

Investment Opportunity

Rivers Edge Apartment Site

650 Lincoln Rd Yuba City CA 95991

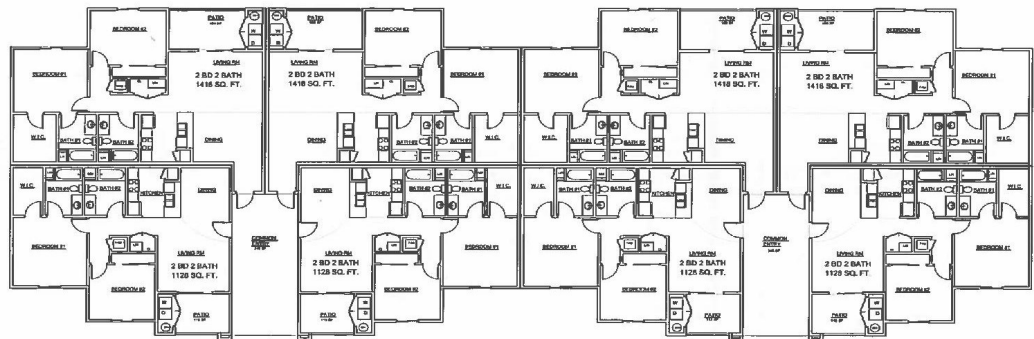
196 Luxury Apartments

\$3,820,000.00

Plans and Permits are ready to go



Rivers Edge Apartments
Building D



BUILDING D2-43 STORES EACH FLOOR IDENTICAL
24-2 BD 2 BATH APARTMENTS

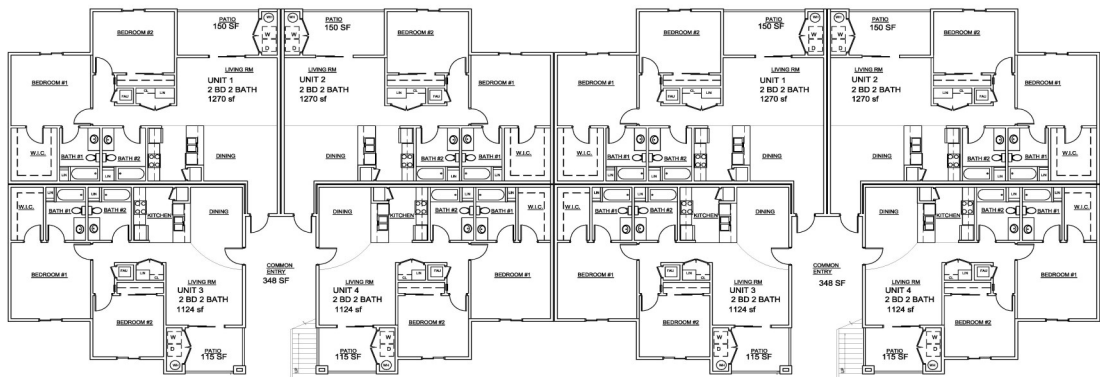
John Ochipinti: #00560647
469 Century Park Drive
Yuba City CA 95991
530-674-2370 Office
530-301-4422 Cell



