

FOR PASSIVE INVESTOR WHO NEEDS INCOME WITH LITTLE MANAGEMENT

FOR SALE - PRIME LOCATION NEAR UC DAVIS,
AND ABOUT 41,000 STUDENTS

2477 SYCAMORE LN
Davis, CA 95616

LIMITED PARTNERSHIP IN DAVIS VENTURES, LTD 1, THAT OWNS APPROXIMATELY 3.34%
OF THE TOTAL EQUITY IN THE TEMESCAL APARTMENTS



100 UNITS TOTAL – WELL MAINTAINED
SHORT BIKE RIDE TO UC DAVIS, BEAUTIFUL CAMPUS SETTING

LOT SIZE: +/- 283,576 SF
SALE PRICE: \$448,000
APN: 035-330-006-000

- 1 bedroom \$1,747
- 2 bedroom \$2,035
- 3 bedroom \$2,695
- 4 bed \$2,985

BILL UKROPINA
O: 626.844.2200
BILL.UKROPINA@CBCNRT.COM
CALDRE#: 00820557

CHRISTINA BURDETTE
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CHRISTINA.BURDETTE@CBREALTY.COM
CALDRE#: 02227715



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OFFERING SUMMARY

ADDRESS	2477 Sycamore Ln, Davis, CA 95616
UNITS	Buyer would purchase Limited Partnership, not any of the units 100
LAND SF	+/- 283,576 SF
YEAR BUILT	1984
APN	035-330-006-000
ZONING	P-D

WALK TO UC DAVIS

FINANCIAL SUMMARY

SALE PRICE	\$448,000
ANNUAL RETURN	Call 626.844.2200

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Total Households	6,686	24,552	28,945
Total Population	17,491	71,234	83,045
Average HH Income	\$130,810	\$120,230	\$129,146

