

MARCO

AT THE CANNERY

*A Rare Opportunity to Own Class A
Apartments in Davis, California*



2500 CANNERY LOOP, DAVIS, CA

km Kidder
Mathews



72 Class A Units. Brand New 2024 Construction.
100% Leased. Every Amenity.



TABLE OF CONTENTS

01

THE OFFERING

02

WELCOME TO DAVIS

03

ABOUT THE CANNERY

04

PROPERTY SUMMARY

05

PARCEL MAP

06

FINANCIAL SUMMARY

07

COMPANY OVERVIEW

Exclusively listed by

KEVIN SHEEHAN

916.751.3601

kevin.sheehan@kidder.com

LIC N° 00936093

TYLER BOYD

916.751.3625

tyler.boyd@kidder.com

LIC N° 01927167

DISCLAIMER:

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Kevin Sheehan is a limited partner of the Selling entity.

THE OFFERING



THE OFFERING

Kidder Mathews is proud to serve as the exclusive listing brokerage for this outstanding opportunity. Kevin Sheehan and Tyler Boyd are exclusively representing the seller in the sale of The Marco at The Cannery, a high-end, newly completed apartment complex located in Davis, California, one of Sacramento's most affluent and supply-constrained markets.

Property Offering

The Marco at The Cannery is a 72-unit multifamily property in the heart of Cannery Village, an upscale and rapidly developing neighborhood. With 13 two-bedroom/two-bath units, 50 one-bedroom/one-bath units, and 9 one-bedroom loft units, this Class A property has already achieved 100% occupancy just months after completion. Every unit features high-end finishes, stainless steel appliances, smart home integration, and private balconies or patios with sweeping views of the surrounding parks and green spaces. The complex also includes a range of community amenities, including a sparkling pool, clubhouse, and covered parking.

The Cannery Village neighborhood is rapidly expanding, with over 70,000 square feet of future retail and commercial space planned, making this a truly unique and high-demand investment opportunity.

Offering Requirements

All Interested buyers should submit offers to Kevin Sheehan and Tyler Boyd of Kidder Mathews. Offers must include the following details:

- Purchase Price
- Amount and Timing of Earnest Money Deposit
- Timing for Feasibility Contingency and Post-Diligence Closing Period
- Source of Funds for Acquisition

This is an exclusive and rare opportunity to acquire a premium asset in one of the region's most sought-after locations, with strong demand, full occupancy, and long-term growth potential.

| | |
|----------------------|--|
| ADDRESS | 2500 Cannery Loop, Davis, CA 95616 |
| ASSESSORS PARCEL NO. | 035-510-036-000 |
| NO. OF UNITS | 72 Units |
| BUILDING SF | 81,621 SF |
| STORIES | Three (3) Stories |
| YEAR BUILT | 2024 |
| SUBMARKET | Davis |
| NEIGHBORHOOD | Cannery Village |
| UNIT SIZES | ±611 to 946 SF |
| UNIT MIX | 13 - 2 Bed/2 Bath 50 - 1 Bed/1 Bath 9 - 1 Bed/1 Bath Lofts |
| UNIT LAYOUTS | Four (4) different layouts |
| PARKING | 85 Covered carport spaces - Reserved 28 Surface spaces - Unreserved |
| ENERGY EQUIVALENCY | LEED Silver |
| OWNERSHIP TYPE | Fee Simple |
| NOI | \$1,592,664 (as of 10/1/2024) |
| PROFORMA NOI - 2025 | \$1,727,187 |
| LIST PRICE | \$35,392,528 |



PROPERTY OVERVIEW

THE MARCO AT THE CANNERY

The property offers an unparalleled investment opportunity in Davis, California, a highly desirable and supply-constrained market. This newly completed, **72-unit Class A** apartment complex, finished in May 2024, is already **100% leased with a waiting list**, reflecting the strong demand for high-end housing. **The lease-up period was remarkably swift, taking just five months to fully occupy the property.**

The complex includes **13 spacious 2-bed/2-bath units, 50 well-appointed 1-bed/1-bath units, and 9 beautiful 1-bedroom loft units**, offering a variety of options for residents. Each unit features 9-foot ceilings, full-size stainless steel appliances, quartz countertops, smart home integration, and private patios or balconies, making them ideal for modern living. The **four distinct floor plans, ranging from 611 to 946 square feet**, are designed to suit diverse lifestyles, from young professionals to students to small families.

EXCEPTIONAL ONSITE AND OFFSITE AMENITIES

Residents enjoy an array of luxury amenities, including a **sparkling pool with a sundeck**, a **clubhouse**, **business center**, and **lounge spaces** that foster community and relaxation. The property provides **covered carpools**, **on-site management**, and **keyless entry**, ensuring both convenience and security. Separate storage lockers/spaces and bike storage is available on-site. Outdoor enthusiasts can take advantage of nearby parks and recreational facilities, such as **Market Park** and **Harvest Park**, which offer everything from bocce ball and BBQ areas to outdoor exercise equipment and playgrounds. The property is also adjacent to **walking and biking trails**, a **dog park**, and a **basketball court**, making it perfect for active lifestyles.

FUTURE RETAIL DEVELOPMENT

The future is bright for The Marco's neighborhood, with over **70,000 square feet of retail** and service space slated for development adjacent to the property. This will further enhance the appeal of the Cannery Village, already recognized for its well-planned community and upscale living. Residents will soon have even more convenience with dining, shopping, and essential services just steps away from their front doors.

DAVIS: A SAFE, VIBRANT COMMUNITY

Located just three miles from the University of California, Davis, The Marco at The Cannery is ideally positioned to attract a diverse group of renters, including university staff, students, and professionals. Davis is known for its safe, family-friendly atmosphere, excellent schools, and strong sense of community. Its proximity to downtown Sacramento, just 30 minutes away, combined with extensive public transportation and easy access to major highways, makes it a highly desirable location for both residents and investors.

A RARE INVESTMENT OPPORTUNITY

Constructed to LEED Silver Equivalent standards, The Marco at The Cannery represents a premium, low-maintenance investment opportunity. All construction and appliances are under warranty, providing peace of mind for future ownership.

With strong occupancy, high demand, and significant future growth in the neighborhood, this property is poised to deliver both short-term cash flow and long-term appreciation. **Opportunities like this are rare in Davis, making The Marco at The Cannery a must-see for serious investors.**

WELCOME
TO DAVIS

WELCOME TO DAVIS

CITY OF DAVIS CALIFORNIA

Davis, California, is a vibrant university town located in Yolo County, known for its active lifestyle, strong focus on education, and sustainability efforts. With a population of around 70,000, Davis is home to the University of California, Davis (UC Davis), a top-tier research university that significantly shapes the city's culture and economy. UC Davis attracts students, scholars, and visitors from around the world, contributing to the city's diverse and intellectually stimulating atmosphere.

One of Davis's defining features is its commitment to environmental sustainability. It was one of the first cities in the United States to establish a bike lane, and today, it boasts one of the highest rates of bicycle usage in the country. Its extensive network of bike paths and pedestrian-friendly infrastructure reflects the community's eco-conscious mindset. Davis is also

known for its green initiatives, including solar energy programs, urban farming, and policies aimed at reducing carbon footprints.

In addition to its environmental focus, Davis offers a high quality of life with numerous parks, recreational facilities, and cultural events. The city has a thriving farmers market, showcasing local produce and crafts, and a strong sense of community is fostered through various festivals, including Picnic Day, an annual UC Davis event that attracts thousands.

Davis also enjoys proximity to both Sacramento and the San Francisco Bay Area, making it a convenient location for those seeking access to urban amenities while enjoying the tranquility of a small town. Overall, Davis is a unique blend of academic influence, environmental stewardship, and a close-knit community spirit.

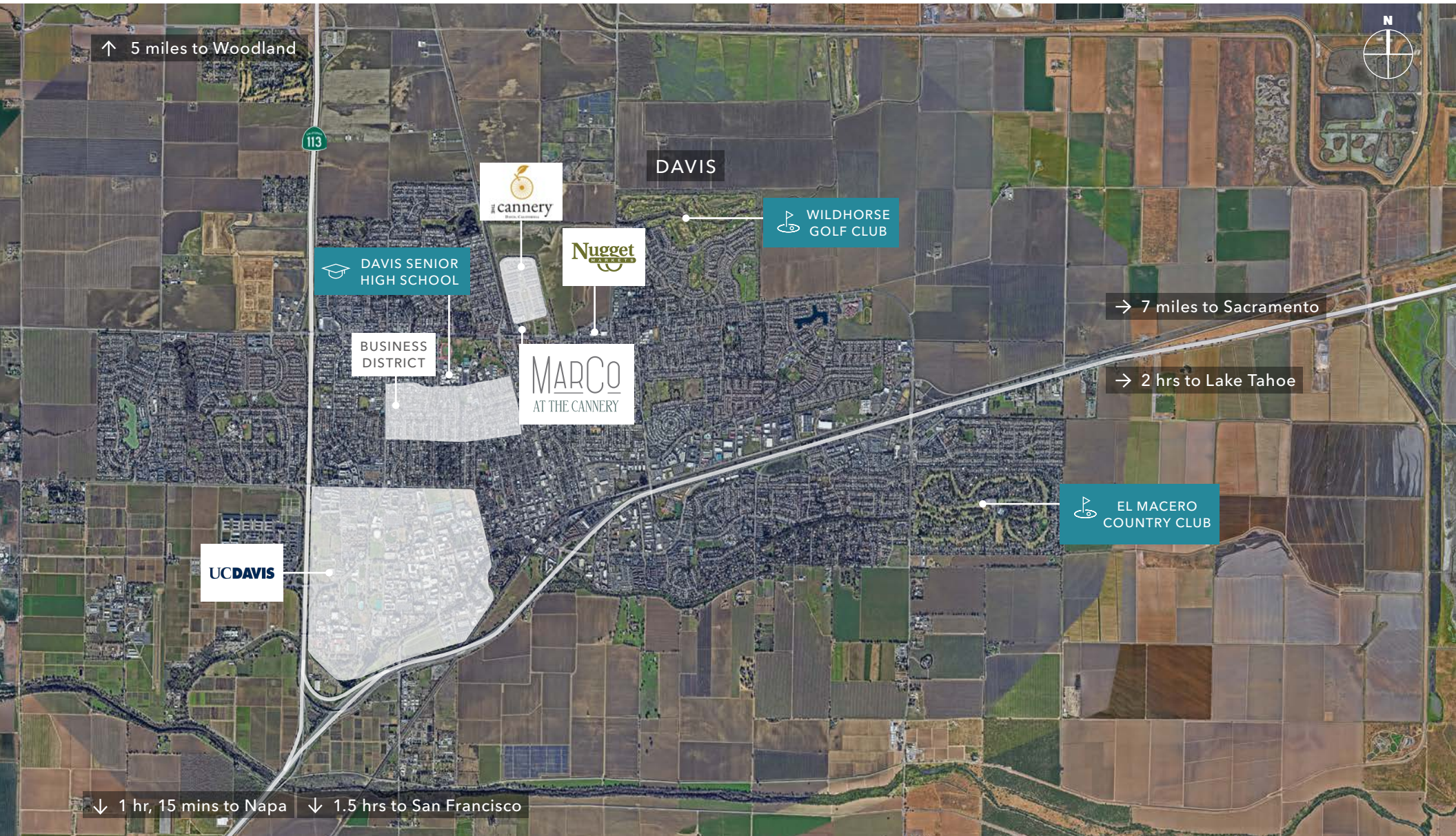


| | |
|---|-----------|
| TOTAL POPULATION | 66,850 |
| MEDIAN HOUSEHOLD INCOME | \$78,536 |
| AVERAGE HOUSEHOLD INCOME | \$116,233 |
| MEDIAN HOME VALUE | \$789,164 |
| MEDIAN AGE | 29.8 |
| PERCENTAGE OF BACHELOR'S DEGREE GRADUATES | 73.2% |
| PERCENTAGE OF MASTER'S, DOCTORATE, AND PROFESSIONAL DEGREES | 35.7% |

WELCOME TO DAVIS



WELCOME TO DAVIS





UNIVERSITY OF CALIFORNIA DAVIS

For over a century, UC Davis has been dedicated to teaching, research, and public service that are significant to California and have a transformative impact globally.