Elevations
 650 Lincoln Rd. Yuba City Ca, 95991



Rivers Edge Apartments
 Building B

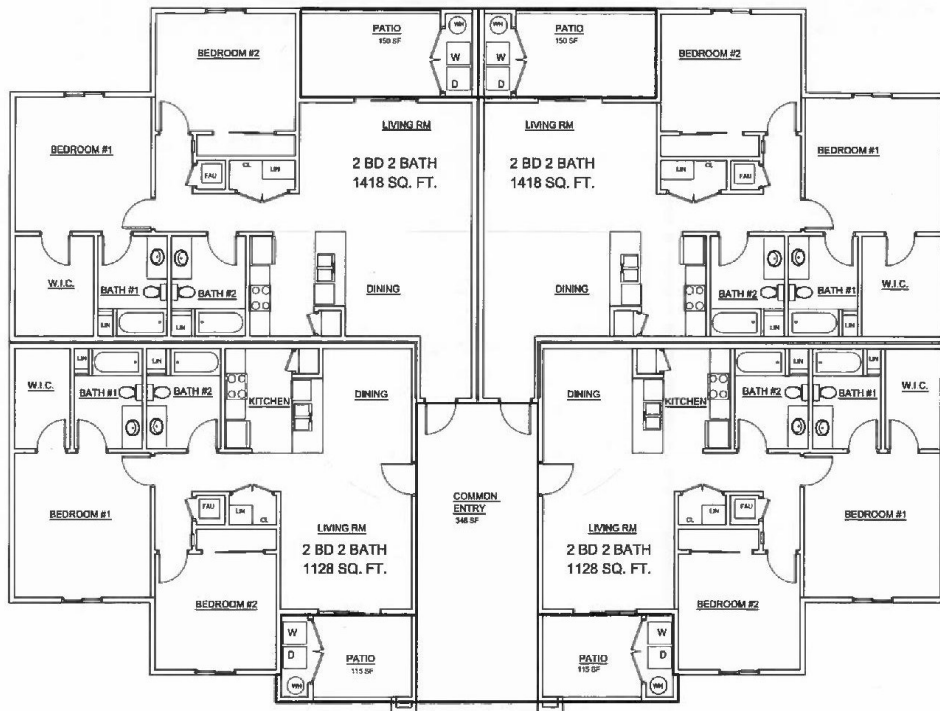


BUILDING B2 (2) STORIES
 BOTH FLOORS IDENTICAL= 11374 SQ. FT. EA
 TOTAL BUILDING UNDER ROOF = 22,748 SQ. FT.

Elevations
 650 Lincoln Rd. Yuba City Ca, 95991



Rivers Edge Apartments
 Building C



BUILDING C2 = 3 STORIES EACH FLOOR IDENTICAL
 12 - 2 BD 2 BATH APARTMENTS

The Offering

Price:	\$3,820,000.00
Property Address:	650 Lincoln Rd. Yuba City, Ca 95991

Rivers Edge, shovel ready apartment site. 196 Unit Luxury apartment site, complex with approved plans. Plans are through plan check and all city approvals. Pads on phase one are finished and included in the purchase price. Building permit fees are reduced to infill prices. The City of Yuba City was ranked as one of the 2017 “Best-Performing Small Cities” in America by the Milken Institute, which recognizes trends and factors that power regional growth. The City’s ranking is calculated using data related to job creation, wage gains and technology trends that shape current and potential growth patterns.

Site Description

Number Of Units:	196
One Recreational Facility:	1,500 Sf
Number Of Buildings:	12
Number of Stories:	3 Story Buildings
Lot Size:	8.14 Acres
Type of Ownership:	Fee Simple
Parking:	350 Total on Site/196 Covered 154 Uncovered Entrance
Topography:	Gated Flat

Scheduled Rental Rate

Rental Rate:	
233,796 Sf. @ \$1.78PerSf.	\$416,212.00 Monthly
	\$4,994,544.00 Annually
\$3,646,017.00 Projected NOI @27% expenses	

196 Units Total

Buildings A-2 8 Plex 16 Units

2Bd.	8@	\$2,001.00	1124 sq. ft.	\$16,008.00
2Bd.	8@	\$2,261.00	1270 sq. ft.	<u>\$18,088.00</u>
				\$34,096.00

3-Buildings B-2 16 Plex 72 Units

2Bd.	36@	\$2,001.00	1124 sq. ft.	\$72,036.00
2Bd.	36@	\$2,261.00	1270 sq. ft.	<u>\$81,396.00</u>
				\$153,432.00

3-Buildings C-1 12 Plex 36 Units

2Bd.	18@	\$2,001.00	1124 sq. ft.	\$36,018.00
2Bd.	18@	\$2,175.00	1222 sq. ft.	<u>\$39,150.00</u>
				\$75,168.00

Building C-2 12 Plex 12 Units

2Bd.	6@	\$2,001.00	1124 sq. ft.	\$12,006.00
2Bd.	6@	\$2,261.00	1270 sq. ft.	<u>\$13,566.00</u>
				\$25,572.00

