



Las Palmas at 133

133 WEST I STREET, LOS BANOS, CA 95365

Confidentiality & Disclosure

All materials and information received or derived from First Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither First Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. First Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. First Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. First Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

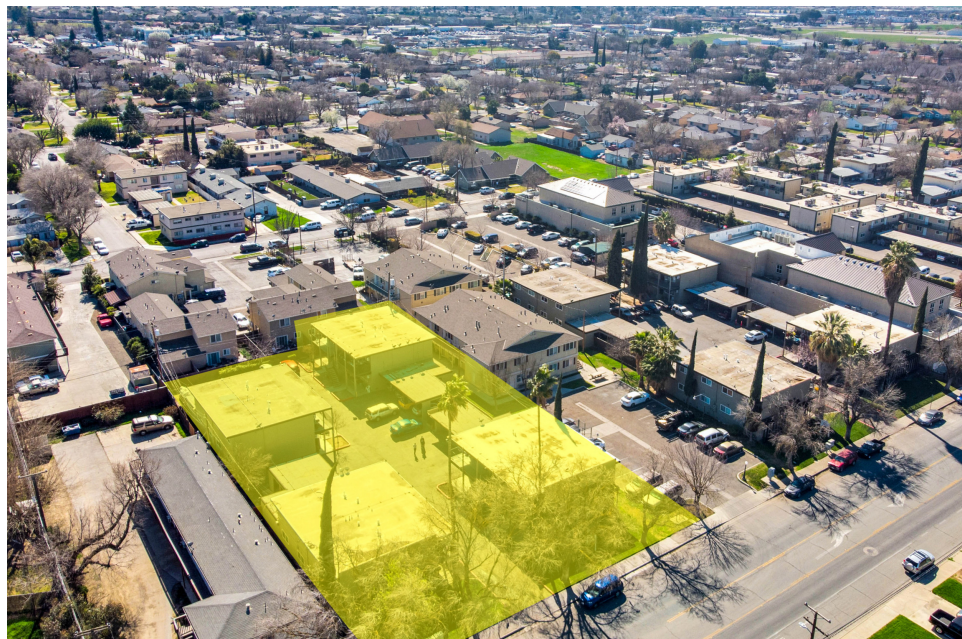
Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by First Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

A photograph of a two-story commercial building with a balcony and a palm tree in the foreground. The building has a light-colored facade and a dark blue balcony railing. A palm tree stands in front of the building, and a large tree is on the left. The sky is blue with some clouds. The text "Section 1" is overlaid on the left side of the image.

Section 1

Investment Overview

Offering Summary



First Commercial is excited to present the Las Palmas at 133, a well-established 16-unit complex nestled in the burgeoning agricultural community of Los Banos, California. This property boasts a desirable mix of spacious two-bedroom units spread across four buildings, situated on approximately half an acre of land. Recently, the property has undergone extensive renovations, enhancing both its structural integrity and aesthetic appeal. Significant improvements include comprehensive dry rot repairs, new roof, and stucco enhancements across all buildings. Structural upgrades to decks and roof overhangs have been completed, adhering to engineers' recommendations. Modern wrought railings have been installed to meet current safety codes, alongside upgraded security measures, including monitoring cameras and high-efficiency exterior LED lighting. Additional updates encompass extensive roof repairs on all carports and fresh paint for all structures.



- **Prime Investment Opportunity:** Well-established 16-unit complex in the growing community of Los Banos, a highly constrained rental market with a robust tenant base
- **Spacious Two-Bedroom Units:** All units are designed for comfort, featuring generous layouts that cater to a diverse range of tenants.
- **Extensive Renovations:** Recent upgrades include major dry rot repairs, new roof, new asphalt at both entries, and comprehensive cosmetic enhancements across all buildings.
- **Structural Integrity Improvements:** Engineered upgrades to decks and roof overhangs, along with new wrought railings, ensure safety and compliance with current codes.
- **Enhanced Security Features:** Equipped with monitoring security cameras and high-efficiency exterior LED lighting for added tenant safety.
- **Ample Parking and Accessibility:** Recently sealed and striped parking areas, along with extensive roof repairs on carports, provide convenience for residents.

