



**707 N San Joaquin St, Stockton, CA
95202, USA**



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view package online



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SECTION 2

The Asset

Executive Summary


Property

Executive Summary

PROPERTY INFO

Price	\$1,500,000
Units	24
Units (Multifamily)	24
Units mix	14x 0+1 8x 1+1
Price per unit	\$62,500
Price per SF	\$100.44
YB/YR	1925/--
Building size (RSF)	14,935 SF
RSF (Multifamily)	14,935 SF
Bedrooms (Multifamily)	8
Lot size	10,478.8 SF
APN	139056080000
Stories	4
Number of buildings	1
Property class	B
Last transaction date	Oct 27, 2017
Last transaction price	\$1,115,000

METRICS

metrics	current	proforma
CAP	8.27%	17.52%
GRM	7.2	4.41
Cash-on-Cash		198.94%
		avg.
IRR		270.14%
Equity Multiple		29.48x
ROE		144.12%
ROI		37.47%

ACQUISITION & SALE

Hold term	10 years
Exit cap rate	18.52%
Working capital	\$0
Closing costs - sale	\$0
Total cash to close	\$121,083
Acquisition date	Mar 24, 2025
Total acquisition costs	\$1.5M

PRICE ESTIMATE

Price	\$2,003,924 - \$2,214,864
Price per unit	\$83,497 - \$92,286
Price per SF	\$134.18 - \$148.3