2-Buildings D-2 24 Plex 48 Units

2Bd.	24@	\$2,001.00	1124sq. ft.	\$48,024.00
2Bd.	24@	\$2,261.00	1270 sq. ft.	\$54,264.00
				<hr/>
				\$102,288.00

Building E-1 12 Plex 12 Units

2Bd.	6@	\$2,001.00	1124 sq. ft.	\$12,006.00
2Bd.	6@	\$2,275.00	1278 sq. ft.	\$13,650.00
				<hr/>
				\$25,656.00

Total all Units:

233,796 Sf. Total Rentable

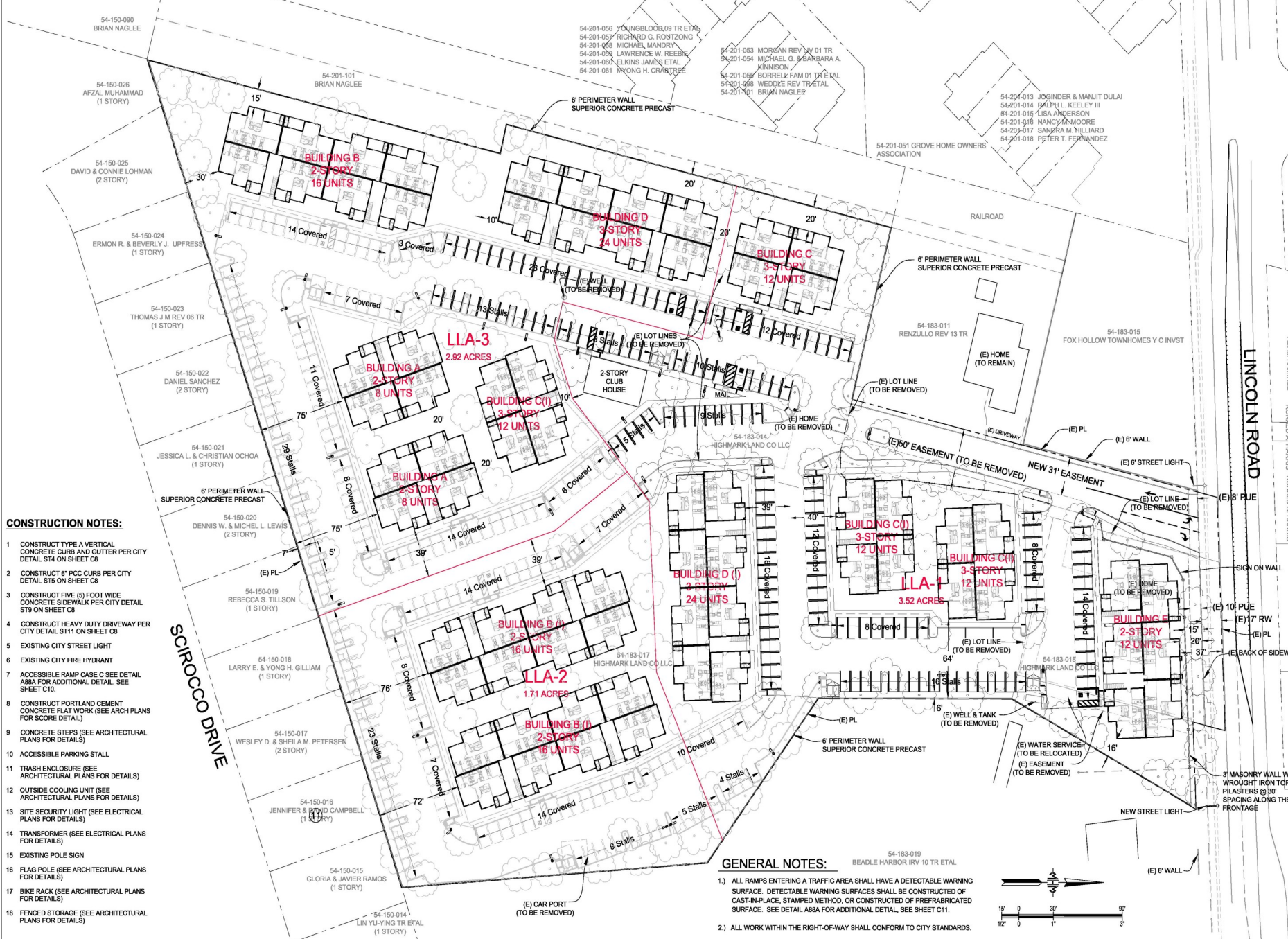
Plus 1,500 Sf of Recreational Facility

Rental Rate:

