

555 WESTMONT APARTMENTS
COLLEGE GARDENS APARTMENTS
607 GRAND APARTMENTS

STUDENT HOUSING PORTFOLIO

104 units across 3 properties, adjacent to
California Polytechnic State University, San Luis Obispo

3 PROPERTIES ...

Ranging from 20 – 49 units

AN IDEAL UNIT MIX ...

60% of total units are 2 bedrooms

SPACIOUS FLOORPLANS...

Including 625 SF 1 beds,
800 SF 2 beds & 1,280 SF 3 beds
(Westmont Apartments)

ZERO VACANCY...

Across these assets from 2021 – 2024



CAL POLY

Full Offering Memorandum & Access
to Due Diligence Folder Available
Upon Signed NDA

PRESENTED BY

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607 GRAND APARTMENTS | 607 GRAND AVE



COLLEGE GARDENS APARTMENTS | 284 N CHORRO ST



555 WESTMONT APARTMENTS | 555 WESTMONT AVE

Portfolio Specifics

BUILDING SF/UNIT

±837 SF

TOTAL BEDS (AVG OCCUPANCY)

243

UNIT MIX

(36) 1BD/1BA; (63) 2BD/1BA;
(5) 3BD/2BA

PARKING

±150 total spots (~1.44/unit)

YEAR BUILT

1966, 1953 & 1962

ZONING

R-3/R-4

UTILITIES

Tenant Pays Flat Fee RUBS
\$60/person/month
(water, sewer, trash & basic internet)

TOTAL UNITS

104

TOTAL PARCEL SIZE

±194,896 SF

TOTAL BUILDING SIZE

±87,044 SF

TOTAL PROPERTIES

3

TOTAL BUILDINGS

13

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PROPERTY BREAKDOWN



607 GRAND APARTMENTS



COLLEGE GARDENS APARTMENTS



555 WESTMONT APARTMENTS

| | 607 GRAND APARTMENTS | COLLEGE GARDENS APARTMENTS | 555 WESTMONT APARTMENTS | PORTFOLIO |
|------------------------|----------------------|----------------------------|---|---|
| # Units | 20 | 35 | 49 | 104 |
| # Beds (Avg Occupancy) | 68 | 68 | 107 | 243 |
| Unit Mix | (20) 2BD/1BA | (10) 1BD/1BA; (25) 2BD/1BA | (26) 1BD/1BA; (18) 2BD/1BA (5) 3BD/2BA | (36) 1BD/1BA; (63) 2BD/1BA (5) 3BD/2BA |

PORTFOLIO RENT ROLL SUMMARY

| | Count | % of Total | Rent |
|------------|-------|------------|---------|
| 1BD / 1BA | 36 | 34.6% | \$1,980 |
| 2BD / 1BA | 63 | 60.6% | \$2,719 |
| 3BD / 2BA | 5 | 4.8% | \$4,200 |
| Avg/Totals | 104 | 100.0% | \$2,535 |

607 GRAND APARTMENTS

RENT ROLL SUMMARY

| | Count | % of Total | Rent |
|------------|-------|------------|---------|
| 2BD / 1BA | 20 | 100.0% | \$3,127 |
| Avg/Totals | 20 | 100.0% | \$3,127 |

Property Specifics

APN

001-065-006

PARCEL SIZE

±45,300 SF

ZONING

R-3

BUILDING SIZE

±22,178 SF

NUMBER OF UNITS

20

UNIT MIX

(20) 2BD/1BA (Townhouse Style)

YEAR BUILT

1966

PARKING

±42 Uncovered

BUILDINGS

3

TOTAL BEDS (AVG OCCUPANCY)

68

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COLLEGE GARDENS APARTMENTS

RENT ROLL SUMMARY

| | Count | % of Total | Rent |
|-------------------------|-------|------------|---------|
| 1BD / 1BA | 10 | 28.6% | \$2,058 |
| 2BD / 1BA | 18 | 51.4% | \$2,593 |
| 2BD / 1BA (Bungalow) | 7 | 20.0% | \$2,596 |
| Avg/Totals | 35 | 100.0% | \$2,441 |