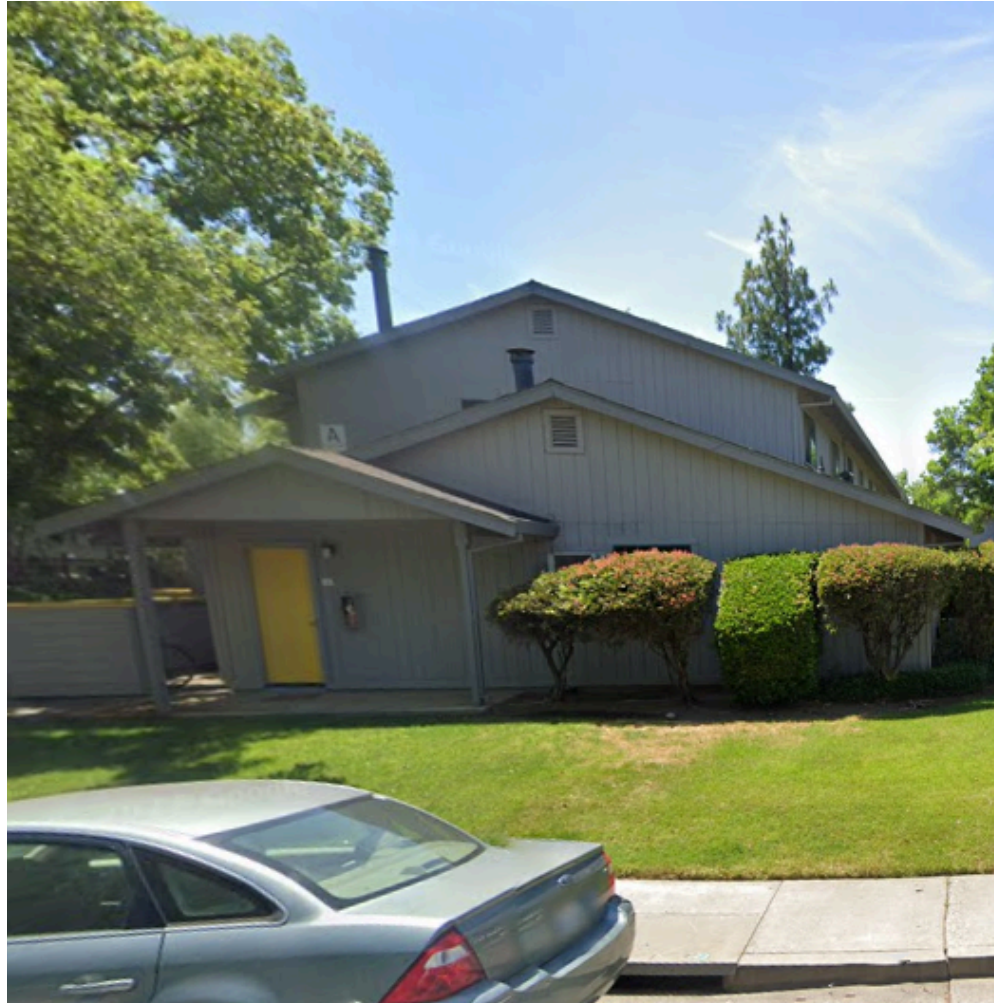
WALK TO UC DAVIS

PROPERTY DESCRIPTION

An opportunity to acquire a Limited Partnership in Davis Ventures, LTD 1 of Temescal Apartments, which owns an interest in a well-established and prominent multifamily property located in the heart of Davis, California. At 2477 Sycamore Lane, Temescal Apartments is a professionally managed apartment community serving a high-demand rental market, just minutes from the UC Davis campus.

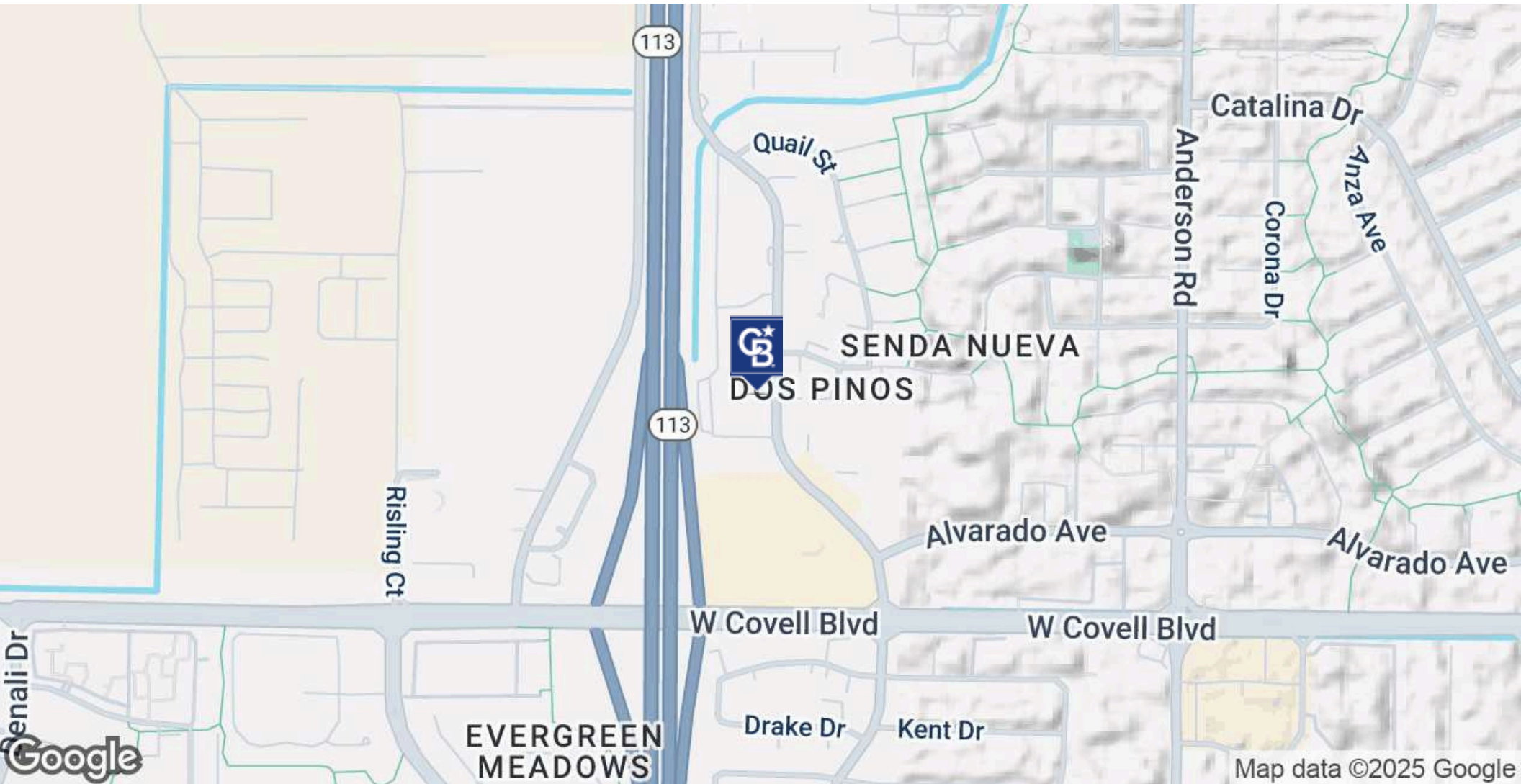
This offering represents The Limited Partnership that owns approximately 3.34% of the total equity in the Temescal Apartments, therefore, you would be purchasing 3.34% of Temescal Apartments total portion of the asset. Investors may benefit from existing rental income, potential long-term property appreciation, and shared equity participation without any responsibilities of direct property management.