Property Details

LOCATION INFORMATION	
Building Name	Las Palmas at 133
Street Address	133 West I Street
City, State, Zip	Los Banos, CA 95365
County	Merced
APN #	027-072-005

BUILDING INFORMATION	
Building Size	13,200 SF
Number of Units	16
Year Built	1963
Building Class	C
Number of Floors	2
Year Last Renovated	2021



Sale Price	\$2,700,000
------------	-------------

PROPERTY INFORMATION	
Property Type	Multifamily
Property Subtype	Low-Rise/Garden
Lot Size	25,279 SF
APN #	027-072-005

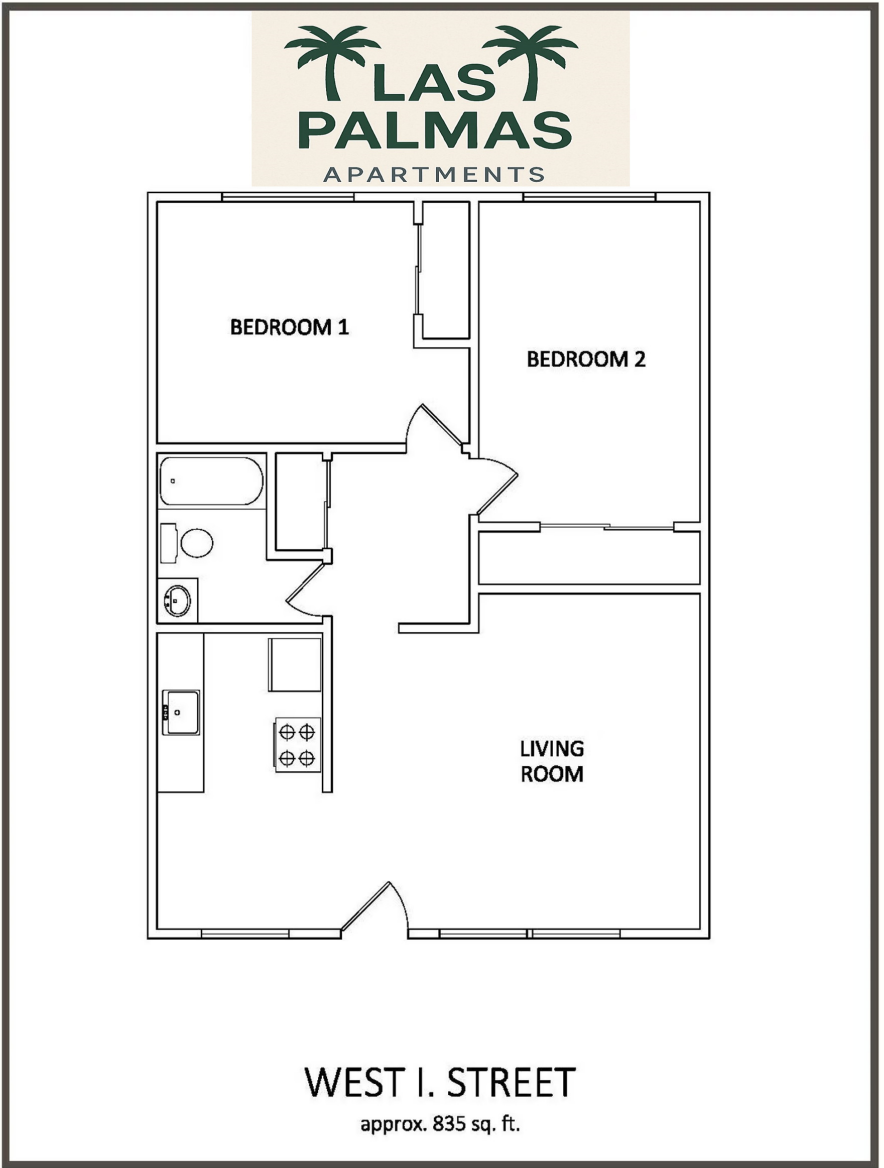
FINANCIAL INFORMATION	
Price Per Unit	\$168,750
Current CAP Rate	7.62%
Market CAP Rate	8.75%
Price Per SF	\$205




