



FOR SALE

40 UNITS | \$5,290,000

701 PLANZ ROAD
BAKERSFIELD, CA

COMPASS
COMMERCIAL



Offering Summary

ADDRESS	701 PLANZ RD
PRICE	\$5,290,000
UNITS	40
PRICE/UNIT	\$132,250
RENTABLE SQFT	36,640
YEAR BUILT	1983
LAND AREA (SQFT)	83,976
CURRENT CAP RATE	7.5%
MARKET CAP RATE	8.8%
CURRENT GRM	9.7
MARKET GRM	8.5

ANNUAL EXPENSES

LANDSCAPING	\$7,200
PROPERTY TAX	\$55,548
INSURANCE	\$27,600
ELECTRICITY	\$2,218
WATER	\$13,293
TRASH	\$11,670
MAINTENANCE/REPAIRS	\$15,473
MANAGEMENT FEE	\$12,000
MISCELLANEOUS	\$5,959
TOTAL EXPENSES	\$150,961

Capital Improvements

- New roof on all 10 structures within last 8 years
- New AC UNITS on all structures within last 8 years
- All units have been upgraded with granite countertops, and a mixture of wood and tile flooring



Operations Summary

	CURRENT	MARKET
SCHEDULED GROSS RENT	\$545,352	\$621,600
TOTAL EXPENSES	\$150,961	\$158,893
NET OPERATING INCOME	\$394,391	\$462,707

Rent Roll Summary

Unit	Type	Current	Market
1	2+1	\$1,295	\$1,295
2	2+1	\$1,295	\$1,295
3	2+1	\$1,165	\$1,295
4	2+1	\$1,165	\$1,295
5	2+1	\$1,165	\$1,295
6	2+1	\$1,295	\$1,295
7	2+1	\$1,295	\$1,295
8	2+1	\$1,295	\$1,295
9	2+1	Vacant	\$1,295
10	2+1	Vacant	\$1,295
11	2+1	\$1,210	\$1,295
12	2+1	\$1,282	\$1,295
13	2+1	\$1,243	\$1,295
14	2+1	\$1,295	\$1,295
15	2+1	\$1,282	\$1,295
16	2+1	Vacant	\$1,295
17	2+1	\$1,295	\$1,295
18	2+1	\$1,293	\$1,295
19	2+1	\$1,165	\$1,295
20	2+1	\$1,295	\$1,295

Unit	Type	Current	Market
21	2+1	\$1,295	\$1,295
22	2+1	\$1,295	\$1,295
23	2+1	Vacant	\$1,295
24	2+1	\$1,295	\$1,295
25	2+1	\$1,282	\$1,295
26	2+1	\$1,295	\$1,295
27	2+1	\$1,295	\$1,295
28	2+1	\$1,295	\$1,295
29	2+1	\$1,295	\$1,295
30	2+1	\$1,295	\$1,295
31	2+1	\$1,295	\$1,295
32	2+1	\$1,282	\$1,295
33	2+1	\$1,295	\$1,295
34	2+1	\$1,295	\$1,295
35	2+1	\$1,165	\$1,295
36	2+1	\$1,295	\$1,295
37	2+1	\$1,295	\$1,295
38	2+1	\$1,165	\$1,295
39	2+1	\$1,243	\$1,295
40	2+1	\$1,144	\$1,295