The University of California, Davis, is a nationally acclaimed institution with over 30,000 enrolled students. It ranks as the third largest university in the UC system by student population and is the largest in terms of campus size. The university contributes approximately \$300 million annually to the Yolo County economy through wages, benefits, and spending by students and visitors. Its esteemed reputation has drawn a distinguished faculty of scholars and scientists across various disciplines. UC Davis boasts one of the highest graduation rates among all UC campuses for undergraduate students. Additionally, it offers a comprehensive array of undergraduate and graduate programs, along with professional schools in law, management, medicine, and veterinary medicine.



\$1B

IN RESEARCH FUNDING ANNUALLY

+30K

STUDENTS ENROLLED

NO.1

NATIONAL RANKING FOR AGRICULTURE AND FORESTRY



ABOUT THE CANNERY

THE CANNERY VILLAGE

*A Sustainable Residential Community in
Davis, CA*

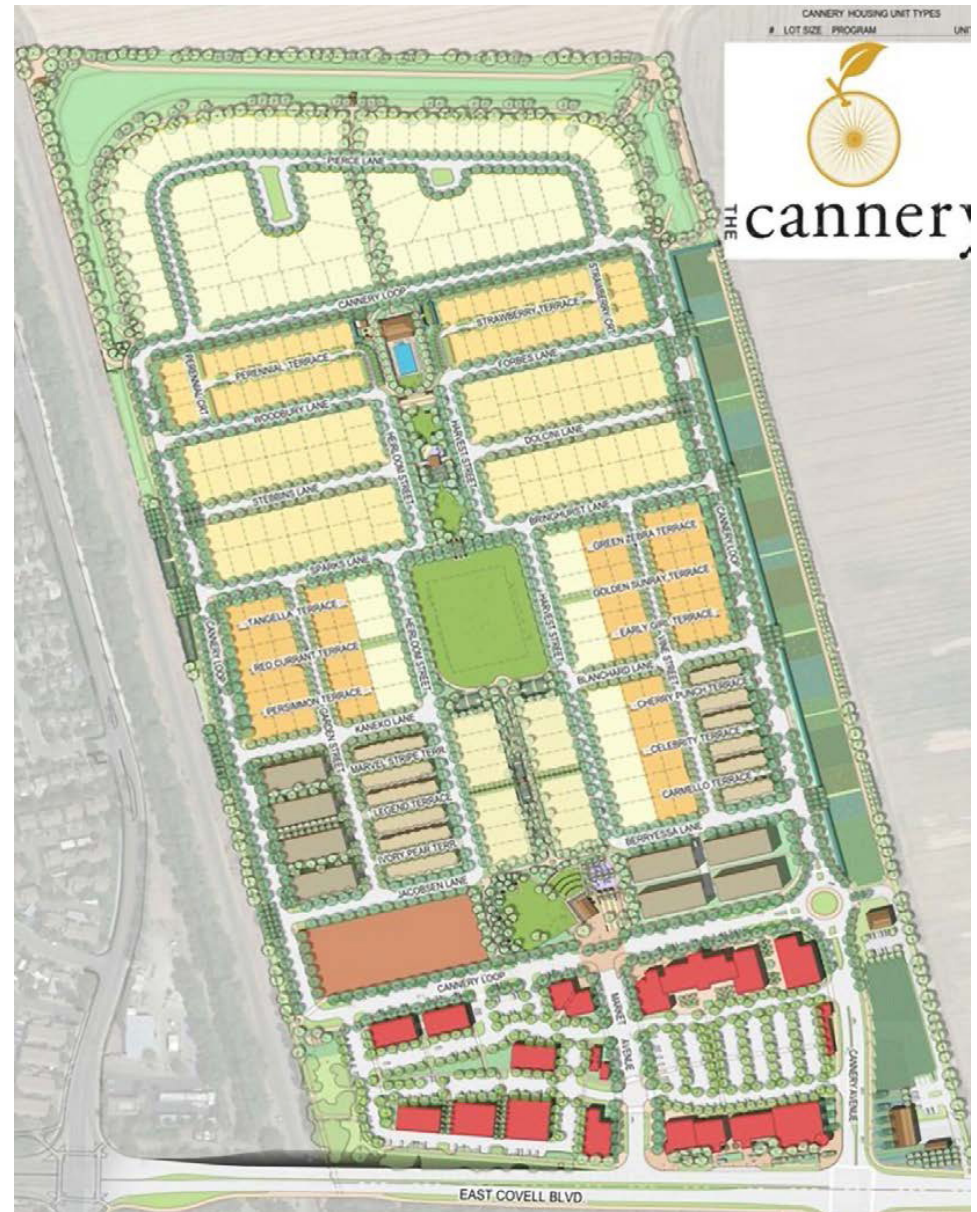
Located on 98.6 acres, The Cannery Village is a master-planned, pedestrian-friendly community offering 550 homes, designed to meet the needs of a diverse range of residents, from young families to professionals and seniors. Developed in the mid-2010s, The Cannery showcases cutting-edge sustainable living practices.

With homes ranging in price from approximately \$700,000 to over \$1 million, the neighborhood delivers a blend of modern design, energy efficiency, and a deep connection to the surrounding agricultural heritage.

*“It’s a vision of the good life that is primed
to reshape many American suburbs.”*

– CityLab

Each home within The Cannery is highly resource-efficient, with most equipped with rooftop solar panels, contributing to the community's goal of 100% electrical power being supplied by a community solar array. These homes are all situated within 300 feet of a park or trail, ensuring easy access to nature and promoting an active, outdoor lifestyle.



ABOUT THE CANNERY



A MODEL OF SUSTAINABLE COMMUNITY DESIGN

The Cannery is not just a residential development; it's an exploration of progressive community design, built with a commitment to sustainability. Spread across nearly 100 acres, the development incorporates over 28 acres of open space, featuring a variety of parks, wildlife habitats, and a comprehensive 9.9-mile multi-use trail network.

The homes themselves emphasize eco-friendly features such as stormwater cleansing systems, water conservation measures, and landscaping designed to support pollinators and beneficial insects. Much of the public planting is drought-tolerant, reflecting the local climate and water conservation efforts.

AGRICULTURE AT THE HEART OF THE COMMUNITY

At the center of The Cannery is a 7.6-acre urban farm, managed by the Center for Land-Based Learning, a nonprofit that trains future farmers. The farm offers Community Supported Agriculture (CSA) options, providing residents with locally grown, organic produce right in their backyard. This unique integration of agriculture and community living promotes healthier diets, supports the local economy, and fosters stronger connections between neighbors.

SEAMLESSLY CONNECTED TO DAVIS

The Cannery Village's design reflects the City of Davis's long-standing commitment to sustainability. Extensive bike trails and pedestrian paths connect The Cannery to the larger Davis community, reinforcing the city's focus on alternative transportation. The neighborhood's proximity to downtown Davis also ensures residents have easy access to a variety of shops, restaurants, and cultural venues, while still enjoying the peaceful, farm-centric atmosphere of the community.

FUTURE SHOPPING CENTER & OFFICES



Premium Shops

The Cannery Village Marketplace Shopping Center will feature over ±70,000 square feet of premium shops, restaurants, medical and entertainment uses. The shopping center will cater to the needs and wants of the homes and apartments in the area.



Common Areas & Gathering Places

The Cannery Village Marketplace Shopping Center will offer common areas and gathering places for people to mix and relax. There will be areas for eating and drinking with friends and family. There area will be bicycle and walking friendly.



Inviting, Attractive Design

The Cannery Village Marketplace Shopping Center will be the premium shopping center in the City of Davis. The outstanding architectural design has been created by the prominent architectural firm 19six. They have used timeless construction materials and design to create a Shopping Center that will be inviting and attractive.



MARCO
AT THE CANNERY

PROPERTY SUMMARY

PROPERTY SUMMARY

BUILDING HIGHLIGHTS

- 72 Apartments
- Construction completed May 2024
- Four (4) unique floor plans
- All of the amenities incl. Leasing office, clubhouse, pool, bike storage, storage lockers, fire pit, amazon lockers, dog park, basketball court, and much more
- Unit sizes range from 611 SF up to 946 SF
- Balconies on upper floors of A, B and D units
- Abundant parking options 113 total covered and surface spaces
- Energy efficient built to equivalency of LEED silver
- Future shopping center 70,000 SF of retail/food/service slated for development adjacent to the property



PROPERTY SUMMARY



BUILDING SYSTEMS

| | |
|------------------|---|
| No. of Buildings | One, Three (3) Story Building |
| Structure | Type VA (Wood post/beam frame) |
| Foundation | 5" Reinforced Concrete Slab |
| Exterior | Hardie board & Decorative Corrugated Metal |
| Roof | Gabled & built-up flat roof covers / Composition asphalt shingles & membrane |
| Windows | Dual Pane |

MECHANICAL/ELECTRIC/PLUMBING

| | |
|------------------|--------------------------------------|
| Electric Service | PG&E |
| HVAC | Split Units |
| Cooking Energy | Gas |
| Water Heating | Central Gas Hot Water Heaters |
| Plumbing | Copper |
| Elevator | Kone Elevator |

UTILITY SUMMARY

| Type | Provider |
|----------|----------------------|
| Sewer | City of Davis |
| Water | City of Davis |
| Trash | City of Davis |
| Electric | PG&E |
| Gas | PG&E |



INTERIOR FEATURES

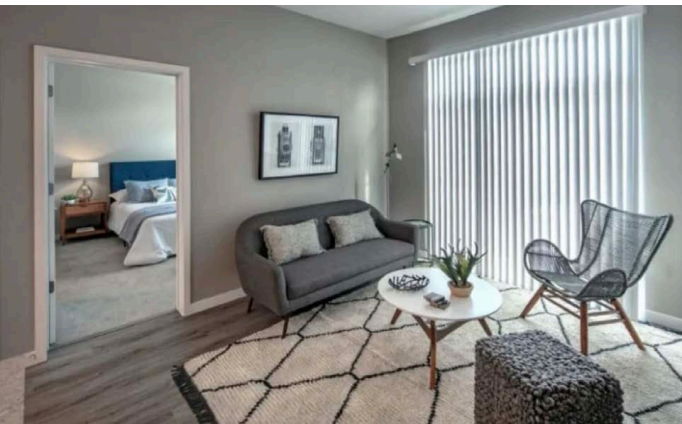
- Size 72 residential units
- True luxury living in the affluent city of Davis
- Two-story loft unit floor plans available
- Energy efficiency throughout the entire property
- Parking available for all units
- Secured resident entry with controlled access
- Elevator for central use
- Smart lock systems on all units
- New neighborhood park located directly across the street
- Sliding doors open onto fully private, spacious balconies
- Clean lines and open space throughout
- Acoustically engineered walls
- Electrolux washer/dryer in each unit

