

EXECUTIVE SUMMARY

AUTUMN OAKS
APARTMENTS

Exclusively Listed By:
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A 62-UNIT GARDEN STYLE APARTMENT COMMUNITY

Marcus & Millichap
THE HOLMQUIST GROUP

OFFERING SUMMARY



•Listing Price
\$14,950,000



•Cap Rate
7.01%



•Price/SF
\$239.97

•FINANCIAL

- Listing Price \$14,950,00
- Down Payment 30% / \$3,737,500
- NOI \$1,048,591
- Cap Rate 7.01%
- Price/SF \$239.97
- Price/UNIT \$241,129

•Property

- # of Units: 62
- Lot Size-3.12 acres across two parcels (1.51 & 1.61 calculated acres) per County Records
- Net Rentable SQ SF 62,300 (excluding common areas)
- Year Built 1978

•HIGHLIGHTS

- Sixty-Two Units 11-1Bed/1Bath, 1-2Bed/1Bath(mgr.) 28-2Bed/1.5Bath, 22-3Bed/1.5Bath
- Large patios for townhouse units.
- Convenient access to major employment centers.



Attractive setting on two large parcels totaling 3.12-acres. With spacious unit floorplans and superior unit mix.

PROPERTY SUMMARY

THE OFFERING	
Property	The Autumn Oaks Apartment Homes
Price	\$14,950,000
Property Address	1400 Humphrey, Suisun City, CA
SITE DESCRIPTION	
Number of Units	62
Year Built/Renovated	1978
Total Square Feet	62,300 Estimated Net Rentable / 66,300 Estimated Gross
Lot Size	3.12 acres Per Calculated County Records
Type of Ownership	Fee Simple

FINANCING	1st Loan
Loan Amount	\$11,212,500
Loan Type	New
Interest Rate	5.95%
Amortization	30 Years
Year Due	2036

Loan information is subject to change.



PROPERTY & UNIT AMENITIES

Designed to provide both convenience and a relaxed living environment, Autumn Oaks includes a thoughtful mix of community amenities (estimated 4,000+SqFt. of non-rentable common area) and in-unit features. Residents enjoy a resort-style swimming pool, landscaped courtyard, two on-site laundry facilities, assigned parking, 24-hour emergency maintenance, and professional on-site management. Individual units are equipped with eco-friendly stainless-steel appliances, gourmet kitchens with refrigerator, dishwasher, and garbage disposal, upgraded custom flooring, large closets, private patios, ceiling fans in many units, and cable-ready connections, with select two and three-bedroom townhomes offering 1.5 bathrooms.

Autumn Oaks Apartments delivers a balanced combination of location, amenities, and functional living spaces, providing residents with an attractive and accessible housing option in Suisun City.



Common Area Amenities

- Refreshing recently resurfaced pool
- Assigned parking
- Ample open space with central lawn area.
- Two on-site laundry rooms
- Dedicated rental office.
- Multiple storage and common areas

Unit Amenities

- Stainless steel appliances & updated gourmet kitchens.
- Dishwashers & garbage disposals.
- Upgraded custom flooring and large closets.
- Private patios for select units.



Offering Synopsis

This 62-unit multifamily asset in Suisun City, CA, offers a strategic, value-add opportunity driven by its prime Solano County location, exceptional regional connectivity via Hwy 80 and the Suisun-Fairfield Amtrak station, and proximity to major employment hubs like Travis Air Force Base, and the proposed California Forever development. The property is uniquely positioned to benefit from billions in projected regional economic growth and downtown revitalization.

Key Economic Drivers

- **Major Regional Employment Hubs:** The property is a short distance from Travis Air Force Base, Solano County's largest employer, supporting over 10,000 jobs and generating a (\$1.6) billion regional economic impact. Additional economic anchors include the biotechnology and advanced manufacturing sectors in neighboring Vacaville and Fairfield, including major operations by Thermo Fisher Scientific and Lonza Bioscience.
- **Billion-Dollar Economic Expansion:** Suisun City is a focal point of the historic Suisun Expansion Plan and the Solano Shipyard. Backed by significant private capital, this initiative is slated to inject approximately (\$215) billion into the regional economy over the next several decades, creating tens of thousands of high-paying jobs in advanced manufacturing and driving immediate, compounding housing demand.
- **Downtown Waterfront Revitalization:** Backed by development groups like California Forever, Suisun City is undergoing heavy investment in the Historic Waterfront District. With city-adopted strategic economic plans driving these improvements, the area is seeing increased foot traffic, premium dining, and lifestyle amenities that enhance local property values and tenant retention.
- **Exceptional Commuter Connectivity:** Suisun City serves as a premier residential refuge for broader Bay Area commuters. The local Amtrak and Capitol Corridor station provides direct, traffic-free transit into San Francisco, Oakland, and Silicon Valley job centers, commanding strong rental interest from professionals seeking higher living space per dollar.
- **Favorable Supply-Demand Dynamics:** Surrounded by geographic and legislative growth barriers, Suisun City faces a massive shortage in localized workforce housing. This lack of new multifamily inventory, paired with median home prices exceeding (\$530,000), forces a large portion of the local demographic to rent rather than own, underpinning long-term occupancy and organic rent growth. Strategic Value Proposition.