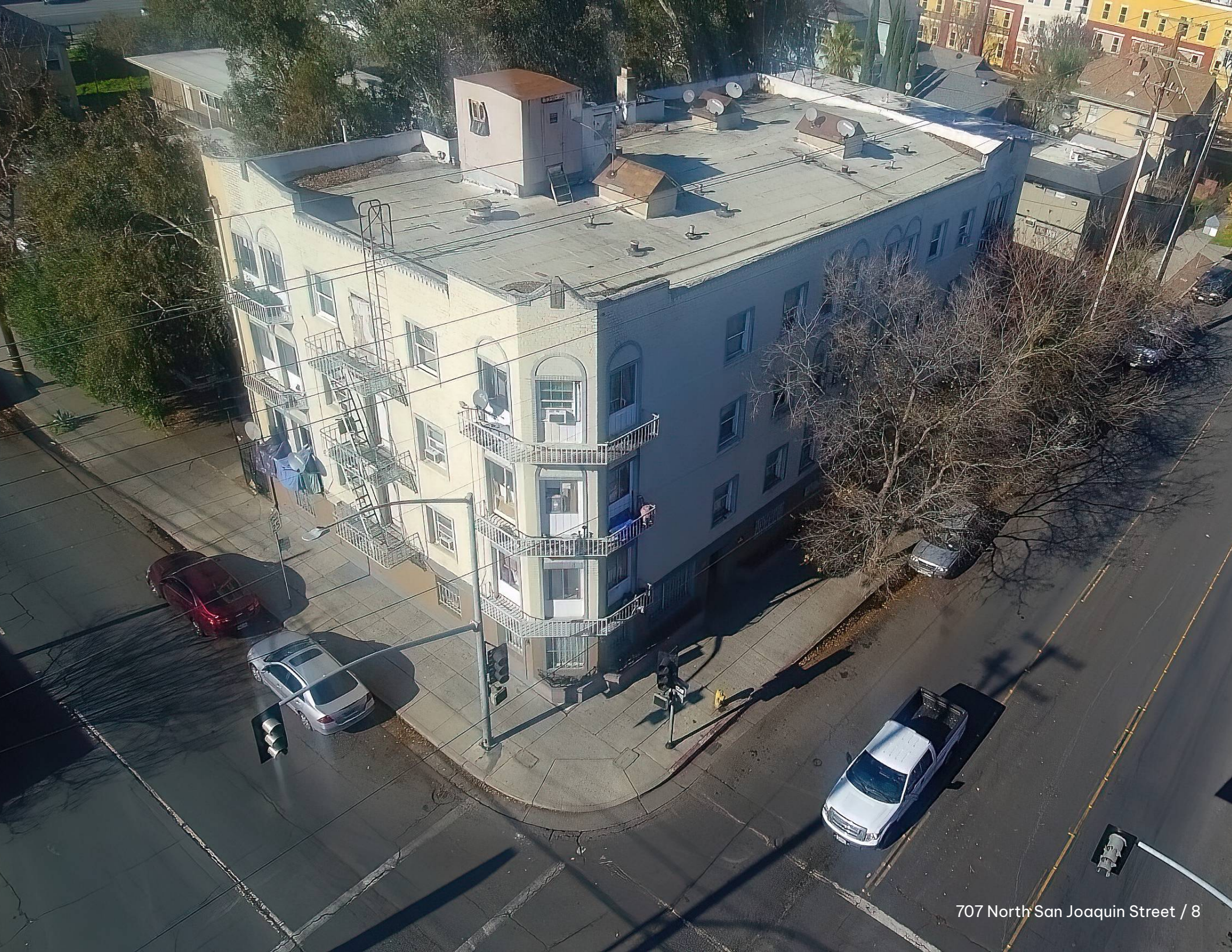
Property

Description

23-unit building + 1 commercial space making this a prime investment opportunity.

























- 1 Dignity Health - St. Joseph's...
- 2 Dameron Hospital
- 3 Angel Relax Spa
- 4 Walgreens
- 5 St Joseph's Medical Center
- 6 Stockton Regional Rehabili- ...
- 7 Community Medical Centers...

- 1 Nena's Mexican Cuisine
- 2 The Well

- 1 Adventist Health Arena
- 2 Regal Stockton City Center
- 3 The Bob Hope Theatre
- 4 Banner Island Ballpark
- 5 Weber Point Events Center

- 1 The Well
- 2 Genova Bakery
- 3 Walgreens
- 4 Dutch Bros Coffee
- 5 Dutch Bros Coffee
- 6 Starbucks

- 1 The Bob Hope Theatre
- 2 Children's Museum of Stock-...
- 3 Mexican Heritage Center &...
- 4 Filipino American National...
- 5 Stockton Art League Good-...
- 6 The Lisa Project

- 1 Stanislaus State Stockton...
- 2 Stockton Unified Early Col- ...
- 3 Cesar Chavez Central Li-...70

- 1 Banner Island Ballpark
- 2 Stockton Ports
- 3 STOCKTON CAL STREET...
- 4 Yaqui Lopez's Fat City Box-...
- 5 BoxFit Elite Fitness and Per-...
- 6 Kids Sensory Gym & Play-...

SECTION 3

Financials

Rent roll

Operating Projections

Financing

Price Scenarios

Rent Roll

Multifamily								
# of units	unit type	SF	current	per SF	per 12mo	proforma	per SF	per 12mo
2	1BR/1BA	--	\$950	--	\$11,400	\$1,363	--	\$16,356
3	OBR/1BA	--	\$670	--	\$8,044	\$1,248	--	\$14,976
1	OBR/1BA	--	\$867	--	\$10,404	\$1,248	--	\$14,976
1	OBR/1BA	--	\$763	--	\$9,156	\$1,248	--	\$14,976
3	OBR/1BA	--	\$875	--	\$10,500	\$1,248	--	\$14,976
3	1BR/1BA	--	\$709	--	\$8,502	\$1,363	--	\$16,356
2	1BR/1BA	--	\$975	--	\$11,700	\$1,363	--	\$16,356
1	OBR/1BA	--	\$700	--	\$8,400	\$1,248	--	\$14,976
2	OBR/1BA	--	\$709	--	\$8,502	\$1,248	--	\$14,976
1	1BR/1BA	--	\$825	--	\$9,900	\$1,363	--	\$16,356
1	OBR/1BA	--	\$675	--	\$8,100	\$1,248	--	\$14,976
1	OBR/1BA	--	\$818	--	\$9,810	\$1,248	--	\$14,976
1	OBR/1BA	--	\$681	--	\$8,175	\$1,248	--	\$14,976
AVERAGES	OBR/1BA	622	\$723	\$1.16	\$8,679	\$1,182	\$1.90	\$14,188
24 units	8BR/22BA	14,935	\$17,357		\$208,288	\$28,376		\$340,512