KITCHEN

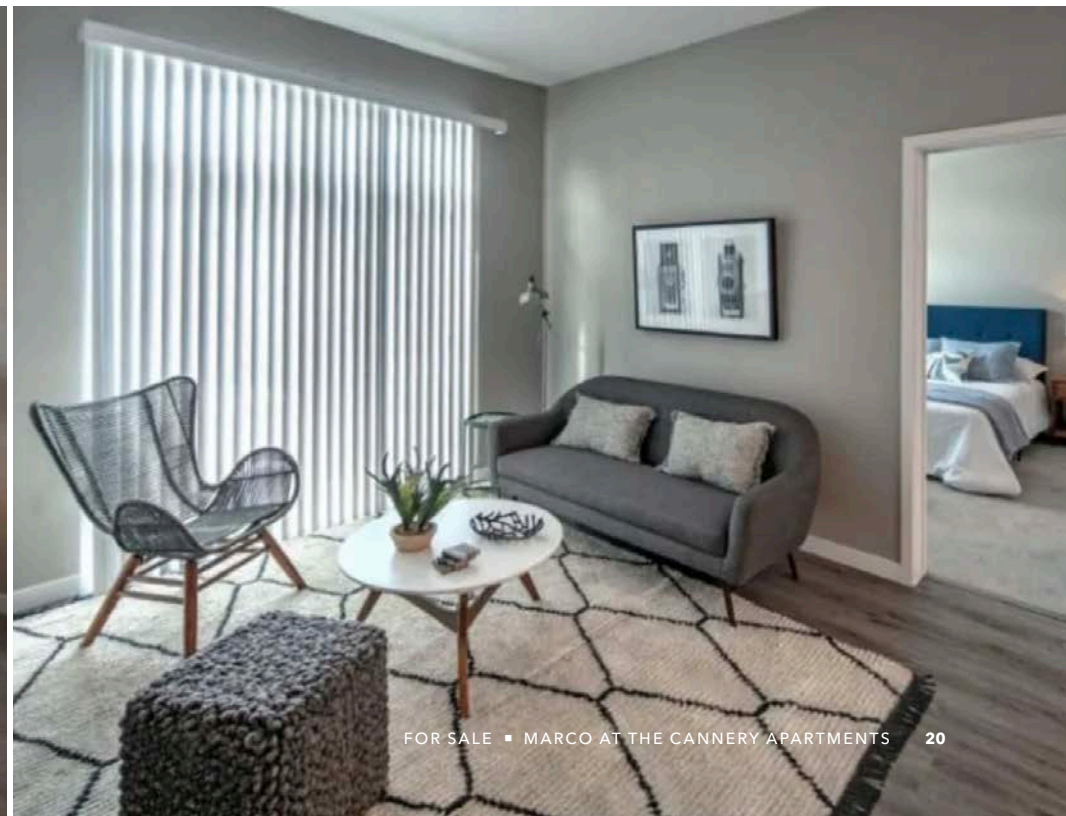
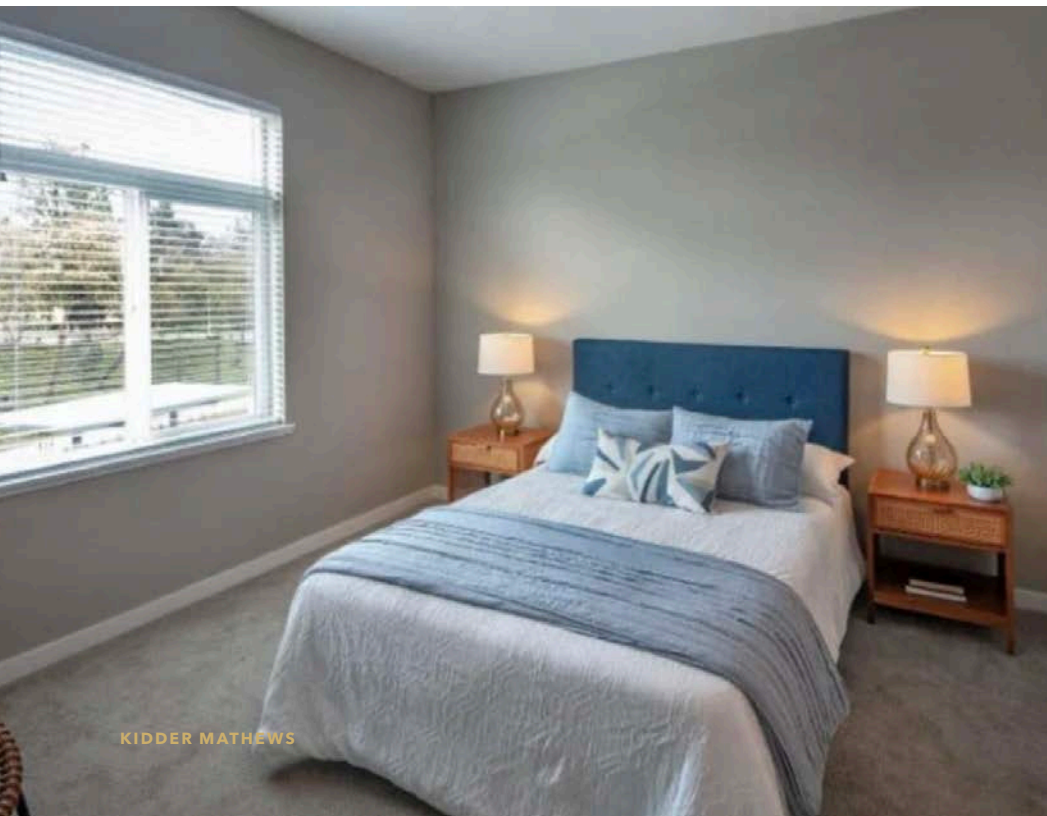
- Stainless steel GE refrigerator
- GE gas range, stove with hood and removable flat top cooking surface
- Grey quartz countertops
- GE microwave, dishwasher and garbage disposal plumbing fixtures
- Luxury vinyl tile floors

BATHROOM

- Duravit plumbing fixtures
- Luxury vinyl tile bathroom floors
- Dual sinks in master bathroom
- Walk in shower with tiled walls



PROPERTY SUMMARY



PROPERTY SUMMARY



MARCO AMENITIES



STORAGE

Interior on-site storage for personal items and luggage



PETS ALLOWED

Dog Park adjacent to the property and Marco is a pet-friendly residential community



CHARGING STATIONS AND COVERED PARKING

Abundant parking carports for residents with solar and charging stations



INTERIOR BIKE STORAGE AND BIKE REPAIR STATION

Bike storage for units with a repair station for bikes in the storage area



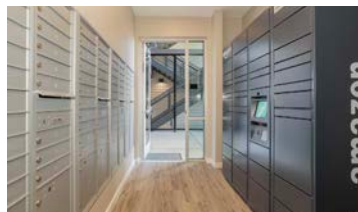
MARCO CLUBHOUSE

Wonderful clubhouse for residents use with abundant seating and meeting area and kitchen and television



SWIMMING POOL AND DECK

Swimming pool and shower/changing area for use by residents surrounded by an attractive deck area for outside relaxation and dining



AMAZON DELIVERY AREA

Large Amazon delivery area for deliveries and mail



ADJACENT DOG PARK AND BASKETBALL COURT

Wonderful amenities for kids, adults and animals



THE FARM BUILDING

Located within the Cannery Village development, this house and area is for use for events and periodic farmers market shopping

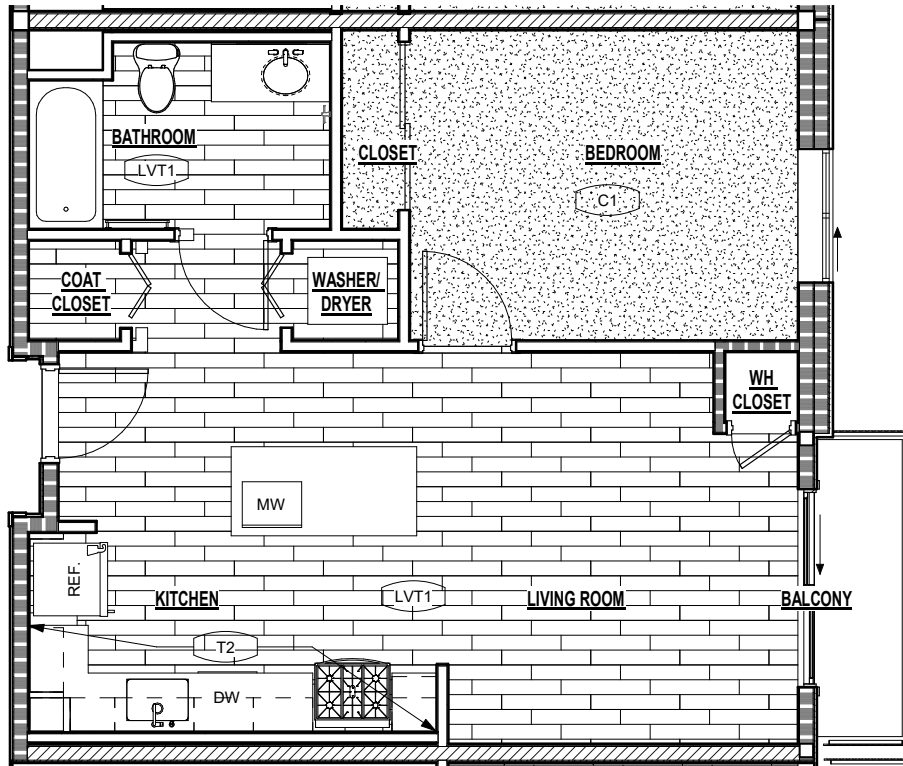


CANNERY VILLAGE PARK AREA

Located adjacent to Marco, this public park has Bocce Ball courts and outdoor exercise facilities and an outside amphitheater for use by all