Asset Opportunity

By acquiring this 62-unit asset, investors gain immediate scale in an under-supplied market with explosive macroeconomic upside. The property stands to capture immense value from an incoming influx of high-earning industrial and construction talent, all while maintaining the core stability of a transit-oriented Bay Area multifamily asset







TWO ONSITE LAUNDRY ROOMS







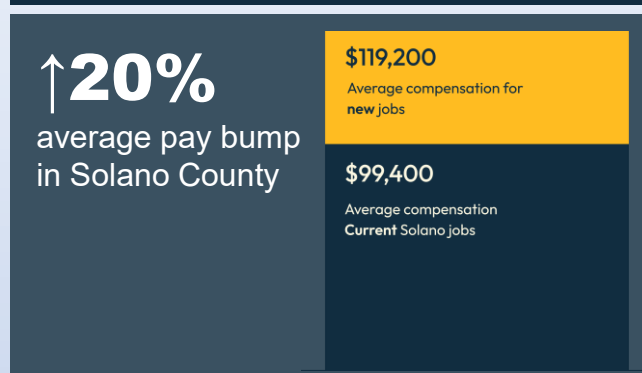
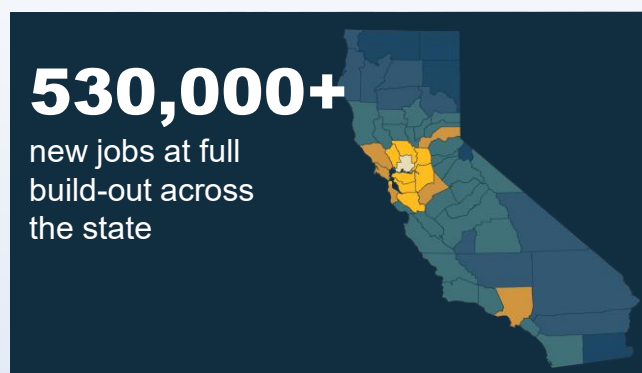
LOCATION HIGHLIGHTS:

- Steady rent growth of 2.3% annually over trailing five-years.
- Business friendly city with 5-year Waterfront Specific Plan fostering economic growth.
- Central location within easy commute to Sacramento, Napa, Walnut Creek, Downtown Oakland, and San Francisco.
- Easy access to shopping and commerce at nearby Heritage Park and Sunset Center.
- Supply constrained market with low 5% current vacancy as of May 2026.



DRIVERS OF GROWTH – “CALIFORNIA FOREVER”

The California Forever initiative is a large-scale, master-planned expansion proposed just east of Suisun City, designed to create a new walkable, mixed-use community focused on housing, job creation, and infrastructure. According to the developer, the project aims to deliver tens of thousands of new homes, over 19,000 permanent jobs by 2035, and significant investment into transportation, parks, and local amenities while being privately funded so that existing residents are not responsible for development costs. The plan also includes major economic drivers such as advanced manufacturing, a shipyard, and commercial districts, positioning the area for long-term employment growth and reduced commuter outflow. For Suisun City, the project has the potential to dramatically expand the local tax base, enhance infrastructure, and drive sustained demand for housing, supporting long-term property value appreciation.



DRIVERS OF GROWTH – TRAVIS AIR FORCE BASE

The Autumn Oaks Apartments and City of Suisun City benefits greatly from Travis Airforce Base which supplies a steady demand of gainfully employed tenants. The subject property provides a convenient 4.5-mile commute to the air force base with a hassle-free direct commute. Travis Air Force Base (AFB), located in Solano County, California, is one of the most strategically important military installations in the United States due to its central role in global logistics, rapid military deployment, and national defense readiness.

At its core, Travis serves as the largest air mobility hub in the U.S. Air Force, operating a fleet of C-5, C-17, and KC-46 aircraft that enable worldwide transport of troops, equipment, and fuel. The base handles more cargo and passengers than any other military air terminal in the country, making it the backbone of U.S. military logistics. Its primary mission is to provide rapid, reliable airlift and aerial refueling anywhere on Earth, ensuring U.S. forces can respond immediately to conflicts, disasters, or emerging threats.

Travis is widely known as the “Gateway to the Pacific,” reflecting its critical geographic position for operations across the Indo-Pacific region—one of the most strategically important theaters for U.S. national security. From this location, the base supports military operations, deterrence efforts, and alliances across Asia and beyond, allowing the U.S. to project power and maintain a global presence. Travis AFB has a major impact on the community as a number of military families and retirees have chosen to make Fairfield their permanent home. It is the largest employer in the city and Solano County as well, and the massive Travis workforce has a local economic impact of more than \$1 billion annually. The base also contributes many highly skilled people to the local labor pool.