Call 626 844 - 2200 for more Information.



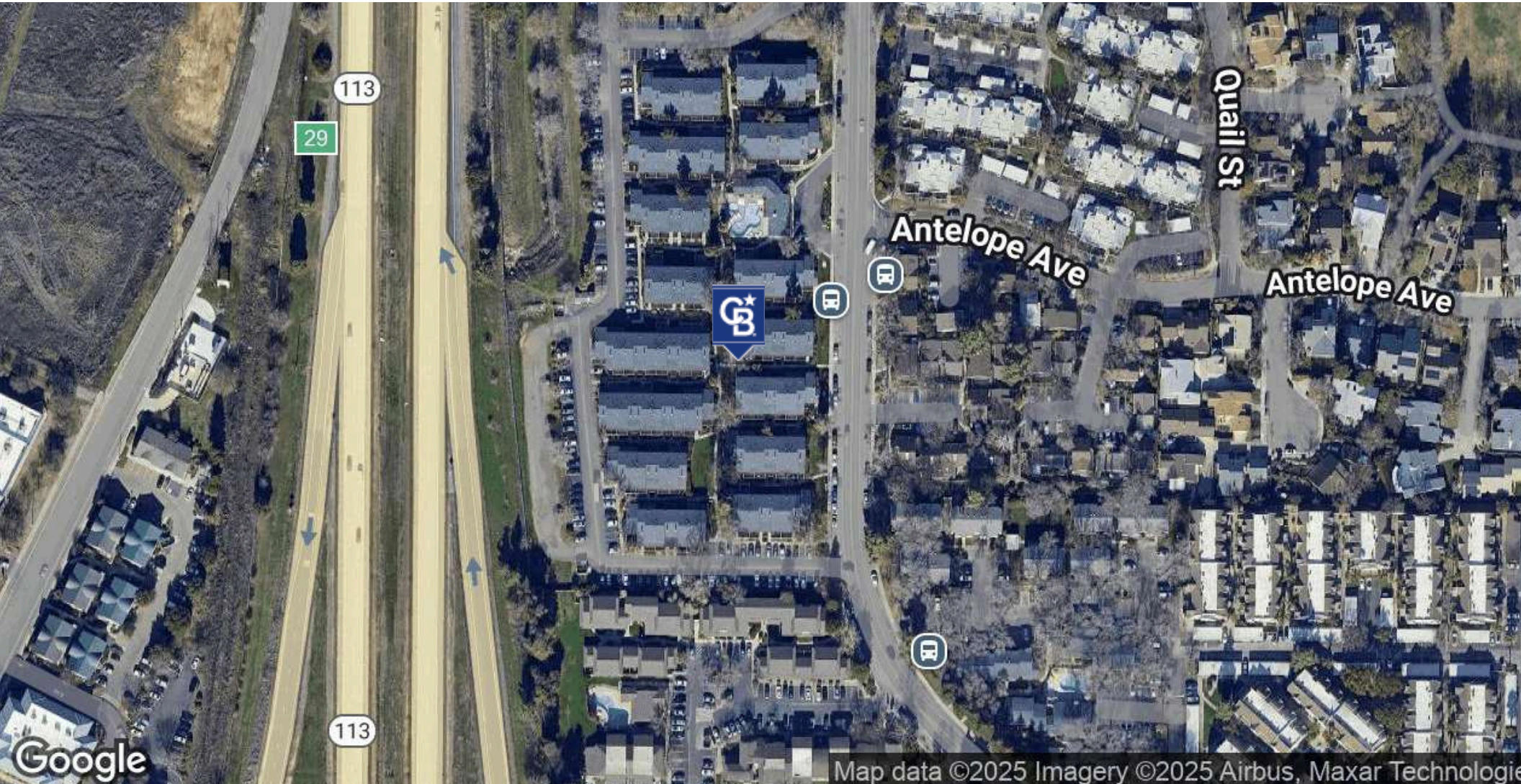
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	17,491	71,234	83,045
Average Age	38	34	35
Average Age (Male)	37	33	34
Average Age (Female)	39	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,686	24,552	28,945
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$130,810	\$120,230	\$129,146
Average House Value	\$1,026,107	\$858,666	\$890,288

Demographics data derived from AlphaMap

