Median Age	33.3	35.2	34.1
By Educational Attainment			
2024 Population Age 25+	14,788	100,271	223,886
Less than 9th Grade	7.6%	6.1%	8.0%
9th - 12th Grade, No Dipolma	12.7%	9.7%	9.7%
High School Graduate	24.1%	21.0%	20.2%
GED/Alternative Credential	3.6%	3.5%	3.9%
Some College, No Degree	24.8%	22.8%	22.6%
Associate Degree	8.9%	10.2%	10.3%
Bachelor's Degree	13.8%	17.3%	17.3%
Graduate/Professional Degree	4.4%	9.4%	8.2%
By Gender			
2024 Total Population	24,031	154,141	349,064
Male Population	48.2%	49.3%	49.9%
Female Population	51.8%	50.7%	50.1%
By Marital Status			
2024 Population Age 15+	18,363	121,729	275,616
Never Married	42.9%	40.9%	43.4%
Married	37.3%	41.5%	41.2%
Widowed	8.0%	6.0%	5.5%
Divorced	11.8%	11.7%	10.0%



Population

In the identified area, the current year population is 24,031. The 2010 Census population count in the area was 23,189, and 23,760 in 2020, a 0.2% annual growth rate. The rate of growth since 2020 was 0.3% annually. The five-year projection for the population in the area is 23,990 representing a change of -0.0% annually. Currently, the population is 48.2% male and 51.8% female. The median age in this area is 33.3, compared to U.S. median age of 38.9.



Housing

Currently 47.1% of the 8,574 housing units in the area are owner occupied; 52.9% renter occupied; and 4.5% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 8,569 housing units in the area - 44.9% owner occupied, 48.1% renter occupied, and 7.0% vacant. The annual rate of change in housing units since 2020 is 0.0%. Median home value in the area is \$303,186, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$369,576, compared to a median home value of \$350,006 in the US.



Households

The household count in this area has changed from 8,198 in 2020 to 8,187 in the current year, a change of -0.04% annually. The five-year projection of households is 8,281, a change of 0.23% annually from the current year total. Average household size is currently 2.93, compared to 2.89 in the year 2020. The number of families in the current year is 5,533 in the specified area.



Employment

In 2024, 147,761 people in your selected area were employed. The 2024 census revealed that 54.5% of employees are in white-collar occupations in this geography, and 23.0% are in blue-collar occupations. In 2024, unemployment in this area was 9.1%.



Income

Current median household income is \$52,479 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$61,310 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$75,969 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$88,877 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$25,407 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$30,132 in five years, compared to \$47,525 for all U.S. households.



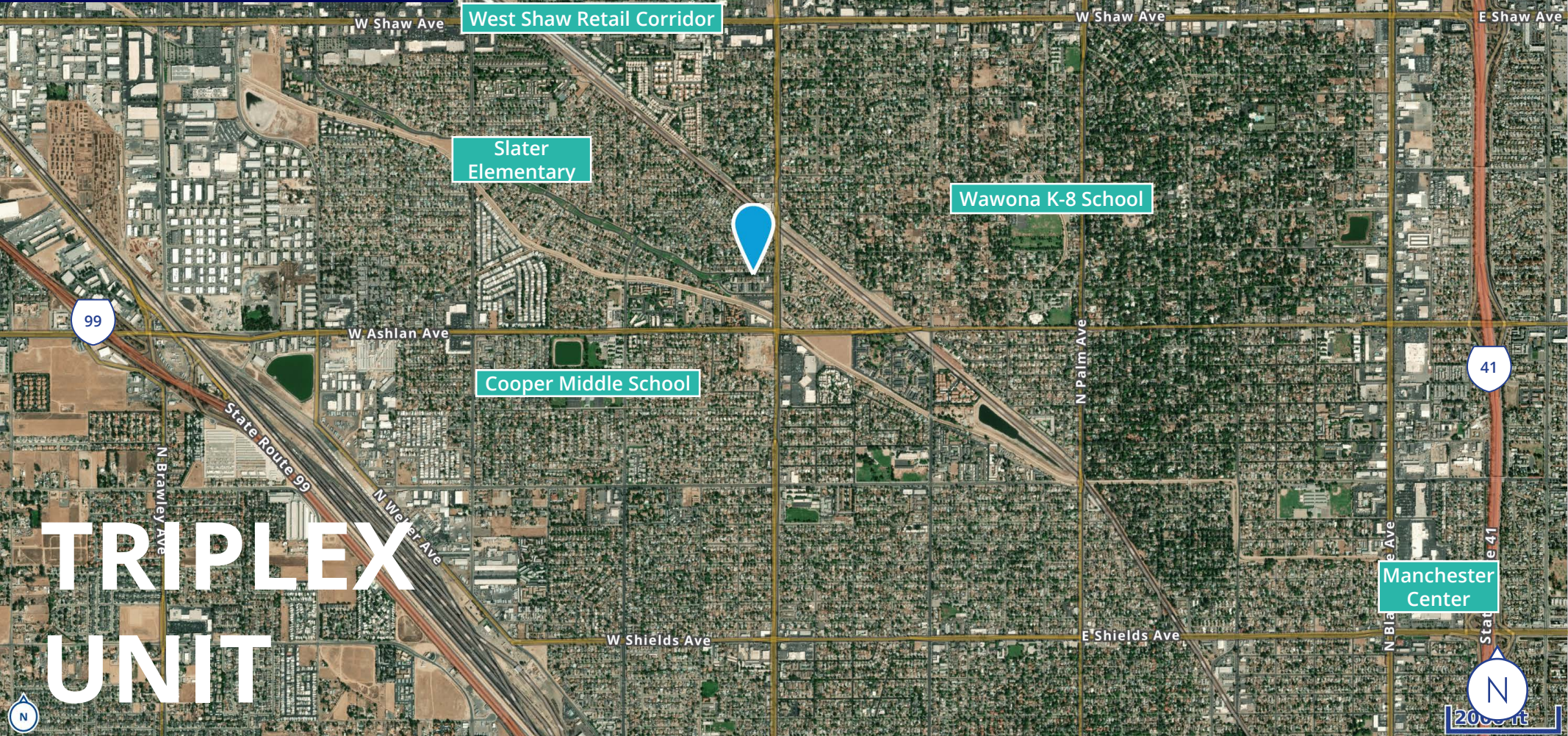
Education

The selected area in 2024 has a lower level of educational attainment when compared with the U.S. averages. Only 8.2% of the selected area had a graduate degree compared with the national average of 14.0%, and 17.3% completed a bachelor's degree, compared with the national average of 23.0%.

The number of area residents with an associate degree was higher than the nation's are 10.3% vs. 10%, respectively

Location Map

4311 N. Emerson Avenue



TRIPLEX UNIT

Offering Memorandum

Jeff Kim
Broker Associate
760 987 5332
jeff.j.kim@colliers.com
CA Lic #01456017

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271
colliers.com/fresno

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2024. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

Colliers