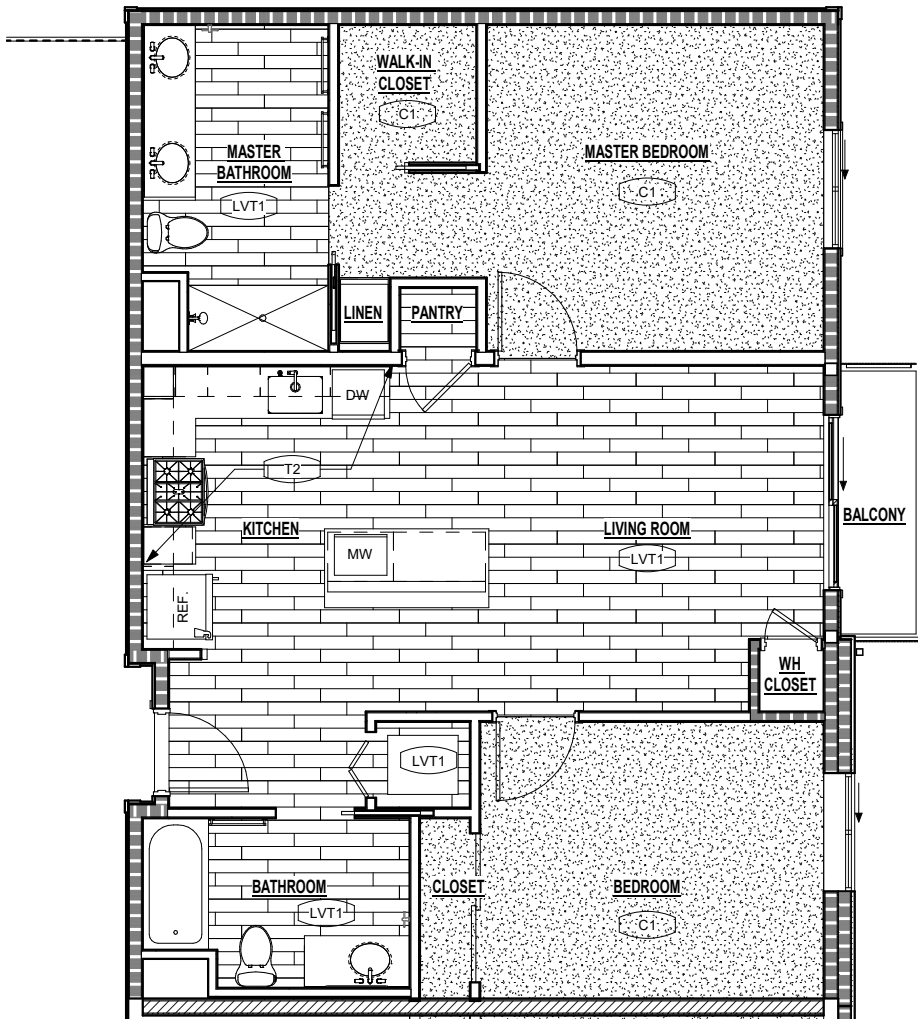
UNIT A FLOOR PLANS

ONE BEDROOM



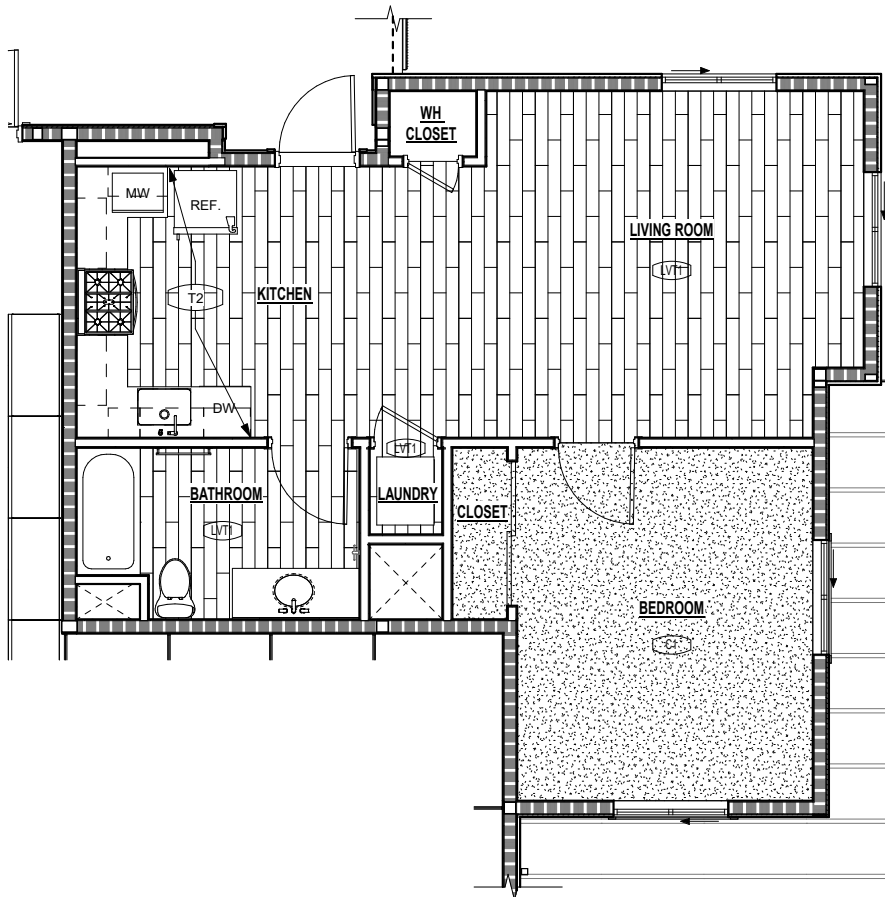
UNIT B FLOOR PLANS

TWO BEDROOM



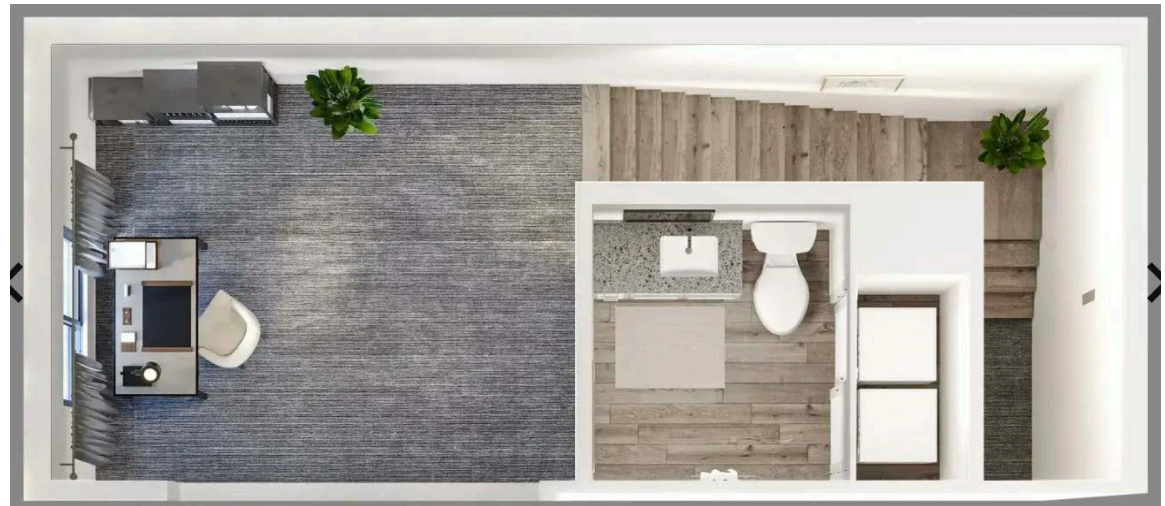
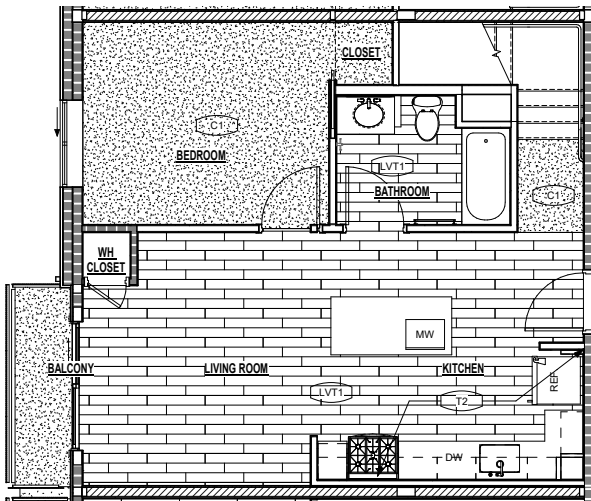
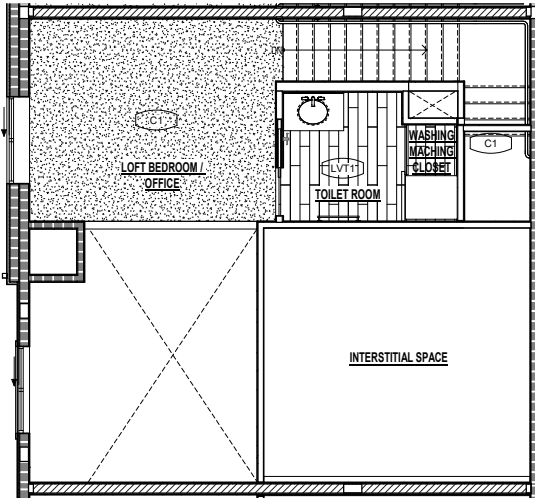
UNIT C FLOOR PLANS