Operating proforma

INCOME

Multifamily

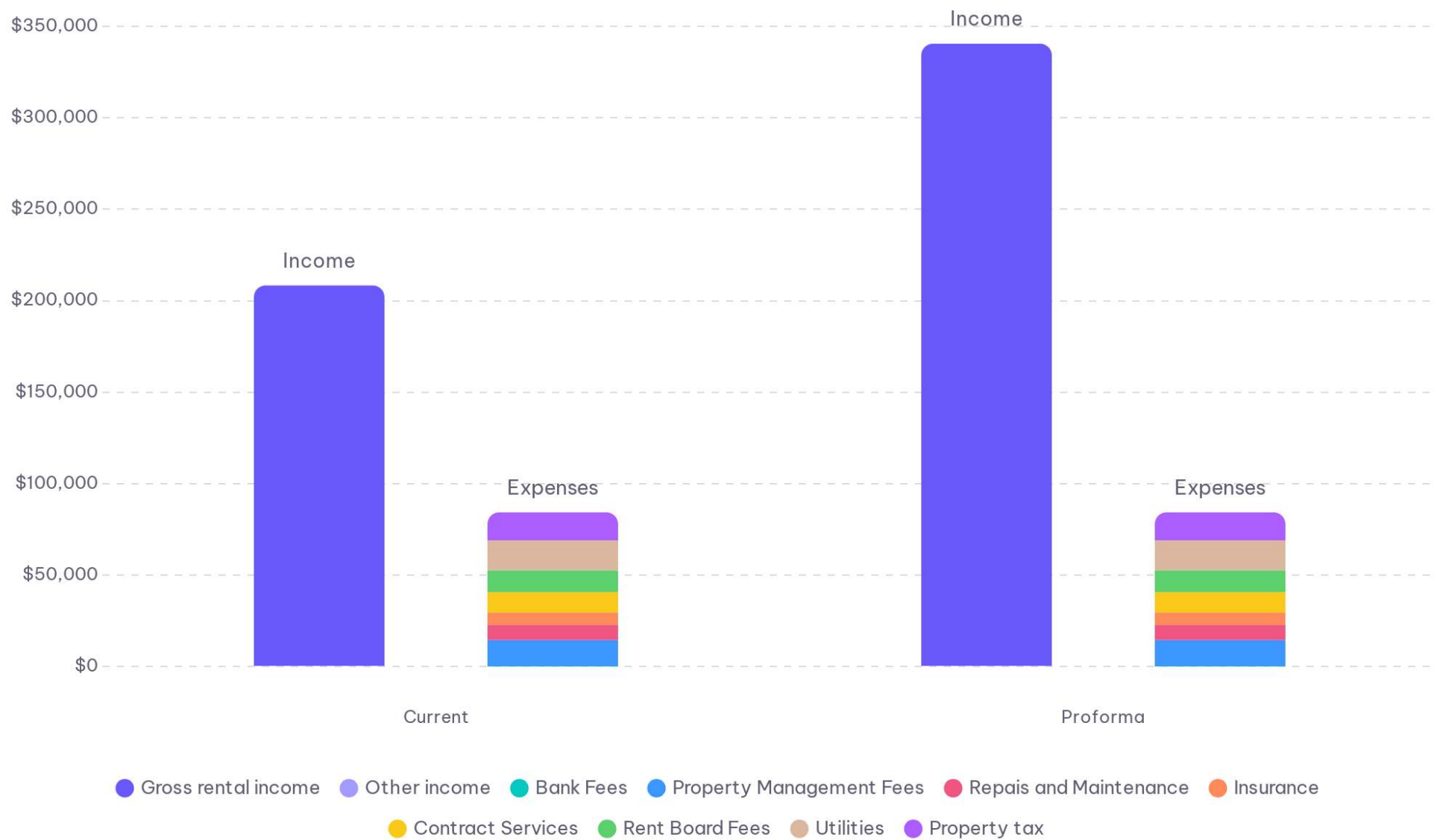
	Current	Per Unit 24 units	Per SF 14,935 SF		Proforma	Per Unit 24 units	Per SF 14,935 SF
Gross Multifamily Rental Revenue	\$208,288	\$8,679	\$13.95		\$340,512	\$14,188	\$22.80
Vacancy - -- (C) -- (P)	--	--	--		--	--	--
Bad debt - --	--	--	--		--	--	--
Additional Rental Loss	--	--	--		--	--	--
Effective Multifamily Rental Revenue	\$208,288	\$8,679	\$13.95		\$340,512	\$14,188	\$22.80
Other Income							
	Current	Per Unit 24 units	Per SF 14,935 SF		Proforma	Per Unit 24 units	Per SF 14,935 SF
Total other income	\$0	\$0	\$0.00		\$0	\$0	\$0.00
Gross Operating Income	\$208,288	\$8,679	\$13.95		\$340,512	\$14,188	\$22.80

