

McMILLAN APARTMENTS

2730 McMILLAN AVENUE

SAN LUIS OBISPO



ASKING PRICE:

\$3,150,000

**PERMIT READY
DEVELOPMENT OPPORTUNITY**



EXCLUSIVELY LISTED BY:

ANTHONY AURIGNAC

Broker

+1 805.550.9283

anothny@venturerealestate.io

Lic. 01946262



OFFERING SUMMARY

| | |
|----------------|---------------------------|
| Price: | \$3,150,000 |
| Address: | 2730 McMillan Ave |
| City, ST, Zip: | San Luis Obispo, CA 93401 |
| APN(s): | 053 - 212 - 022 |
| Units: | 46 |
| Total Bldg SF: | 41,884 |
| Avg Unit Size: | 643 SF |
| Land Area: | 47,916 |
| Density: | 41.8 Units/Acre |



THE OFFERING

Venture Real Estate has been retained as the exclusive agent for the sale of 2730 McMillan (the “property”). Fully permitted in 2024 the 46-unit mixed use project exemplifies the best opportunity to build modern apartment living in San Luis Obispo. Top of market community and apartment amenities provide residents a comfortable oasis. The property benefits from its location, less than a mile from downtown San Luis Obispo, giving residents the benefits of walking and biking to downtown. In addition its premier location also is less than two blocks away from Duncan Alley, Crossroads and many other coffee shops and local restaurants.

New ownership will benefit from the well designed project by Arris Architecture and a bid in hand from JW Design.

PROJECT COST

| <u>Category</u> | <u>Amount</u> | <u>% of Total</u> | <u>\$ / Unit</u> | <u>\$ PSF</u> |
|-------------------|-------------------------|-------------------|----------------------|------------------|
| Purchase Price | \$ 3,150,000.00 | 17% | \$ 68,478.26 | \$ 75.21 |
| Closing Costs | \$ 15,000.00 | 0.08% | \$ 326.09 | \$ 0.36 |
| Permits & Fees | \$ 1,900,000.00 | 10% | \$ 41,304.35 | \$ 45.36 |
| Admin Cost | \$ 30,000.00 | 0.16% | \$ 652.17 | \$ 0.72 |
| Operating Costs | \$ 300,000.00 | 2% | \$ 6,521.74 | \$ 7.16 |
| Hard Costs | \$ 11,800,000.00 | 64% | \$ 256,521.74 | \$ 281.73 |
| Financing Costs | \$ 1,200,000.00 | 7% | \$ 26,086.96 | \$ 28.65 |
| Total Cost | \$ 18,395,000.00 | 100% | \$ 399,891.30 | \$ 439.19 |



OPERATING ASSUMPTION

| <u>Unit Type</u> | <u>Monthly Rent</u> | <u># Units</u> | <u>Unit Size</u> | <u>\$ PSF</u> |
|-------------------------|---------------------|----------------|------------------|------------------|
| Studio | \$ 2,400.00 | 13 | 486 | \$ 4.94 |
| Premium Studio | \$ 2,500.00 | 3 | 516 | \$ 4.84 |
| 1 Bedroom | \$ 2,700.00 | 22 | 647 | \$ 4.17 |
| Premium 1 Bedroom | \$ 3,100.00 | 3 | 958 | \$ 3.24 |
| 2 Bedroom | \$ 3,500.00 | 3 | 1157 | \$ 3.03 |
| V. Low Income Studio | \$ 989.00 | 1 | 486 | \$ 2.03 |
| V. Low Income 1 Bedroom | \$ 1,131.00 | 1 | 647 | \$ 1.75 |
| Total / Average | \$ 2,609.00 | 46 | 643 | \$ 406.00 |
| <u>Unit Type</u> | <u>Monthly Rent</u> | <u># Units</u> | <u>Unit Size</u> | <u>\$ PSF</u> |
| Commercial Unit | \$ 1,500.00 | 1 | 526 | \$ 2.85 |