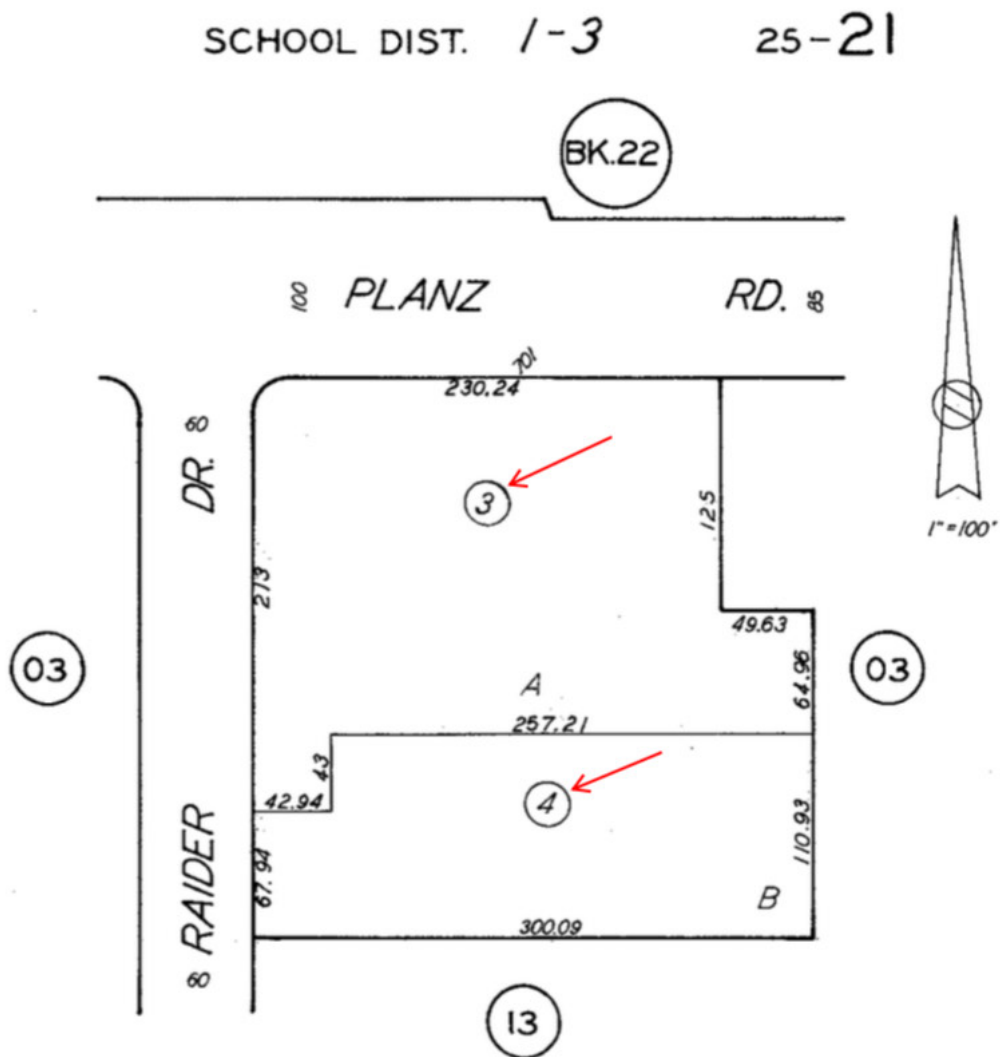
Totals

Total Units	Occupied	Vacant	Sum: Current Rent	Sum: Market Rent
40	36	4	\$45,446	\$51,800

Note: "Sum: Current Rent" reflects in-place rent for occupied units only (vacant units excluded). "Sum: Market Rent" reflects market rent across all 40 units.