233,796 Sf. @\$1.78 Per Sf.

\$416,212.00 Monthly

\$4,994,544.00 Annually



CONSTRUCTION NOTES:

1. CONSTRUCT TYPE A VERTICAL CONCRETE CURB AND GUTTER PER CITY DETAIL S74 ON SHEET C6
2. CONSTRUCT 6" PCC CURB PER CITY DETAIL S74 ON SHEET C6
3. CONSTRUCT FIVE (5) FOOT WIDE CONCRETE SIDEWALK PER CITY DETAIL S79 ON SHEET C8
4. CONSTRUCT HEAVY DUTY DRIVEWAY PER CITY DETAIL S111 ON SHEET C8
5. EXISTING CITY STREET LIGHT
6. EXISTING CITY FIRE HYDRANT
7. ACCESSIBLE RAMP CASE C SEE DETAIL A8A FOR ADDITIONAL DETAIL, SEE SHEET C10.
8. CONSTRUCT PORTLAND CEMENT CONCRETE FLAT WORK (SEE ARCH PLANS FOR SCORE DETAIL)
9. CONCRETE STEPS (SEE ARCHITECTURAL PLANS FOR DETAILS)
10. ACCESSIBLE PARKING STALL
11. TRASH ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
12. OUTSIDE COOLING UNIT (SEE ARCHITECTURAL PLANS FOR DETAILS)
13. SITE SECURITY LIGHT (SEE ELECTRICAL PLANS FOR DETAILS)
14. TRANSFORMER (SEE ELECTRICAL PLANS FOR DETAILS)
15. EXISTING POLE SIGN
16. FLAG POLE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. BIKE RACK (SEE ARCHITECTURAL PLANS FOR DETAILS)
18. FENCED STORAGE (SEE ARCHITECTURAL PLANS FOR DETAILS)



PROJECT AREAS:
 EXISTING GROSS AREA (3 PARCELS) 8.14 ACRES
 (APNS 54-183-014, 54-183-017, & 54-183-018)
 ZONING R-3

OPEN SPACE:
 REQUIRED OPEN SPACE:
 172 UNITS X 200 SF / UNIT = 34,400 SF
 PROVIDED OPEN SPACE:
 PATIOS = 172 UNITS X 82 SF / UNIT = 14,100 SF
 GENERAL OPEN SPACE = 55,300 SF
 PROJECT TOTAL OPEN SPACE = 68,400

GENERAL NOTES:

1. ALL RAMPS ENTERING A TRAFFIC AREA SHALL HAVE A DETECTABLE WARNING SURFACE. DETECTABLE WARNING SURFACES SHALL BE CONSTRUCTED OF CAST-IN-PLACE, STAMPED METHOD, OR CONSTRUCTED OF PREFABRICATED SURFACE. SEE DETAIL A8A FOR ADDITIONAL DETAIL, SEE SHEET C11.
2. ALL WORK WITHIN THE RIGHT-OF-WAY SHALL CONFORM TO CITY STANDARDS.