INCOME ASSUMPTION

| <u>Category</u> | <u>Amount</u> |
|-----------------------------|------------------------|
| Rent | \$ 1,440,240.00 |
| Parking | \$ 26,220.00 |
| Internet | \$ 31,464.00 |
| Washer / Dryer | \$ 26,220.00 |
| Storage | \$ 2,760.00 |
| Rubs | \$ 33,120.00 |
| Total GOI | \$ 1,560,024.00 |
| Vacancy | \$ (46,800.72) |
| Concessions | \$ 10,000.00 |
| Commercial Income | \$ 18,000.00 |
| Vacancy & Expenses | \$ 900.00 |
| Total Effective Rent | \$ 1,542,123.28 |

EXPENSE ASSUMPTION

| <u>Category</u> | <u>Amount</u> | <u>Per Unit</u> | <u>% of Revenue</u> |
|--------------------------------|----------------------|--------------------|---------------------|
| G&A | \$ 45,000.00 | \$ 978.26 | 2.92% |
| Marketing & Advertising | \$ 15,000.00 | \$ 326.09 | 0.97% |
| Repairs & Maintenance | \$ 30,000.00 | \$ 652.17 | 1.95% |
| Landscaping | \$ 5,000.00 | \$ 108.70 | 0.32% |
| Turnover Cost | \$ 6,000.00 | \$ 130.43 | 0.39% |
| Management Fee | \$ 77,106.16 | \$ 1,676.22 | 5.00% |
| Property Taxes | \$ 160,000.00 | \$ 3,478.26 | 10.38% |
| Utilities | \$ 65,000.00 | \$ 1,413.04 | 4.21% |
| Insurance | \$ 30,000.00 | \$ 652.17 | 1.95% |
| CapEx | \$ 12,000.00 | \$ 260.87 | 0.78% |
| Total Effective Expense | \$ 445,106.16 | \$ 9,676.22 | 29% |

PROJECTED NOI

| <u>Category</u> | <u>Amount</u> | <u>Per Unit</u> | <u>% of Revenue</u> |
|----------------------|------------------------|---------------------|---------------------|
| Estimated NOI | \$ 1,097,017.12 | \$ 23,848.20 | 71% |

SITE PLAN

TRASH ENCLOSURE - SEE DETAILS THIS SHEET

8.7' x 18' STANDARD SIZE PARKING SPACE (INCLUDING 2' OVERHANG)

COMPLETE CUL-DE-SAC AS PART OF PROJECT

10' EASEMENT / SETBACK TO BUILDINGS <20' TALL

15' SETBACK TO BUILDINGS >20' TALL

(2) MOTORCYCLE SPACES

EV(R) = EV READY
EV(C) = EV CAPABLE

NEW 4-STORY BUILDING

SHORT TERM BIKE STORAGE (6 BIKES)

6' WIDE RAISED BARRIER FREE CONCRETE SIDEWALK TO CONNECT THE BUILDING, ONSITE PARKING, BIKE PARKING AND ANY OTHER AMENITIES

RAILROAD

(N) PROPERTY LINE AT BACK OF R.O.W.

8.6' x 18.4' PARKING SPACE COMPLETELY ON PRIVATE PROPERTY (DOES NOT OVERHANG INTO R.O.W.)

ON TO N AVE

MCMILLAN AVENUE
PUBLIC

17'-0"

13'-0"

15'-0"

(N) BUILDING
4 STORIES

PARKING
37 SPACES

PRIVATE PARKING
10 SPACES

PUBLIC PARKING
3 SPACES

MORRISON STREET
PUBLIC

SHORT TERM BIKE STORAGE (4 BIKES)

FIRE RISER CLOSET

AREA OF DEDICATION TO R.O.W. IN MORRISON STREET

NOTABLE DEVELOPMENTS

| <u>Property</u> | <u>Year Built</u> | <u># Units</u> |
|-----------------|-------------------|--------------------|
| Vintage at SLO | 2020 | 105 |
| Connect | 2021 | 78 |
| Twin Creeks | 2021 | 96 |
| McMillan | Subject | 46 |
| Duncan Alley | 2023 | Restaurants / Bars |





EXCLUSIVELY LISTED BY

ANTHONY AURIGNAC
Broker

+1 805.550.9283

anothny@venturerealestate.io

Lic. 01946262



VENTURE
REAL ESTATE