ONE BEDROOM



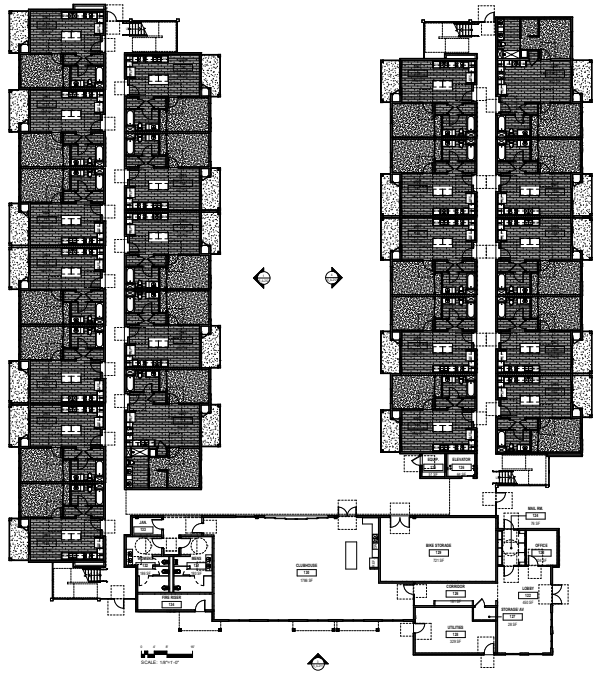
UNIT D FLOOR PLANS

ONE BEDROOM LOFTS

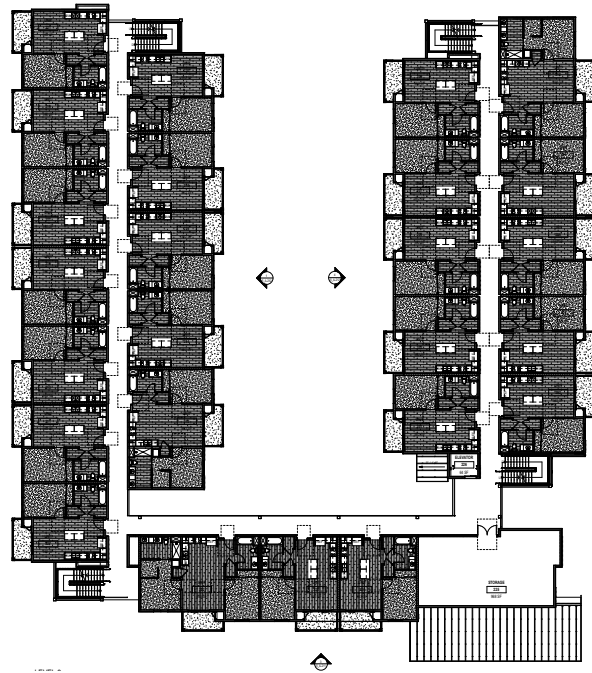


FLOOR PLATES

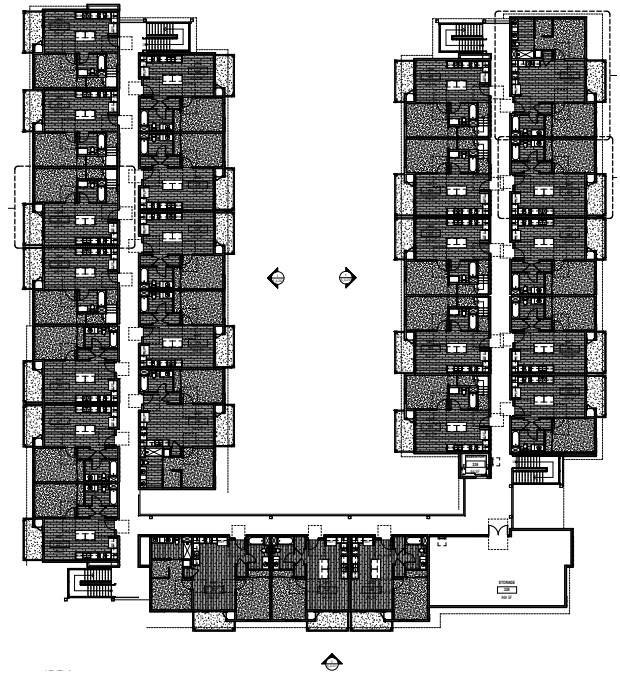
LEVEL 1



LEVEL 2

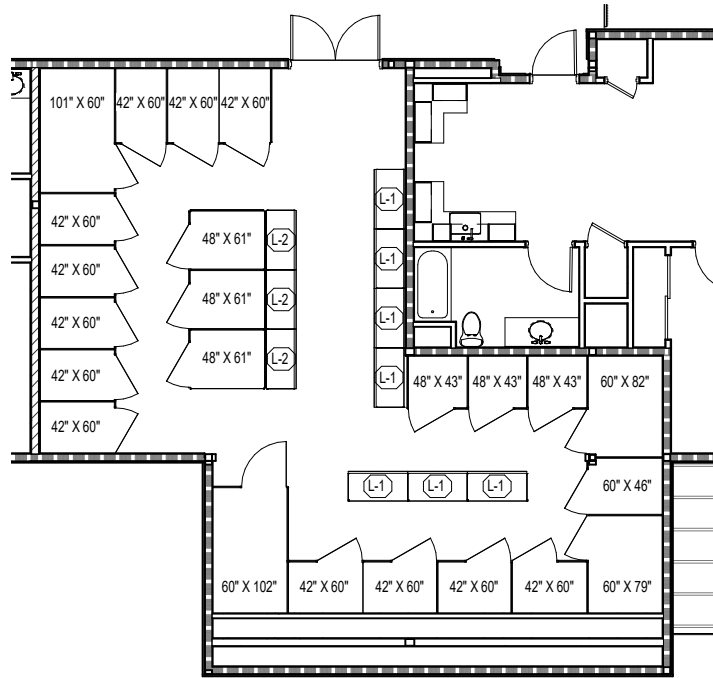


LEVEL 3

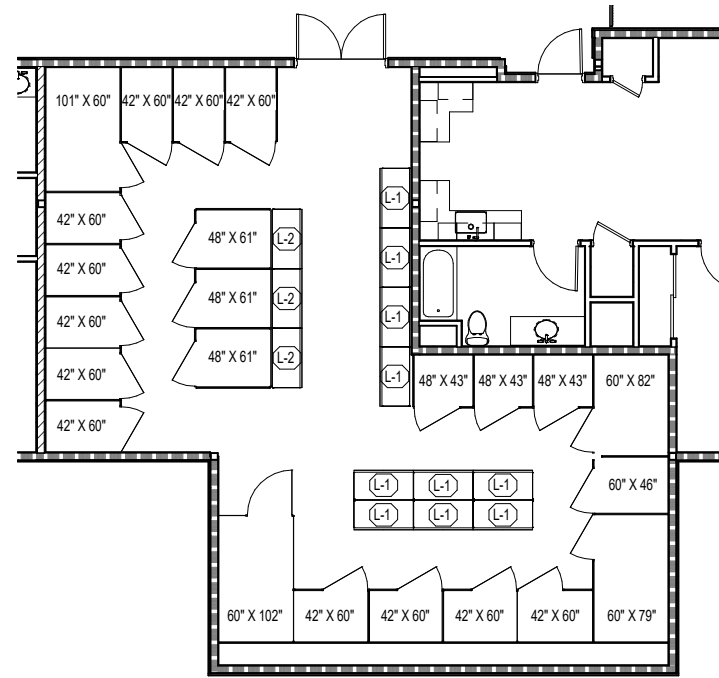


STORAGE ROOM

LEVEL 2 TENANT LOCKERS



LEVEL 3 TENANT LOCKERS



STORAGE LOCKER SCHEDULE LVL2

| MARK | PRODUCT DESCRIPTION | KEYNOTE | DIMENSIONS | | | QUANTITY |
|------|--------------------------------------|------------|------------|--------|-------|----------|
| | | | WIDTH | HEIGHT | DEPTH | |
| L-1 | RAPID RESPONSE STEEL LOCKER - 2 TIER | 10 51 13.A | 4'-0" | 7'-0" | 2'-0" | 7 |
| L-2 | RAPID RESPONSE STEEL LOCKER - 3 TIER | 10 51 13.A | 4'-0" | 7'-0" | 2'-0" | 3 |

STORAGE LOCKER SCHEDULE LVL3

| MARK | PRODUCT DESCRIPTION | KEYNOTE | DIMENSIONS | | | QUANTITY |
|------|--------------------------------------|------------|------------|--------|-------|----------|
| | | | WIDTH | HEIGHT | DEPTH | |
| L-1 | RAPID RESPONSE STEEL LOCKER - 2 TIER | 10 51 13.A | 4'-0" | 7'-0" | 2'-0" | 10 |
| L-2 | RAPID RESPONSE STEEL LOCKER - 3 TIER | 10 51 13.A | 4'-0" | 7'-0" | 2'-0" | 3 |

STORAGE ROOM SUMMARY

RESIDENT STORAGE ROOM PRICING

| Locker Size | Price | Locker Size | Price |
|-------------|-------|------------------------|-------|
| 2X4 | \$30 | 5X8.8 | \$100 |
| 3.5X4 | \$75 | 5X6.7 (CORNER UNIT) | \$140 |
| 4X5 | \$80 | | |

2ND FLOOR

| Locker Number | Dimension (feet) | Square Footage | Description | Locker Number | Dimension (feet) | Square Footage | Description |
|----------------------------|------------------|----------------|-------------|---------------|------------------|-----------------|-------------|
| 1 | 4 x 5 | 20 SF | Single | 25 | 2 x 4 | 8 SF | Doubles |
| 2 | 4 x 5 | 20 SF | Single | 26 | 2 x 4 | 8 SF | Doubles |
| 3 | 4 x 5 | 20 SF | Single | 27 | 2 x 4 | 8 SF | Doubles |
| 4 | 5 x 8.8 | 44 SF | Corner | 28 | 2 x 4 | 8 SF | Doubles |
| 5 | 4 x 5 | 20 SF | Single | 29 | 2 x 4 | 8 SF | Doubles |
| 6 | 4 x 5 | 20 SF | Single | 30 | 2 x 4 | 8 SF | Doubles |
| 7 | 4 x 5 | 20 SF | Single | 31 | 2 x 4 | 8 SF | Doubles |
| 8 | 4 x 5 | 20 SF | Single | 32 | 2 x 4 | 8 SF | Triples |
| 9 | 4 x 5 | 20 SF | Single | 33 | 2 x 4 | 8 SF | Triples |
| 10 | 5 x 6.7 | 33.5 SF | Corner | 34 | 2 x 4 | 8 SF | Triples |
| 11 | 3.5 x 5 | 17.5 SF | Single | 35 | 2 x 4 | 8 SF | Triples |
| 12 | 3.5 x 5 | 17.5 SF | Single | 36 | 2 x 4 | 8 SF | Triples |
| 13 | 3.5 x 5 | 17.5 SF | Single | 37 | 2 x 4 | 8 SF | Triples |
| 14 | 3.5 x 5 | 17.5 SF | Single | 38 | 2 x 4 | 8 SF | Triples |
| 15 | 5 x 6.7 | 33.5 SF | Corner | 39 | 2 x 4 | 8 SF | Triples |
| 16 | 4 x 5 | 20 SF | Single | 40 | 2 x 4 | 8 SF | Triples |
| 17 | 5 x 6.7 | 33.5 SF | Corner | 41 | 2 x 4 | 8 SF | Doubles |
| 18 | 3.5 x 4 | 14 SF | Single | 42 | 2 x 4 | 8 SF | Doubles |
| 19 | 3.5 x 4 | 14 SF | Single | 43 | 2 x 4 | 8 SF | Doubles |
| 20 | 3.5 x 4 | 14 SF | Single | 44 | 2 x 4 | 8 SF | Doubles |
| 21 | 4 x 5 | 20 SF | Single | 45 | 2 x 4 | 8 SF | Doubles |
| 22 | 4 x 5 | 20 SF | Single | 46 | 2 x 4 | 8 SF | Doubles |
| 23 | 4 x 5 | 20 SF | Single | | | | |
| 24 | 2 x 4 | 8 SF | Doubles | | | | |
| Total for 2nd Floor | | | | | | 680.5 SF | |



STORAGE ROOM SUMMARY

3RD FLOOR

| Locker Number | Dimension (feet) | Square Footage | Description |
|---------------|------------------|----------------|-------------|
| 47 | 2 x 4 | 8 SF | Doubles |
| 48 | 2 x 4 | 8 SF | Doubles |
| 49 | 2 x 4 | 8 SF | Doubles |
| 50 | 2 x 4 | 8 SF | Doubles |
| 51 | 2 x 4 | 8 SF | Doubles |
| 52 | 2 x 4 | 8 SF | Doubles |
| 53 | 2 x 4 | 8 SF | Doubles |
| 54 | 2 x 4 | 8 SF | Doubles |
| 55 | 2 x 4 | 8 SF | Triples |
| 56 | 2 x 4 | 8 SF | Triples |
| 57 | 2 x 4 | 8 SF | Triples |
| 58 | 2 x 4 | 8 SF | Triples |
| 59 | 2 x 4 | 8 SF | Triples |
| 60 | 2 x 4 | 8 SF | Triples |
| 61 | 2 x 4 | 8 SF | Triples |
| 62 | 2 x 4 | 8 SF | Triples |
| 63 | 2 x 4 | 8 SF | Triples |
| 64 | 2 x 4 | 8 SF | Doubles |
| 65 | 2 x 4 | 8 SF | Doubles |
| 66 | 2 x 4 | 8 SF | Doubles |
| 67 | 2 x 4 | 8 SF | Doubles |
| 68 | 2 x 4 | 8 SF | Doubles |
| 69 | 2 x 4 | 8 SF | Doubles |
| 70 | 4 x 5 | 20 SF | Single |
| 71 | 5 x 6.7 | 33.5 SF | Corner |
| 72 | 3.5 x 6 | 21 SF | Single |

| Locker Number | Dimension (feet) | Square Footage | Description |
|---------------------|------------------|------------------|-------------|
| 73 | 3.5 x 5 | 17.5 SF | Single |
| 74 | 3.5 x 5 | 17.5 SF | Single |
| 75 | 5 x 6.7 | 33.5 SF | Corner |
| 76 | 5 x 6.7 | 33.5 SF | Corner |
| 77 | 3.5 x 4 | 14 SF | Single |
| 78 | 3.5 x 4 | 14 SF | Single |
| 79 | 3.5 x 4 | 14 SF | Single |
| 80 | 4 x 5 | 20 SF | Single |
| 81 | 4 x 5 | 20 SF | Single |
| 82 | 4 x 5 | 20 SF | Single |
| 83 | 4 x 5 | 20 SF | Single |
| 84 | House Storage | N/A | Corner |
| 85 | 4 x 5 | 20 SF | Single |
| 86 | 4 x 5 | 20 SF | Single |
| 87 | 4 x 5 | 20 SF | Single |
| 88 | 3.5 x 5 | 17.5 SF | Single |
| 89 | 4 x 5 | 20 SF | Single |
| Total for 3rd Floor | | 580 SF | |
| Total | | 1260.5 SF | |



ADDITIONAL INCOME SOURCES

Marco at the Cannery benefits from a few additional income sources such as on-site storage for its residents, pet fees, and car port reserved parking fees.