BUILDING INFORMATION:

BUILDING FOOTPRINTS:
 BUILDING A - 2 STORY - 8 UNITS - 5,650 SF
 BUILDING B - 2 STORY - 16 UNITS - 11,310 SF
 BUILDING C - 3 STORY - 12 UNITS - 5,650 SF
 BUILDING D - 3 STORY - 24 UNITS - 11,310 SF
 BUILDING E - 2 STORY - 12 UNITS - 8,725 SF

UNIT SIZES:
 UNIT 1 - 2 BED - (BUILDINGS A-E) - 1,228 SF
 UNIT 2 - 2 BED - (BUILDINGS A-E) - 1,122 SF
 UNIT 3 - 3 BED ALT. - (BUILDINGS A-E) - 1,360 SF
 UNIT 4 - 1 BED ALT. - (BUILDINGS A-E) - 912 SF

LLA LOTS / DENSITY:

DENSITY:
 PROJECT TOTAL - 172 UNITS / 8.14 ACRES = 21.1 UNITS / ACRE
 LOT 1 - 72 UNITS / 3.52 ACRES = 20.5 UNITS / ACRE
 LOT 2 - 32 UNITS / 1.70 ACRES = 18.8 UNITS / ACRE
 LOT 3 - 68 UNITS / 2.92 ACRES = 23.3 UNITS / ACRE

COVERAGE:
 APARTMENT BUILDINGS TOTAL = 99,200 SF
 CLUB HOUSE = 1,500 SF
 PARKING COVERS = 43,400
 TOTAL COVERAGE = 144,100 SF (41% PROJECT)

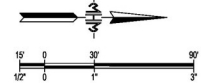
LOT 1 TOTAL COVERAGE =
LOT 2 TOTAL COVERAGE =
LOT 3 TOTAL COVERAGE =

PARKING:

CODE REQUIRED NUMBER OF PARKING STALLS:
 140 X 1.5 (280) + 16 X 1 (160) + 16 X 2 (320) + 18 GUEST = 276

PROJECT PROVIDED:
 TOTAL NUMBER OF PARKING STALLS = 392
 NUMBER OF ACCESSIBLE PARKING STALLS = 9
 NUMBER OF PARKING STALLS / UNIT = 2.0
 NUMBER OF COVERED PARKING STALLS = 218
 NUMBER OF UNCOVERED PARKING STALLS = 184

PARKING DIMENSIONS:
 STANDARD STALL SIZE = 8' X 18'
 COVERED STALL SIZE = 10' X 18'
 STALL DRIVE ISLE = 27'
 UNCOVERED PARKING STALLS SHADING 65%



ARCHITECT: **KD**
 ARCHITECTS
 CATHY JACOB
 ARCHITECT
 CATHY@KIDARCHITECTS.COM
 (530) 421-6400

CONSULTANT:
 SS-3400-001-001
 SS-3400-001-002
 SS-3400-001-003
 SS-3400-001-004
 SS-3400-001-005
 SS-3400-001-006
 SS-3400-001-007
 SS-3400-001-008
 SS-3400-001-009
 SS-3400-001-010
 SS-3400-001-011
 SS-3400-001-012
 SS-3400-001-013
 SS-3400-001-014
 SS-3400-001-015
 SS-3400-001-016
 SS-3400-001-017
 SS-3400-001-018
 SS-3400-001-019
 SS-3400-001-020
 SS-3400-001-021
 SS-3400-001-022
 SS-3400-001-023
 SS-3400-001-024
 SS-3400-001-025
 SS-3400-001-026
 SS-3400-001-027
 SS-3400-001-028
 SS-3400-001-029
 SS-3400-001-030

PROJECT NAME: **River's Edge Apartments**
 Yuba City, CA

Project No. **14-172**

DATE: 11.17.15
 REVISED:

APPROVAL:

STAMP/SEAL:

 SHEET TITLE: **LAYOUT AND HORIZONTAL CONTROL PLAN**

PROJ. NO: 2014-172
 SHEET NO: **C2**

Sacramento Multifamily Market Report

Sacramento Metro Area, Third Quarter 2016

Sacramento Rental Vacancy at Lowest Level Among Large Metros

Metro employers are maintaining strong hiring, generating a demand for units. Sacramento apartments are well occupied as developers struggle to keep pace with the demand for rentals. After completing 428 units in the second half of last year, a lull in deliveries in the first half of 2016 allowed existing units to further lease up and the project pipeline to expand. Developers will complete the most units since 2008 this year. While all submarkets are performing well, double-digit rent growth in the employment hubs of Davis and Rancho Cordova/East Sacramento has moderated demand by those renters favoring lower price points. At the same time, vacancy remains tight here. Davis and Arden/Arcade dominate the market with the lowest average vacancy near 1 percent. Overall economic growth will support strong tenant demand, further tightening the vacancy rate this year and supporting a seventh consecutive year of robust rent gains.