Property Specifics

APN

052-332-023

PARCEL SIZE

±62,350 SF

ZONING

R-4

BUILDING SIZE

±26,672 SF

NUMBER OF UNITS

35

UNIT MIX

(10) 1BD/1BA; (25) 2BD/1BA

YEAR BUILT

1953

PARKING

± 35 Garages

BUILDINGS

4

TOTAL BEDS (AVG OCCUPANCY)

68

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555 WESTMONT APARTMENTS

Property Specifics

APN

052-502-018; 052-502-016

PARCEL SIZE

±87,246 SF

ZONING

R-3

BUILDING SIZE

±38,194 SF

NUMBER OF UNITS

49

UNIT MIX

(26) 1BD/1BA; (18) 2BD/1BA; (5) 3BD/2BA

YEAR BUILT

1962

PARKING

± 57 Uncovered; 16 Covered

BUILDINGS

6

TOTAL BEDS (AVG OCCUPANCY)

107

RENT ROLL SUMMARY

| | Count | % of Total | Rent |
|------------|-------|------------|---------|
| 1BD / 1BA | 26 | 53.1% | \$1,950 |
| 2BD / 1BA | 18 | 36.7% | \$2,441 |
| 3BD / 2BA | 5 | 10.2% | \$4,200 |
| Avg/Totals | 49 | 100.0% | \$2,360 |

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**555 WESTMONT
APARTMENTS**
49 UNITS
ZONED R3



**COLLEGE GARDENS
APARTMENTS**
35 UNITS
ZONED R4



1.1 MI (25-MINUTE WALK
TO CAMPUS)

0.8 MI (17-MINUTE WALK
TO CAMPUS)

AT BITES VIETNAMESE

BLAZE PIZZA

MILESTONE TAVERN

TAQUERIA SAN MIGUEL

KONA'S DELI

G BROS SMOKEHOUSE

SCOUT COFFEE

INSOMNIA COOKIES

POPEYE'S

CAPRIOTTI'S SANDWICH SHOP

SLO-DO-CO DONUTS

CALIFORNIA FRESH MARKET

PANDA EXPRESS

FOOTHILL BLVD.





CAL POLY

FRONT PORCH COFFEE

CAMPUS BOTTLE SHOP

CALIFORNIA BOULEVARD

ZIGGY'S VEGAN REST.

607 GRAND
APARTMENTS
20 UNITS
ZONED R3



0.4 MI (9-MINUTE WALK
TO CAMPUS)

DOWNTOWN
SAN LUIS OBISPO



Property Address: APN's 001-065-006, 052-332-023, 052-502-018; 052-502-016. ("Property").

This Letter of Confidentiality, dated this ____ day of _____, 2025, is being provided to _____ ("Potential Buyer").

Please be advised that _____ ("Seller") is considering a possible sale of the Property with Radius Group Commercial Real Estate acting as the authorized selling representatives (collectively, "Broker"). Seller and Broker have available for review certain information concerning the Property which includes brochures, documents, financial information, other materials, and information that may be disclosed in writing, electronically or orally (collectively "Informational Materials"). Please be advised that neither the Seller nor Broker will make such Informational Materials available to the Potential Buyer with regard to the contemplated sale of the Property unless and until the Potential Buyer has executed this letter ("Letter of Confidentiality") and thereby agrees to be bound by its terms. We are prepared to provide the Informational Materials for the Potential Buyer's consideration in connection with the possible sale of the Property to the Potential Buyer, subject to the conditions set forth below.