Below is a summary of the potential income and value-added from those additional income sources.



STORAGE INCOME

| | |
|--------------------------------|----------------|
| NUMBER OF UNITS | 89 Units |
| POTENTIAL GROSS MONTHLY INCOME | \$5,290 |
| POTENTIAL GROSS ANNUAL INCOME | \$63,480 |
| VACANCY FACTOR | 20% (\$12,696) |

POTENTIAL ADDITIONAL NET ANNUAL INCOME **\$50,784**

VALUE-ADDED AT 4.50% CAP RATE **\$1,128,533**



PET RENT INCOME

| | |
|--------------------------------|---------------|
| TOTAL APARTMENTS | 72 Units |
| PET FEES | \$35/pet |
| POTENTIAL GROSS MONTHLY INCOME | \$2,520 |
| POTENTIAL GROSS ANNUAL INCOME | \$30,240 |
| VACANCY FACTOR | 25% (\$7,560) |

POTENTIAL ADDITIONAL NET ANNUAL INCOME **\$22,680**

VALUE-ADDED AT 4.50% CAP RATE **\$504,000**



CAR PORTS INCOME

| | |
|--------------------------------|--------------|
| TOTAL CARPORT SPACES | 85 Spaces |
| SPACE FEE | \$30/space |
| POTENTIAL GROSS MONTHLY INCOME | \$2,550 |
| POTENTIAL GROSS ANNUAL INCOME | \$30,600 |
| VACANCY FACTOR | 1.5% (\$459) |