Buyers are motivated by Sacramento's economic strength and heightened apartment NOIs, supported by completions that haven't kept up with outsize demand. Apartment vacancy continues its plunge, decreasing the number of value-add opportunities. Upgraded finishes and amenities are potential revenue generators upon signing new leases at higher rates, though occupancies in most areas will remain elevated. Investors are getting creative in seeking an upside in assets that are only partially upgraded, leaving room for future improvements. Some individual buyers targeting stable yields will pursue Class B properties built in the last 10 to 15 years. In this segment, investors are targeting amenities such as attached garages, pools, hookups for in-unit stackable washers and dryers and balconies. Such properties provide similar yields to top-tier assets, especially when fully occupied, which isn't an anomaly in this metro. Private buyers are optimizing on complexes in the five- to 20-unit range, scouring the metro for the latest amenities near the urban core. Prime assets in this area can sell within a week or few months of being listed, generally trading in the 4 to 5 percent range for initial yields.

2016 Multifamily Forecast

Employment: During 2016, nearly 27,000 additional jobs will be generated, a 2.9 percent year-over-year increase. This is a slight moderation from the prior year when 28,000 positions were created. Most major job sectors will continue to hire.

Marcus & Millichap - Sacramento Multifamily Market Report

Construction: Builders are expanding apartment development into areas outside the core such as Rocklin and West Sacramento. This year more than 1,200 units will be delivered, exceeding the 880 rentals completed in 2015.

Vacancy: Last year, average vacancy fell 30 basis points, breaking the 3.0 percent barrier. Robust demand for Sacramento apartments will support a continued drop in the metro's vacancy rate, which will fall 30 basis points to 2.4 percent year over year in 2016.

Rents: Average effective rent will increase 8.6 percent to \$1,220 per month in 2016 as residents fill new apartment complexes at higher rent. This follows a gain of 8.9 percent in 2015. The average rent has soared 34 percent during the past five years.

Local Demographic

Location

The Sutter-Yuba area, as it is referred to locally, is comprised of Sutter County (the largest city being Yuba City) and Yuba County (the largest city being Marysville). The area is centrally located in upstate California, approximately a 45 minute drive from Sacramento (the state capital) and 35 minutes to Sacramento International Airport.

Highway 99 runs north/south through Yuba City and Highway 20 runs east/west from Fort Bragg through Yuba City and Marysville to Grass Valley and Nevada City. Highway 65 connects Marysville with Lincoln, Rocklin and Roseville, and Highway 70 connects Marysville with Sacramento.

Climate and Geography

Prevailing winds are from the south. The mean speed for the prevailing wind direction is 8 to 10 knots from November to June with a summer drop off to 6 to 7 knots from July to September. The mean speed of all monthly winds is 4 to 6 knots.

The elevation of the area is approximately 60 feet above sea level.

Population

	<u>2020</u>	<u>2021</u>
Sutter County	99,633	99,063
City Of Live oak	9,147	9,285
City of Yuba City	69,952	69,536
Balance of County	20,534	20,242
Yuba County	80,160	83,421
City Of Marysville	12,617	12,664
City Of Wheatland	3,770	3,787
Balance Of County	63,773	66,970