EXPENSES

	Current	Per Unit 24 units	Per SF 14,935 SF	% GOI	Proforma	Per Unit 24 units	Per SF 14,935 SF	% GOI
Bank Fees	\$79	\$3	\$0.01	0.04%	\$79	\$3	\$0.01	0.02%
Property Management Fees	\$14,400	\$600	\$0.96	6.91%	\$14,400	\$600	\$0.96	4.23%
Repairs and Maintenance	\$8,300	\$346	\$0.56	3.98%	\$8,300	\$346	\$0.56	2.44%
Insurance	\$6,706	\$279	\$0.45	3.22%	\$6,706	\$279	\$0.45	1.97%
Contract Services	\$11,111	\$463	\$0.74	5.33%	\$11,111	\$463	\$0.74	3.26%

Rent Board Fees	\$11,877	\$495	\$0.80	5.7%	\$11,877	\$495	\$0.80	3.49%
Utilities	\$16,537	\$689	\$1.11	7.94%	\$16,537	\$689	\$1.11	4.86%
Property tax	\$15,268	\$636	\$1.02	7.33%	\$15,268	\$636	\$1.02	4.48%
Total operating expenses	\$84,278	\$3,512	\$5.64	40.46%	\$84,278	\$3,512	\$5.64	24.75%
NET OPERATING INCOME	\$124,010	\$5,167	\$8.30	59.54%	\$256,234	\$10,676	\$17.16	75.25%

Annual operating stats



Operating projections

	Current	Proforma Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Gross Rental Revenue	\$208,288	\$348,247	\$365,659	\$383,942	\$403,139	\$423,296	\$444,461	\$466,684	\$490,018	\$514,519	\$540,245
Total Rental Loss	--	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Rental Revenue	\$208,288	\$348,247	\$365,659	\$383,942	\$403,139	\$423,296	\$444,461	\$466,684	\$490,018	\$514,519	\$540,245
Total Other Income	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Gross Operating Income	\$208,288	\$348,247	\$365,659	\$383,942	\$403,139	\$423,296	\$444,461	\$466,684	\$490,018	\$514,519	\$540,245
Total Operating Expenses	\$84,278	\$85,431	\$87,994	\$90,633	\$93,352	\$96,153	\$99,038	\$102,009	\$105,069	\$108,221	\$111,468
Net Operating Income	\$124,010	\$262,816	\$277,665	\$293,309	\$309,787	\$327,143	\$345,423	\$364,675	\$384,949	\$406,298	\$428,777
Total Capex and Renovations	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Cash Flow before Debt Service	\$124,010	\$262,816	\$277,665	\$293,309	\$309,787	\$327,143	\$345,423	\$364,675	\$384,949	\$406,298	\$428,777
Debt Service	\$99,208	\$99,208	\$99,208	\$99,208	\$99,208	\$99,208	\$99,208	\$99,208	\$99,208	\$99,208	\$99,208
Cash Flow after Debt Service	\$24,802	\$163,608	\$178,458	\$194,101	\$210,579	\$227,935	\$246,216	\$265,468	\$285,741	\$307,090	\$329,570
Principal Reduction	\$16,933	\$16,933	\$17,978	\$19,086	\$20,264	\$21,514	\$22,840	\$24,249	\$25,745	\$27,333	\$29,019

Financing

Acquisition Financing

Loan Amount	\$1,378,917	Loan Term	120 months	Interest rate	6%
Down Payment	\$121,083	Interest only period	--	Interest rate spread	--
LTV	65.37%	Amortization	30 years		
DCR	1.25				

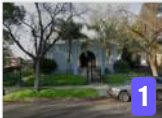
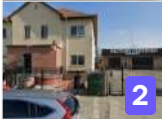