POTENTIAL ADDITIONAL NET ANNUAL INCOME **\$30,141**

VALUE-ADDED AT 4.50% CAP RATE **\$669,800**

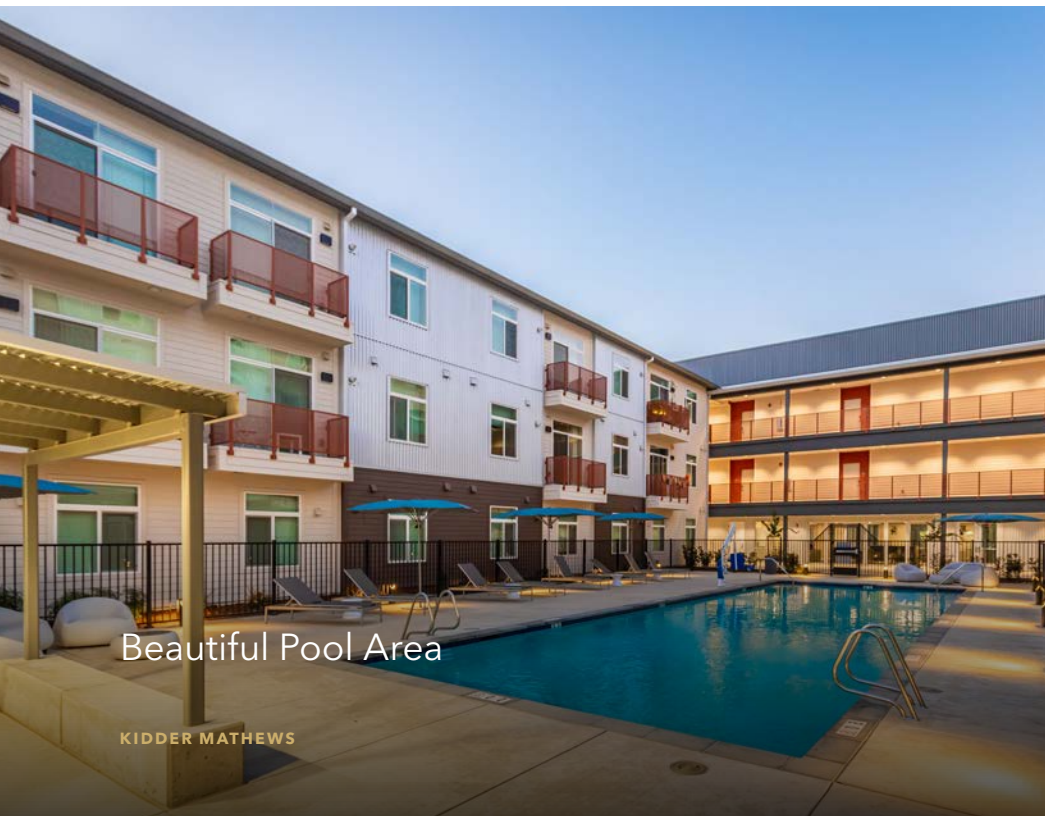
PROPERTY SUMMARY



Solar Carport

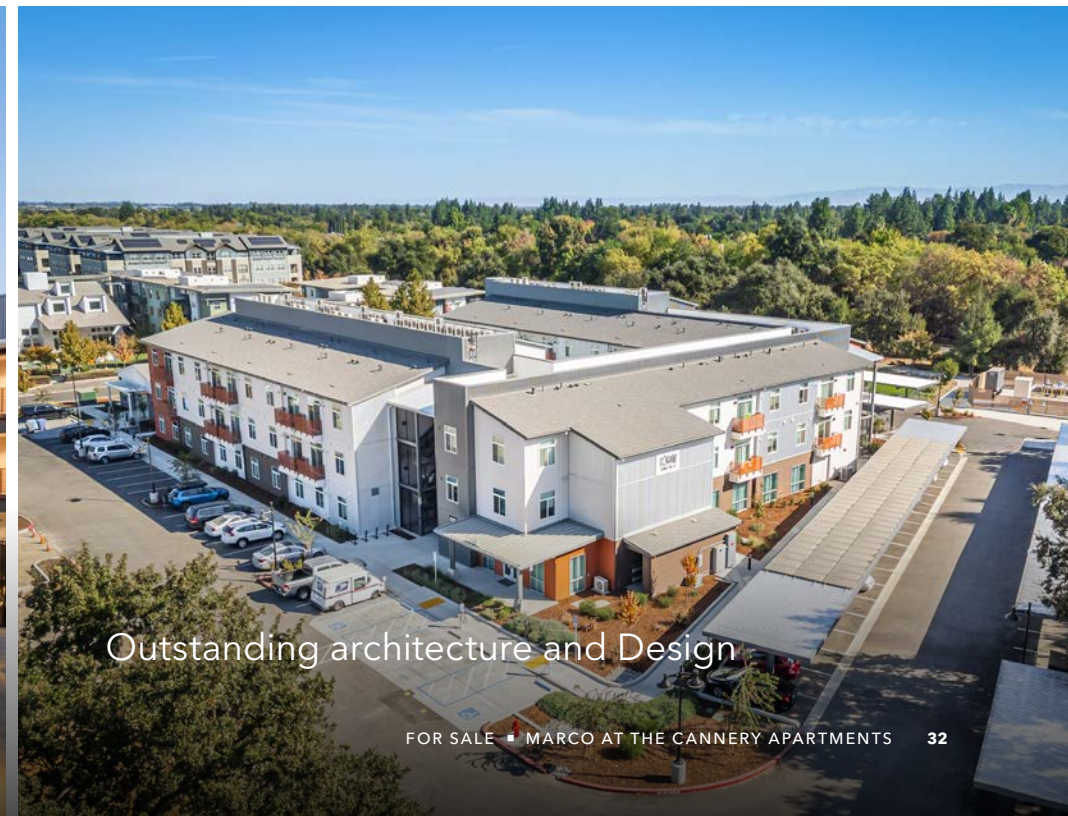


Spacious Balconies



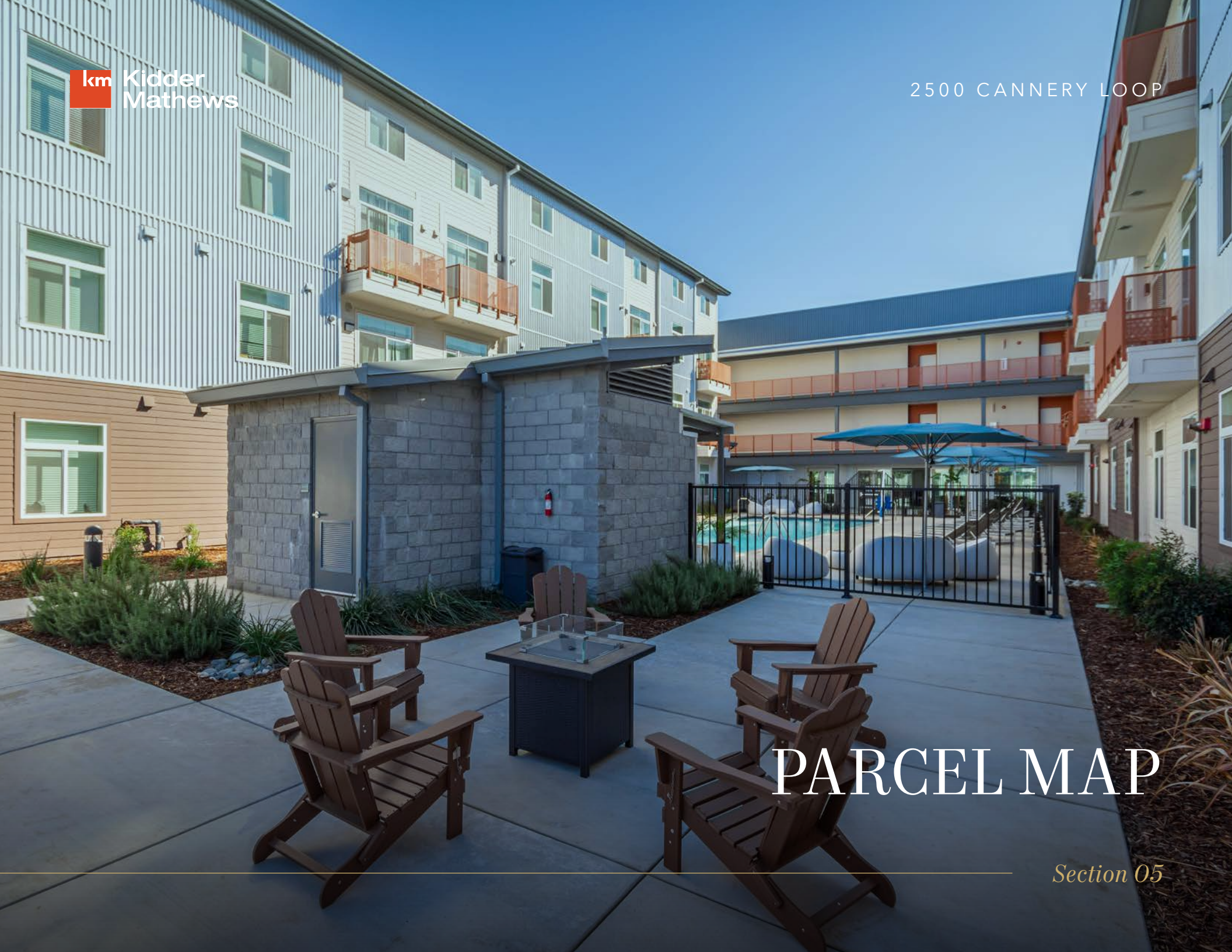
Beautiful Pool Area

KIDDER MATHEWS

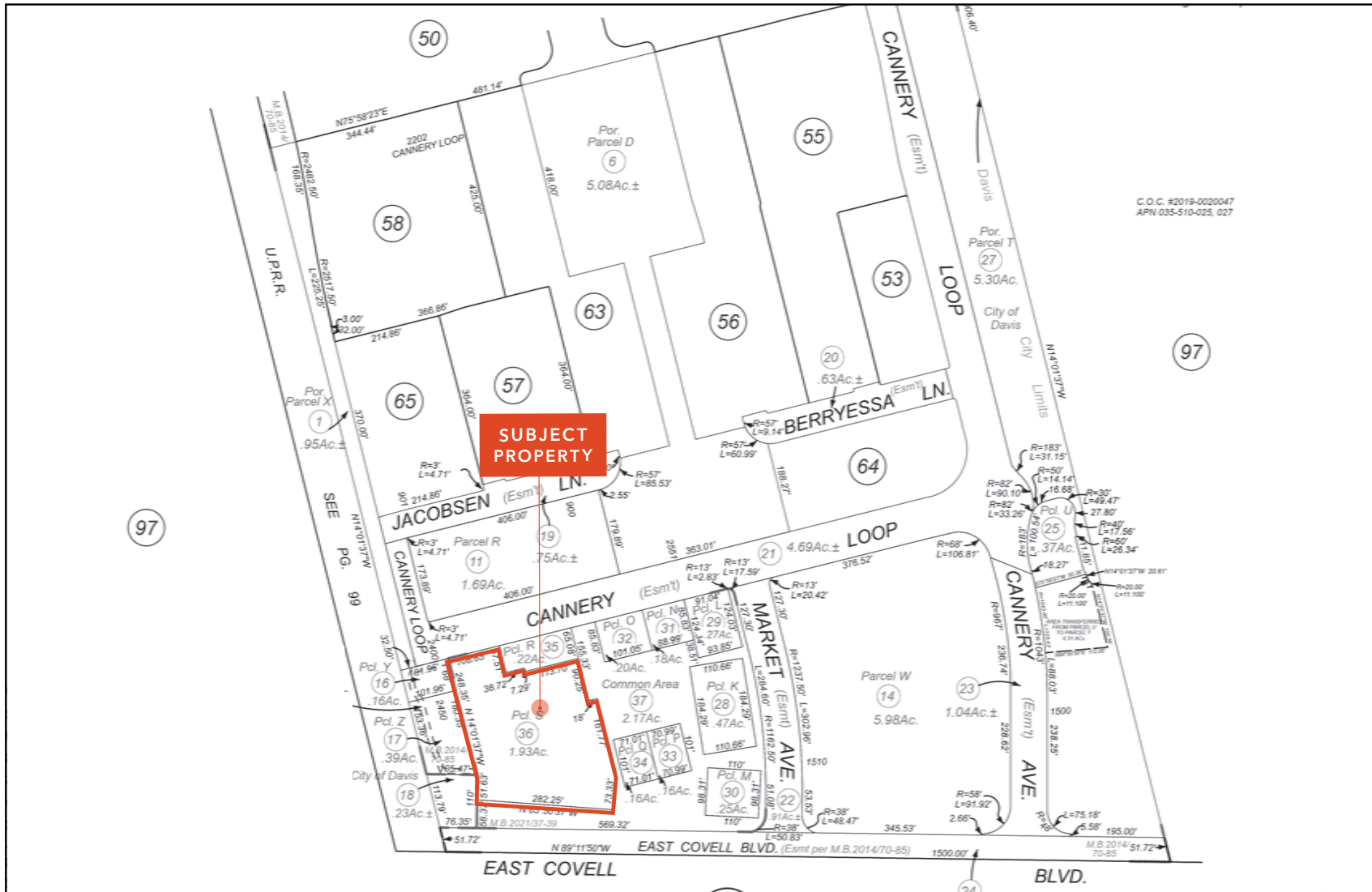


Outstanding architecture and Design

PARCEL MAP



PARCEL MAP APN: 035-510-036-000





FINANCIAL SUMMARY

Section 06

NO PARKING FIRE LANE

FINANCIAL PERFORMANCE

CURRENT AS OF 10/1/2024

| Current Asking Rents | | | |
|---|-------------|-----------|--------------------|
| No. of Units | Unit Type | Area (SF) | Asking Mo. Rent |
| 48 | 1 bd./1 ba. | 611 | \$2,450 |
| 2 | 1 bd./1 ba. | 673 | \$2,550 |
| 9 | 1 bd./1 ba. | 795 | \$2,800 |
| 13 | 2 bd./2 ba. | 946 | \$3,200 |
| | | | \$189,500 |
| Actual Leased Monthly Rent | | | \$174,507 |
| Gross Actual Annual Income | | | |
| Gross Actual Annual Rental Income | | | \$2,094,084 |
| Utility Reimbursements | | | \$100,000 |
| Misc. (Forfeited Deposits, Credit Checks, etc.) | | | \$60,000 |
| Total Gross Actual Annual Income | | | \$2,254,084 |
| Vacancy & Collection Loss | | | |
| Vacancy | | 2.00% | -\$45,082 |
| Total Vacancy & Credit Loss | | | -\$45,082 |
| Effective Gross Income | | | \$2,209,002 |
| Operating Expenses | | | |
| Real Estate Taxes | | | \$194,786 |
| Insurance | | | \$44,500 |
| Gas & Electricity | | | \$60,000 |
| Water | | | \$6,000 |
| Sewer & Storm Drain | | | \$46,860 |
| Trash | | | \$12,000 |
| Repairs & Maintenance | | | \$10,000 |
| Landscaping | | | \$14,400 |
| Off-Site Management | | | \$71,793 |
| Payroll | | | \$120,000 |
| Advertising | | | \$9,600 |
| General & Administrative | | | \$26,400 |
| Total Operating Expenses | | | \$616,339 |

PROFORMA 2025

| Asking Rents | | | |
|---|-------------|-----------|--------------------|
| No. of Units | Unit Type | Area (SF) | Asking Mo. Rent |
| 48 | 1 bd./1 ba. | 611 | \$2,500 |
| 2 | 1 bd./1 ba. | 673 | \$2,600 |
| 9 | 1 bd./1 ba. | 795 | \$2,850 |
| 13 | 2 bd./2 ba. | 946 | \$3,250 |
| | | | \$193,100 |
| Gross Actual Annual Income | | | |
| Gross Actual Annual Rental Income | | | \$2,317,200 |
| Utility Reimbursements | | | \$111,720 |
| Parking, Pet & Storage | | | \$103,605 |
| Misc. (Forfeited Deposits, Credit Checks, etc.) | | | \$30,000 |
| Total Gross Actual Annual Income | | | \$2,562,525 |
| Vacancy & Collection Loss | | | |
| Vacancy | | 1.50% | -\$38,438 |
| Total Vacancy & Credit Loss | | | -\$38,438 |
| Effective Gross Income | | | \$2,524,087 |
| Operating Expenses | | | |
| Real Estate Taxes | | | \$474,000 |
| Insurance | | | \$45,000 |
| Gas & Electricity | | | \$36,000 |
| Water | | | \$24,000 |
| Sewer & Storm Drain | | | \$42,000 |
| Trash | | | \$12,000 |
| Repairs & Maintenance | | | \$12,000 |
| Landscaping | | | \$15,000 |
| Management Total Payroll | | | \$120,000 |
| Advertising | | | \$2,400 |
| General & Administrative | | | \$11,500 |
| Reserves | | | \$3,000 |
| Total Operating Expenses | | | \$796,900 |