Rivers Edge Apartment Site-FOR SALE
650 Lincoln Rd Yuba City, Ca 95991



South Yuba City

650 Lincoln Rd

1999

39°06'45.30" N 121°37'22.78" W elev 56 ft eye alt 13821 ft

Google earth

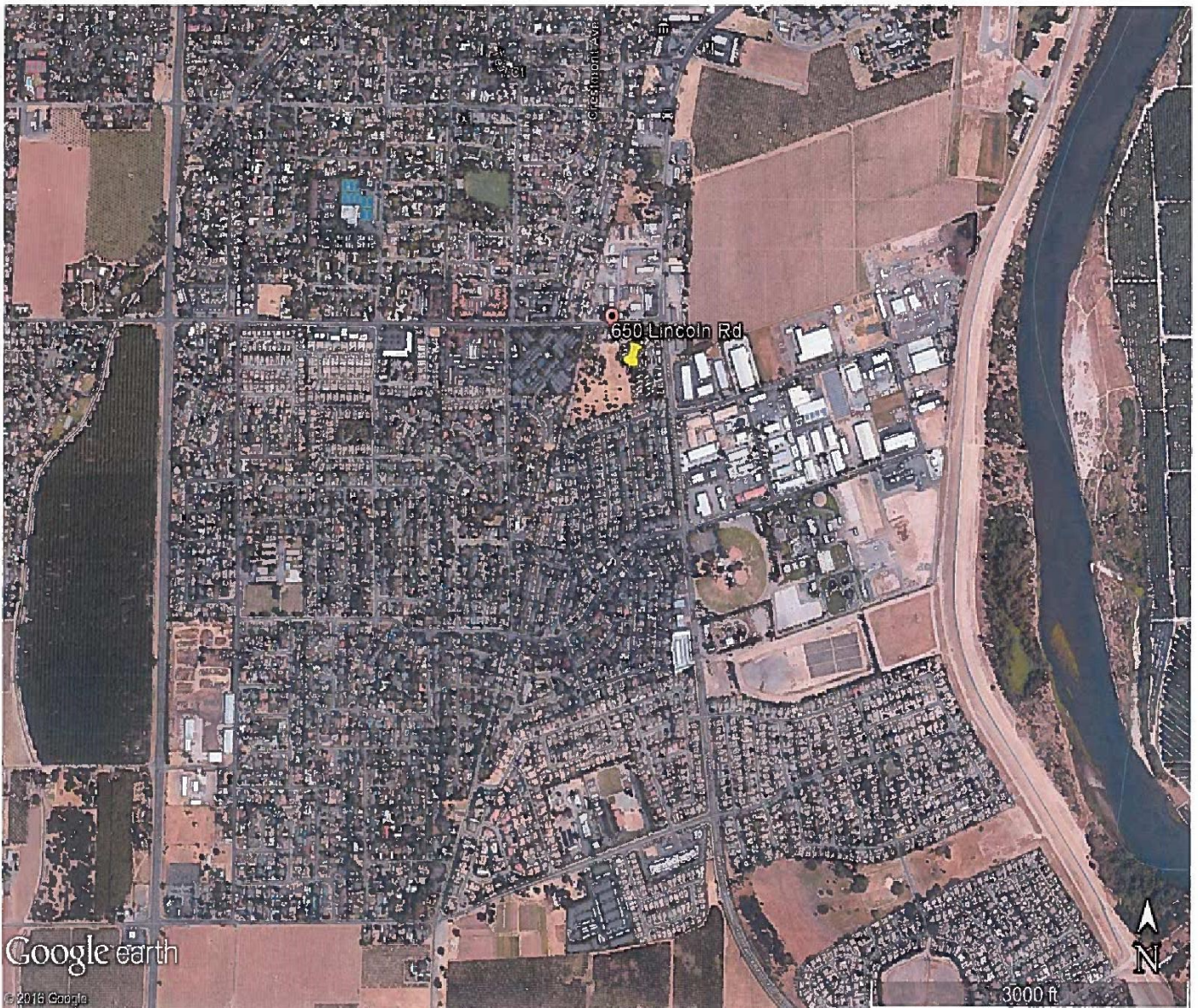
General Information

Great location!!!!

Well established area. Two blocks off Hwy's 65, 70 & 20. Close to downtown, new hospital, Yuba College and Beale Air Force Base.

Major Employers

Caltrans
Sutter County Jail
Sutter County Sheriff
Beale Air Force Base
Adventist Health Group
Yuba City Unified School District
Sunsweet Growers Inc.



Rivers Edge Apartment Site- FOR SALE
650 Lincoln Rd Yuba City, Ca 95991