Interior Photos



Floor Plans

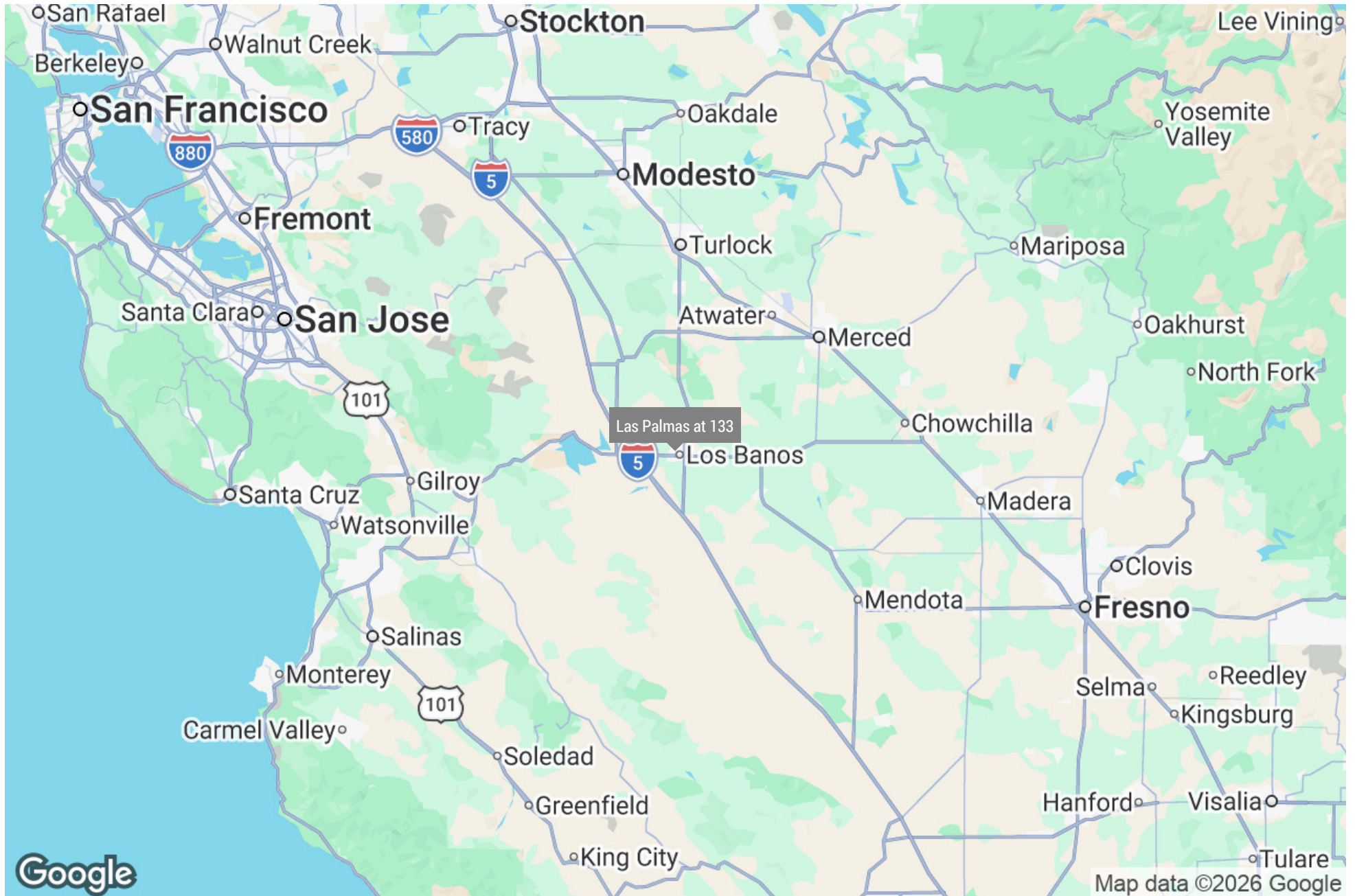


The background image shows a multi-story apartment complex with light-colored walls and dark metal railings on the balconies. A paved parking lot with a red curb is in the foreground. In the distance, palm trees and other vegetation are visible under a clear sky.