1. All Informational Materials relating to the Property which may be furnished to the Potential Buyer by the Seller, Property Manager, or Broker shall continue to be the property of the Seller. The Informational Materials will be used by the Potential Buyer solely for the purpose of evaluating the possible acquisition of the Property and not for any purpose not related to the possible acquisition of the Property. In addition, The Informational Materials may not be copied or duplicated without the Seller's prior written consent and must be returned to the Seller and any copies of such Informational Materials destroyed within three (3) business days of Seller's request, or when the Potential Buyer declines to make an offer for the Property or terminates discussions or negotiations with respect to the Property.
2. The Potential Buyer will not make any Informational Materials available, or disclose any of the contents thereof, to any person, unless such person has been identified to the Seller in writing and the Seller has approved the furnishing of the Informational Materials or such disclosure to such person, and such person has entered into an agreement with the Seller, the provisions of which agreement shall be substantially the same as the provisions of this Letter of Confidentiality, provided however, that the Informational Materials and this Letter of Confidentiality may be disclosed to the Potential Buyer's partners, architects, planners, contractors, employees, legal counsel and institutional lenders ("Related Parties") who,

in the Potential Buyer's best reasonable judgment, need to know such information for the purpose of evaluating the potential sale of the Property or any interest therein by the Potential Buyer. Such Related Parties shall be informed by the Potential Buyer of the confidential nature of the Informational Materials and shall be directed in writing by the Potential Buyer to keep all the Informational Materials strictly confidential in accordance with this Letter of Confidentiality. The Prospective Buyer shall be responsible for any violation of this provision by any Related Party.

3. Although we have endeavored to include in the Informational Materials information which we believe to be relevant to the purpose of your investigation, the Potential Buyer understands and acknowledges that Seller, Property Manager, and Broker make no representations or warranties as to the accuracy or completeness of the Informational Materials. The Potential Buyer further agrees and acknowledges that the information used in the preparation of the Informational Materials was furnished to the Seller, Property Manager and Broker by others and has not been independently verified by Seller, Property Manager, or Broker and is not guaranteed as to completeness or accuracy. The Potential Buyer agrees that the Seller, Property Manager, or Broker shall have no liability for any reason to the Potential Buyer or any of its representatives or Related Parties arising out of or resulting from the use of the Informational Materials by any person in connection with the sale of, or other investment by the Potential Buyer in the Property, whether or not consummated for any reason and Potential Buyer hereby expressly releases Seller, Property Manager and Broker from any such claims.
4. The Potential Buyer acknowledges that the Property has been offered for sale, subject to withdrawal from the market or rejection of any offer because of the terms thereof, or for any other reason whatsoever, without notice.
5. The obligation of Potential Buyer to not disclose and to keep confidential all Informational Materials does not include information: (a) that was already in the possession of Potential Buyer or any of its Related Parties at the time of delivery by Seller, Property Manager or Broker; (b) that is obtained by Potential Buyer or its Related Parties from a third person which, insofar as is known to Potential Buyer or its Related Parties, is not subject to any legal, contractual or fiduciary prohibition or obligation against disclosure; (c) which was or is independently developed by Potential Buyer or its Related Parties without utilizing the Informational Materials or violating its confidentiality obligations hereunder; or (d) which was or becomes generally available to the public through no fault of

CONFIDENTIALITY AGREEMENT (P.2 OF 2)



1. This Letter of Confidentiality and the obligations herein shall survive and continue in perpetuity.
2. This Letter of Confidentiality shall be governed by and construed in accordance with the laws of the State of California without reference to its Conflicts of Law provisions.
3. This Letter of Confidentiality contains the entire understanding between the parties with respect to the subject matter hereof, and may not be altered, varied, revised or amended, except by an instrument in writing signed by the parties subsequent to the date of this Letter of Confidentiality. The parties have not made any other agreement or representation with respect to such matters.
4. Potential Buyer acknowledges that damages may be inadequate compensation for breach of this Agreement and Seller shall be entitled to seek equitable relief and may restrain, by an injunction or similar remedy, any breach or threatened breach of this Agreement.
5. If the Potential Buyer is in agreement with the foregoing, please complete, sign and date the following and return this Letter of Confidentiality to the address shown below:



RADIUS GROUP COMMERCIAL REAL ESTATE, INC.
ATTN: STEVE GOLIS / JACK GILBERT / ANETA JENSEN

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Potential Buyer:

By: _____

Print Name: _____

Company Name: _____

Email Address: _____

Phone Number: _____

Date: _____

Potential Buyer's Agent:

By: _____

Print Name: _____

Company Name: _____

Email Address: _____

Phone Number: _____

Date: _____