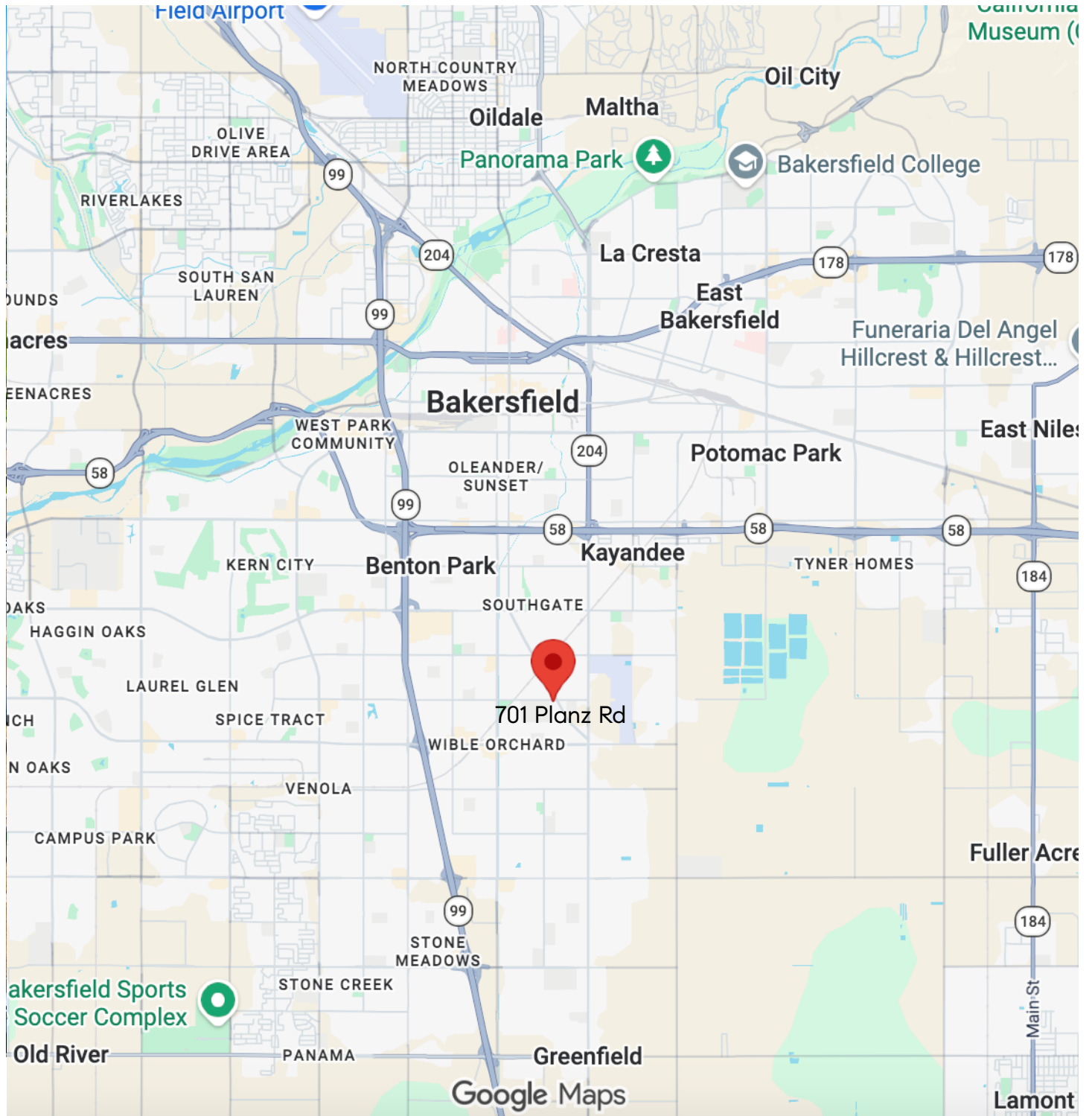


Plat Map



Filed : JULY 12, 1982.

Local Map





701 PLANZ ROAD

PRICE	UNITS	UNIT MIX
\$5,290,000	40	All 2+1
ON 2 APN'S	UNIT PRICE	LAND AREA (SQFT)
025-210-03-00-1	\$132,250	83,976
025-210-04-00-4		

DEMOGRAPHIC 5-MILE RADIUS (APPROX.)

POPULATION	MEDIAN AGE	OWNER OCCUPIED	BACHELOR'S DEGREE OR HIGHER
235,000-255,000	31-33 YEARS	~54%	18-22%
HOUSEHOLDS	MEDIAN HOUSEHOLD INCOME	RENTER OCCUPIED	
73,000-79,000	\$63,000-\$70,000	~46%	
AVG. HOUSEHOLD SIZE	AVG. HOUSEHOLD INCOME	LABOR FORCE	
3.2 PERSONS	\$82,000-\$90,000	115,000+	



POPULATION GROWTH

Bakersfield continues to benefit from migration from higher-cost California markets.

The southwest Bakersfield submarket has experienced some of the city's strongest residential growth over the past decade.

Population growth has averaged approximately 0.7%–1.2% annually in recent years.

HOUSING FUNDAMENTALS

Strong renter demand driven by relatively affordable housing compared with coastal California.

Median home prices have continued to outpace wage growth, supporting apartment demand.

Multifamily occupancy in stabilized properties is generally in the mid-90% range.

TRANSPORTATION

Immediate access to Highway 99.

Approximately 10 minutes to Downtown Bakersfield.

Nearby retail corridors include Ming Avenue and the Valley Plaza area.

NEARBY RETAIL & AMENITIES

- Valley Plaza Mall
- Costco
- Walmart Supercenter
- Target• Lowe's
- Home Depot
- WinCo Foods
- Numerous restaurants and grocery centers along Ming Avenue and Wible Road.

MAJOR EMPLOYERS WITHIN THE MARKET

- | | |
|---------------------------------|------------------------------------|
| • Kern Medical | • Chevron |
| • Dignity Health Mercy Hospital | • Aera Energy |
| • Adventist Health Bakersfield | • Bakersfield City School District |
| • Grimmway Farms | • Kern High School District |
| • Amazon Fulfillment Center | • County of Kern |

INVESTOR HIGHLIGHTS

- Large and diverse employment base.
- Strong workforce housing demand.
- Affordable cost of living relative to Los Angeles and coastal California.
- Consistent in-migration supporting long-term apartment demand.
- Significant retail and healthcare infrastructure within a short drive.



NATHAN CARDENAS

DRE# 02050368

REALTOR®

M: 805.657.9218

nathan.cardenas@compass.com



MICHAEL SPRINGER

DRE# 01265333

REALTOR®

M: 310.745.8569

mike.springer@compass.com

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