CURRENT AS OF 10/1/2024

\$1,592,664

NET OPERATING INCOME

\$35,392,528

SALES PRICE ON 4.5% CAP RATE

PROFORMA 2025

\$1,727,187

NET OPERATING INCOME

\$38,381,936

SALES PRICE ON 4.5% CAP RATE

5.72%

10-YR AVERAGE CAP RATE

10-YEAR PROFORMA INCOME & EXPENSE

| | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | 2031 | 2032 | 2033 | 2034 |
|--------------------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| Gross Monthly Income * | | | | | | | | | | |
| Gross Annual Rental Income | \$2,317,200 | \$2,386,716 | \$2,458,317 | \$2,532,067 | \$2,608,029 | \$2,686,270 | \$2,766,858 | \$2,849,864 | \$2,935,360 | \$3,023,420 |
| Utility Reimbursements | \$111,720 | \$115,072 | \$118,524 | \$122,079 | \$125,742 | \$129,514 | \$133,400 | \$137,402 | \$141,524 | \$145,769 |
| Parking, Pet & Storage | \$103,605 | \$106,713 | \$109,915 | \$113,212 | \$116,608 | \$120,107 | \$123,710 | \$127,421 | \$131,244 | \$135,181 |
| Miscellaneous | \$30,000 | \$30,900 | \$31,827 | \$32,782 | \$33,765 | \$34,778 | \$35,822 | \$36,896 | \$38,003 | \$39,143 |
| Total Gross Monthly Income | \$2,562,525 | \$2,639,401 | \$2,718,583 | \$2,800,140 | \$2,884,144 | \$2,970,669 | \$3,059,789 | \$3,151,583 | \$3,246,130 | \$3,343,514 |
| Vacancy 1.5% | (\$38,438) | (\$39,591) | (\$40,779) | (\$42,002) | (\$43,262) | (\$44,560) | (\$45,897) | (\$47,274) | (\$48,692) | (\$50,153) |
| Effective Gross Income | \$2,524,087 | \$2,599,810 | \$2,677,804 | \$2,758,138 | \$2,840,882 | \$2,926,109 | \$3,013,892 | \$3,104,309 | \$3,197,438 | \$3,293,361 |
| Operating Expenses ** | | | | | | | | | | |
| Real Estate Taxes | \$474,000 | \$488,140 | \$495,423 | \$502,851 | \$510,428 | \$518,157 | \$526,040 | \$534,081 | \$542,282 | \$550,648 |
| Insurance | \$45,000 | \$45,900 | \$46,818 | \$47,754 | \$48,709 | \$49,684 | \$50,677 | \$51,691 | \$52,725 | \$53,779 |
| Gas & Electricity | \$36,000 | \$36,720 | \$37,454 | \$38,203 | \$38,968 | \$39,747 | \$40,542 | \$41,353 | \$42,180 | \$43,023 |
| Water | \$24,000 | \$24,480 | \$24,970 | \$25,469 | \$25,978 | \$26,498 | \$27,028 | \$27,568 | \$28,120 | \$28,682 |
| Sewer & Storm Drain | \$42,000 | \$42,840 | \$43,697 | \$44,571 | \$45,462 | \$46,371 | \$47,299 | \$48,245 | \$49,210 | \$50,194 |
| Trash | \$12,000 | \$12,240 | \$12,485 | \$12,734 | \$12,989 | \$13,249 | \$13,514 | \$13,784 | \$14,060 | \$14,341 |
| Repairs & Maintenance | \$12,000 | \$12,240 | \$12,485 | \$12,734 | \$12,989 | \$13,249 | \$13,514 | \$13,784 | \$14,060 | \$14,341 |
| Landscaping | \$15,000 | \$15,300 | \$15,606 | \$15,918 | \$16,236 | \$16,561 | \$16,892 | \$17,230 | \$17,575 | \$17,926 |
| Management Total Payroll | \$120,000 | \$122,400 | \$124,848 | \$127,345 | \$129,892 | \$132,490 | \$135,139 | \$137,842 | \$140,599 | \$143,411 |
| Advertising | \$2,400 | \$2,448 | \$2,497 | \$2,547 | \$2,598 | \$2,650 | \$2,703 | \$2,757 | \$2,812 | \$2,868 |
| General & Administrative | \$11,500 | \$11,730 | \$11,965 | \$12,204 | \$12,448 | \$12,697 | \$12,951 | \$13,210 | \$13,474 | \$13,744 |
| Reserves | \$3,000 | \$3,060 | \$3,121 | \$3,184 | \$3,247 | \$3,312 | \$3,378 | \$3,446 | \$3,515 | \$3,585 |
| Total Operating Expenses | \$796,900 | \$817,498 | \$831,368 | \$845,515 | \$859,946 | \$874,665 | \$889,678 | \$904,991 | \$920,611 | \$936,543 |
| Net Operating Income | \$1,727,187 | \$1,782,312 | \$1,846,436 | \$1,912,623 | \$1,980,937 | \$2,051,444 | \$2,124,214 | \$2,199,317 | \$2,276,827 | \$2,356,818 |
| Sales Price on 4.75% Cap Rate | \$36,361,834 | \$37,522,352 | \$38,872,338 | \$40,265,744 | \$41,703,930 | \$43,188,300 | \$44,720,299 | \$46,301,419 | \$47,933,197 | \$49,617,216 |
| Sales Price on 4.50% Cap Rate | \$38,381,936 | \$39,606,928 | \$41,031,913 | \$42,502,730 | \$44,020,815 | \$45,587,650 | \$47,204,760 | \$48,873,720 | \$50,596,152 | \$52,373,728 |
| Cap Rate at List Price | 4.88% | 5.04% | 5.22% | 5.40% | 5.60% | 5.80% | 6.00% | 6.21% | 6.43% | 6.66% |

*3% annual increases

**2% annual increases

10-Yr Avg. Cap Rate of 5.72%

RENT ROLL

CURRENT

| Apt. # | Apt. Size | Sq. Ft. | Rent | Parking | Pet Fee |
|--------|-----------|---------|---------|---------|---------|
| 101 | 2x2B | 946 | \$2,800 | \$25 | \$0 |
| 102 | 1x1A | 611 | \$2,350 | \$25 | \$30 |
| 103 | 1x1A | 611 | \$2,325 | \$25 | \$0 |
| 104 | 1x1A | 611 | \$2,350 | \$0 | \$0 |
| 105 | 1x1A | 611 | \$2,350 | \$25 | \$60 |
| 106 | 1x1A | 611 | \$2,250 | \$25 | \$0 |
| 107 | 1x1A | 611 | \$2,250 | \$25 | \$0 |
| 108 | 1x1A | 611 | \$2,350 | \$25 | \$35 |
| 109 | 1x1A | 611 | \$2,250 | \$25 | \$30 |
| 110* | 1x1A | 611 | N/A | N/A | N/A |
| 114 | 1x1A | 611 | \$2,325 | \$25 | \$30 |
| 115 | 2x2B | 946 | \$3,100 | \$25 | \$0 |
| 116 | 1x1A | 611 | \$2,250 | \$25 | \$0 |
| 117 | 1x1A | 611 | \$2,350 | \$0 | \$0 |
| 118 | 1x1A | 611 | \$2,350 | \$50 | \$0 |
| 119 | 1x1A | 611 | \$2,250 | \$0 | \$0 |
| 120 | 1x1A | 611 | \$2,400 | \$0 | \$0 |
| 121 | 1x1A | 611 | \$2,200 | \$25 | \$0 |
| 122 | 1x1A | 611 | \$2,060 | \$0 | \$0 |
| 123 | 2x2B | 946 | \$3,200 | \$0 | \$0 |
| 124 | 1x1A | 611 | \$2,350 | \$25 | \$0 |
| 125 | 1x1A | 611 | \$2,060 | \$25 | \$30 |

| Apt. # | Apt. Size | Sq. Ft. | Rent | Parking | Pet Fee |
|--------|-----------|---------|---------|---------|---------|
| 201 | 2x2B | 946 | \$3,200 | \$30 | \$0 |
| 202 | 1x1A | 611 | \$2,150 | \$0 | \$0 |
| 203 | 1x1A | 611 | \$2,275 | \$25 | \$0 |
| 204 | 1x1A | 611 | \$2,300 | \$25 | \$60 |
| 205 | 1x1A | 611 | \$2,350 | \$25 | \$0 |
| 206 | 1x1A | 611 | \$2,225 | \$0 | \$0 |
| 207 | 1x1A | 611 | \$2,150 | \$25 | \$0 |
| 208 | 1x1A | 611 | \$2,200 | \$0 | \$30 |
| 209 | 1x1A | 611 | \$2,400 | \$25 | \$0 |
| 210 | 1x1A | 611 | \$2,175 | \$25 | \$0 |
| 211 | 1x1C | 673 | \$2,300 | \$25 | \$30 |
| 212 | 2x2B | 946 | \$3,100 | \$25 | \$0 |
| 213 | 2x2B | 946 | \$2,850 | \$25 | \$0 |
| 214 | 1x1A | 611 | \$2,100 | \$25 | \$0 |
| 215 | 2x2B | 946 | \$3,000 | \$25 | \$35 |
| 216 | 1x1A | 611 | \$2,400 | \$0 | \$35 |
| 217 | 1x1A | 611 | \$2,350 | \$0 | \$0 |
| 218 | 1x1A | 611 | \$2,100 | \$25 | \$35 |
| 219 | 1x1A | 611 | \$2,475 | \$0 | \$0 |
| 220 | 1x1A | 611 | \$2,300 | \$25 | \$0 |
| 221 | 1x1A | 611 | \$2,325 | \$25 | \$0 |
| 222 | 1x1A | 611 | \$2,100 | \$0 | \$35 |

* ON-SITE MANGER OCCUPIES

RENT ROLL

CURRENT

| Apt. # | Apt. Size | Sq. Ft. | Rent | Parking | Pet Fee |
|--------|-----------|---------|---------|---------|---------|
| 223 | 2x2B | 946 | \$3,000 | \$25 | \$0 |
| 224 | 1x1A | 611 | \$2,450 | \$25 | \$0 |
| 225 | 1x1A | 611 | \$2,400 | \$30 | \$0 |
| 301 | 2x2B | 946 | \$2,850 | \$25 | \$0 |
| 302 | 1x1D | 795 | \$2,600 | \$25 | \$30 |
| 303 | 1x1A | 611 | \$2,247 | \$25 | \$0 |
| 304 | 1x1D | 795 | \$2,800 | \$25 | \$70 |
| 305 | 1x1A | 611 | \$2,100 | \$25 | \$0 |
| 306 | 1x1D | 795 | \$2,725 | \$25 | \$0 |
| 307 | 1x1A | 611 | \$2,400 | \$25 | \$0 |
| 308 | 1x1D | 795 | \$2,600 | \$0 | \$30 |
| 309 | 1x1A | 611 | \$2,450 | \$0 | \$0 |
| 310 | 1x1D | 795 | \$2,600 | \$25 | \$0 |
| 311 | 1x1C | 673 | \$2,300 | \$25 | \$30 |
| 312 | 2x2B | 946 | \$3,000 | \$25 | \$30 |
| 313 | 2x2B | 946 | \$2,850 | \$0 | \$0 |
| 314 | 1x1A | 611 | \$2,400 | \$0 | \$35 |
| 315 | 2x2B | 946 | \$2,900 | \$25 | \$0 |
| 316 | 1x1A | 611 | \$2,100 | \$25 | \$0 |
| 317 | 1x1A | 611 | \$2,100 | \$25 | \$0 |
| 318 | 1x1A | 611 | \$2,100 | \$15 | \$0 |
| 319 | 1x1A | 611 | \$2,400 | \$25 | \$35 |

| Apt. # | Apt. Size | Sq. Ft. | Rent | Parking | Pet Fee |
|--------------|-----------|---------|------------------|----------------|--------------|
| 320 | 1x1D | 795 | \$2,725 | \$25 | \$60 |
| 321 | 1x1A | 611 | \$2,350 | \$25 | \$0 |
| 322 | 1x1D | 795 | \$2,700 | \$25 | \$0 |
| 323 | 2x2B | 946 | \$3,100 | \$0 | \$0 |
| 324 | 1x1D | 795 | \$2,700 | \$25 | \$0 |
| 325 | 1x1D | 795 | \$2,450 | \$25 | \$0 |
| TOTAL | | | \$174,507 | \$1,350 | \$795 |

DISCLAIMER:

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

Kevin Sheehan is a limited partner of the Selling entity.

KIDDER MATHIEWS

Section 07

THE EDGE IN YOUR MARKET

For over 55 years, our clients have gotten the best of both worlds — independent counsel from trusted experts, working as part of the largest privately held commercial real estate firm on the West Coast.

Our team boasts over 900 local market specialists and top-producing professionals – serving out of 19 offices across five states. The expertise of each local office is reinforced by the relationships, intelligence, and experience of our entire firm.

YOU HAVE OUR UNDIVIDED ATTENTION

We're structured to focus our professionals' energy on delivering the best outcome for your business. That individual attention, buoyed by deep expertise, is what sets us apart, ensuring we deliver results. This is a major reason many of our client relationships are in their third decade.

WE DON'T JUST KNOW THE MARKET, WE DRIVE IT

It's no secret that having a team deeply embedded in your market gives you the edge. Our professionals deliver insights that go beyond data and identify unexpected avenues for growth. This ensures our clients are armed to capitalize on market trends in the most competitive real estate markets in the West.

We offer a complete range of brokerage, appraisal, asset services, consulting, and debt and equity finance services for all property types.



COMMERCIAL BROKERAGE

\$10B

3-YEAR AVERAGE TRANSACTION VOLUME

500+

NO. OF BROKERS

ASSET SERVICES

53M SF

MANAGEMENT PORTFOLIO SIZE

750+

ASSETS UNDER MANAGEMENT

VALUATION ADVISORY

2,600

3-YEAR AVERAGE ASSIGNMENTS

41/26

TOTAL NO. OF APPRAISERS/MAI'S



MARCO
AT THE CORNER

Exclusively listed by

KEVIN SHEEHAN
Managing Director
916.751.3601
kevin.sheehan@kidder.com
LIC N°00936093

TYLER BOYD
First Vice President
916.751.3625
tyler.boyd@kidder.com
LIC N°01927167

KIDDER.COM

km Kidder Mathews