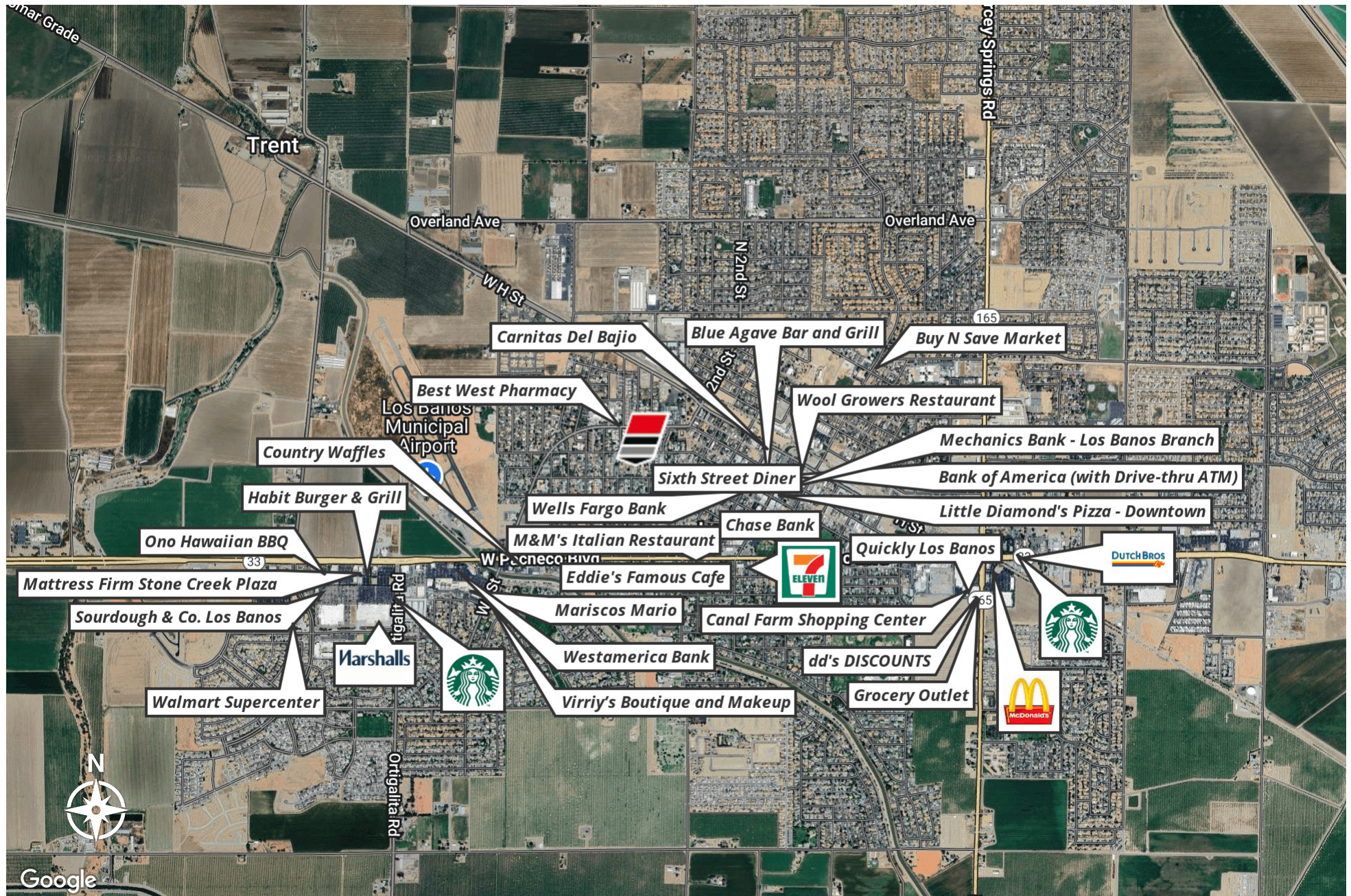
Section 2


Location Information

Regional Map



Aerial Map



A photograph of a two-story commercial building with a balcony and an external staircase. The building has a light-colored facade and a dark roof. A satellite dish is mounted on the roof. The balcony has a metal railing. The external staircase is located in the center of the building. The building is surrounded by a parking lot and some landscaping.

Section 3

Financial Analysis

Rent Roll

SUITE	BEDROOMS	BATHROOMS	SIZE SF	RENT	MARKET RENT
133-1	2	1	825 SF	\$1,570	\$1,695
133-2	2	1	825 SF	\$1,550	\$1,695
133-3	2	1	825 SF	\$1,446	\$1,695
133-4	2	1	825 SF	\$1,525	\$1,695
139-1	2	1	825 SF	\$1,617	\$1,695
139-2	2	1	825 SF	\$1,495	\$1,695
139-3	2	1	825 SF	\$1,595	\$1,695
139-4	2	1	825 SF	\$1,525	\$1,695
141-1	2	1	825 SF	\$1,570	\$1,695
141-2	2	1	825 SF	\$1,595	\$1,695
141-3	2	1	825 SF	\$1,495	\$1,695
141-4	2	1	825 SF	\$1,495	\$1,695
149-1	2	1	825 SF	\$1,495	\$1,695
149-2	2	1	825 SF	\$1,494	\$1,695
149-3	2	1	825 SF	\$1,495	\$1,695
149-4	2	1	825 SF	\$1,495	\$1,695
TOTALS			13,200 SF	\$24,457	\$27,120
AVERAGES			825 SF	\$1,529	\$1,695

*Unit 141-4 & 149-2 have given notice these units will be re-rented at \$1595

*Updated rent roll available upon request

Financial Summary

INVESTMENT OVERVIEW	CURRENT	MARKET
Price	\$2,700,000	\$2,700,000
Price per SF	\$205	\$205
Price per Unit	\$168,750	\$168,750
GRM	12.45	12.45
CAP Rate	7.62%	8.75%
Cash-on-Cash Return (yr 1)	7.62%	8.75%
Total Return (yr 1)	\$205,655	\$236,131
OPERATING DATA	CURRENT	MARKET
Gross Scheduled Income	\$293,472	\$260,541
Other Income	\$24,380	\$24,380
Total Scheduled Income	\$317,852	\$349,820
Vacancy Cost	\$8,804	\$7,816
Gross Income	\$309,048	\$342,004
Operating Expenses	\$103,393	\$105,873
Net Operating Income	\$205,655	\$236,131
Pre-Tax Cash Flow	\$205,655	\$236,131

Operating Statement

INCOME SUMMARY	CURRENT	PER UNIT	MARKET	PER UNIT
Rental Income	\$293,472	\$18,342	\$325,440	\$20,340
RUBS (1)	\$20,880	\$1,305	\$20,880	\$1,305
Laundry Income	\$3,500	\$219	\$3,500	\$219
GROSS INCOME	\$317,852	\$19,866	\$349,820	\$21,864
VACANCY COST	(\$8,804)	(\$550)	(\$7,816)	(\$489)
EXPENSES SUMMARY	CURRENT	PER UNIT	MARKET	PER UNIT
Estimated New Property Taxes (2)	\$29,700	\$1,856	\$29,700	\$1,856
Property Insurance (3)	\$10,000	\$625	\$10,000	\$625
Water, Sewer, Garbage (4)	\$21,500	\$1,344	\$21,500	\$1,344
Repairs & Maintenance (5)	\$11,200	\$700	\$11,200	\$700
On-Site Manager (3%)	\$8,540	\$534	\$9,470	\$592
Management Fee (5%)	\$14,233	\$890	\$15,783	\$986
Landscaping	\$3,600	\$225	\$3,600	\$225
Reserves (6)	\$4,620	\$289	\$4,620	\$289
OPERATING EXPENSES	\$103,393	\$6,462	\$105,873	\$6,617
NET OPERATING INCOME	\$205,655	\$12,853	\$236,131	\$14,758

Vacancy Rate at 3%

(1) RUBS - Utility Reimbursement from Tenants for Water, Sewer, Garbage & Recurring Charges

(2) Based on Purchase Price of \$2,700,000 Est at 1.1%

(3) Provided by Owner

(4) Provided by Owner

(5) Added \$700 per unit

(6) Reserves added at \$0.35 per sf



Section 4

Demographics

Area Analytics

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,181	49,544	50,686
Average Age	36	35	35
Average Age (Male)	35	34	34
Average Age (Female)	36	35	35

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,160	13,670	14,016
Persons per HH	3.4	3.6	3.6
Average HH Income	\$76,926	\$86,292	\$86,180
Average House Value	\$436,286	\$471,433	\$480,654
Per Capita Income	\$22,625	\$23,970	\$23,938

ETHNICITY	1 MILE	3 MILES	5 MILES
Population Hispanic	10,610	38,283	39,093
Population Non-Hispanic	3,571	11,261	11,593

ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Population Hispanic (%)	74.80%	77.30%	77.10%

RACE	1 MILE	3 MILES	5 MILES
Population White	4,463	13,943	14,379
Population Black	310	1,139	1,146
Population American Indian	385	1,427	1,449
Population Asian	383	1,538	1,551
Population Pacific Islander	108	387	388
Population Other	5,744	21,142	21,593

Map and demographics data derived from AlphaMap