Price scenarios

Value scenarios	Conservative	Moderate	Aggressive	Averages
Value	\$1,425,000	\$1,500,000	\$1,575,000	\$1,500,000
Price/unit	\$59,375	\$62,500	\$65,625	\$62,500
Price/SF	\$95.41	\$100.44	\$105.46	\$100.44
Proforma Grm	4.18	4.41	4.63	4.41
Current CAP	8.7%	8.27%	7.87%	8.28%
Proforma CAP	18.44%	17.52%	16.69%	17.55%
Cash on Cash	522.7%	198.94%	122.84%	281.49%
Return on Equity	199.12%	144.12%	120.61%	154.62%
IRR	2,041.47%	270.14%	135.3%	815.64%
Down Payment	\$46,083	\$121,083	\$196,083	\$121,083
Loan Amount	\$1,378,917	\$1,378,917	\$1,378,917	\$1,378,917
LTV	96.77%	91.93%	87.55%	92.08%
DCR	1.25	1.25	1.25	1.25

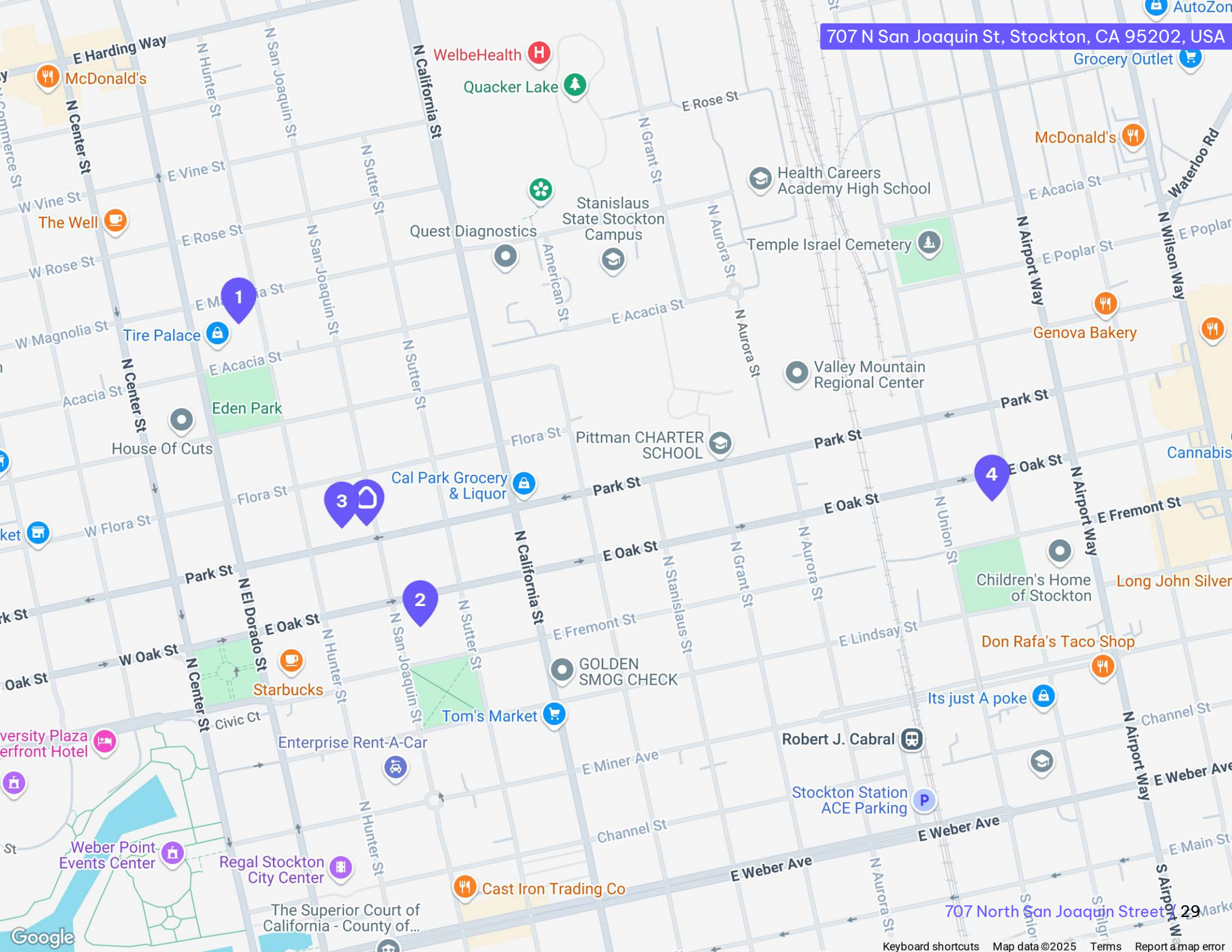
SECTION 4

Sale comparables

Sale comparables

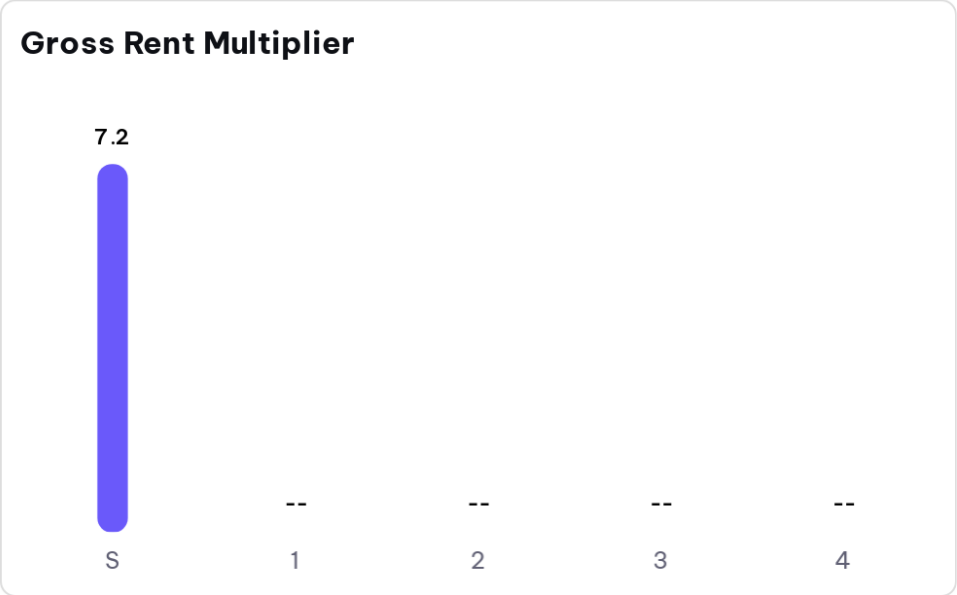
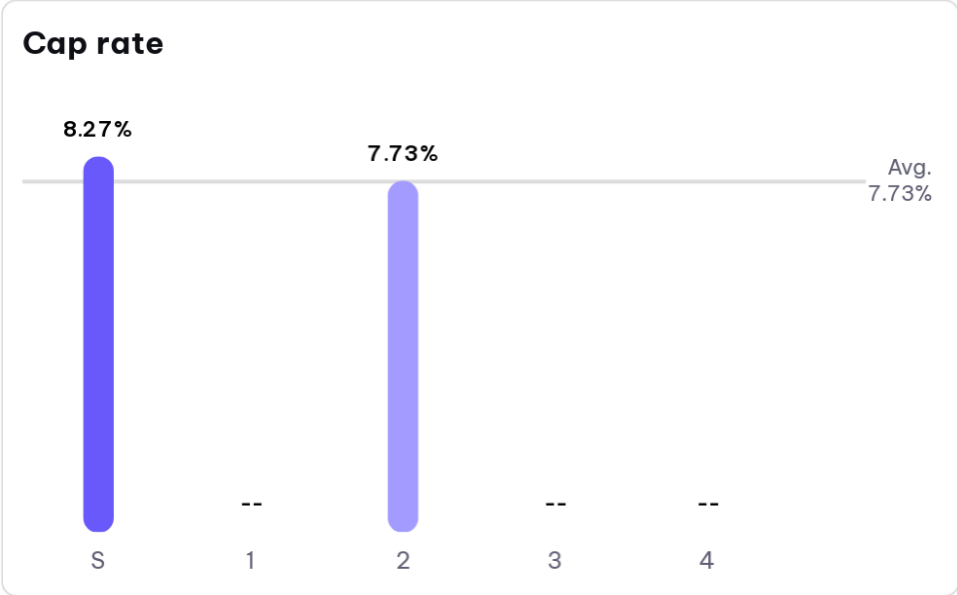
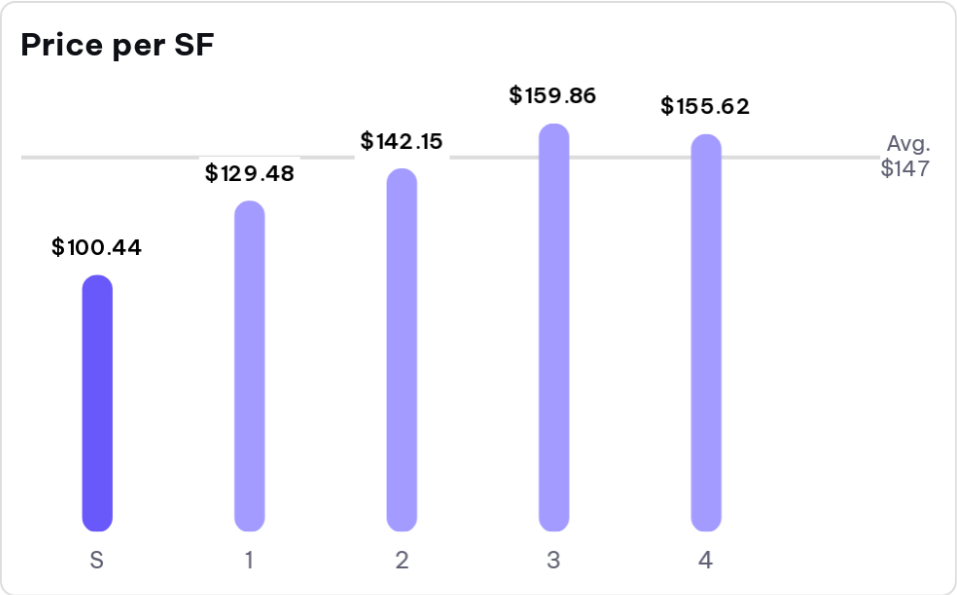
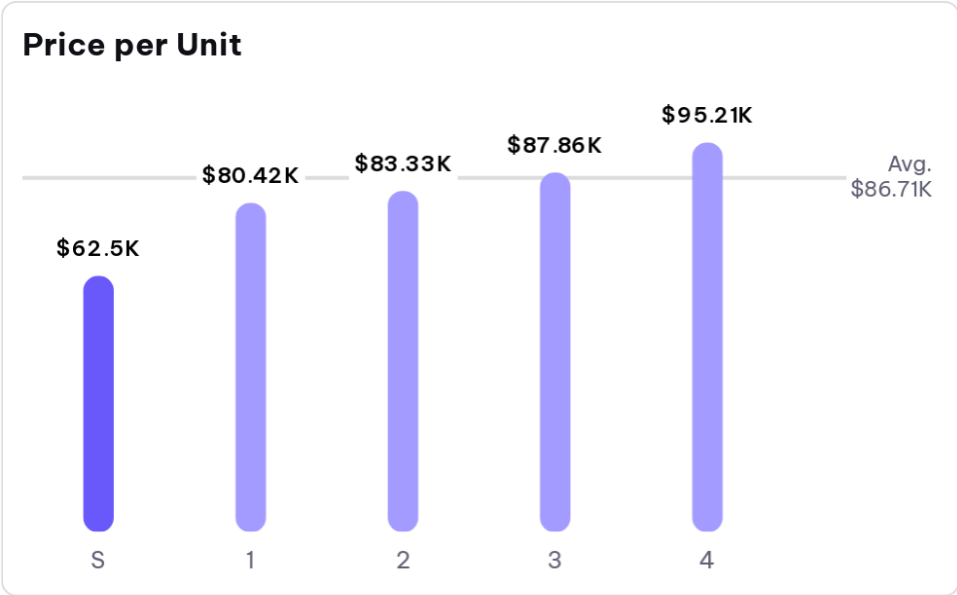
property	built /renovated	units	sale price /date	\$/unit	RSF	\$/SF	avg SF	CAP	GRM
 1	1935	12	\$965,000 12/23/2024	\$80,417	7,453	\$129.48	621	--	--
 2	1896 /2020	12	\$1M 04/05/2024	\$83,333	7,035	\$142.15	586	7.73%	--
 3	1964	14	\$1.23M 12/13/2024	\$87,857	7,694	\$159.86	550	--	--
 4	1967	27	\$2.57M 03/03/2025	\$95,214	16,520	\$155.62	612	--	--
Averages	1941 /2020	16.3	\$1.44M	\$86,705	9,676	\$146.78	592	7.73%	--
Subject	1925	24 +47.69%	\$1.5M +4.06%	\$62,500 -27.92%	--	--	--	8.27% +0.54%	7.20

707 N San Joaquin St, Stockton, CA 95202, USA



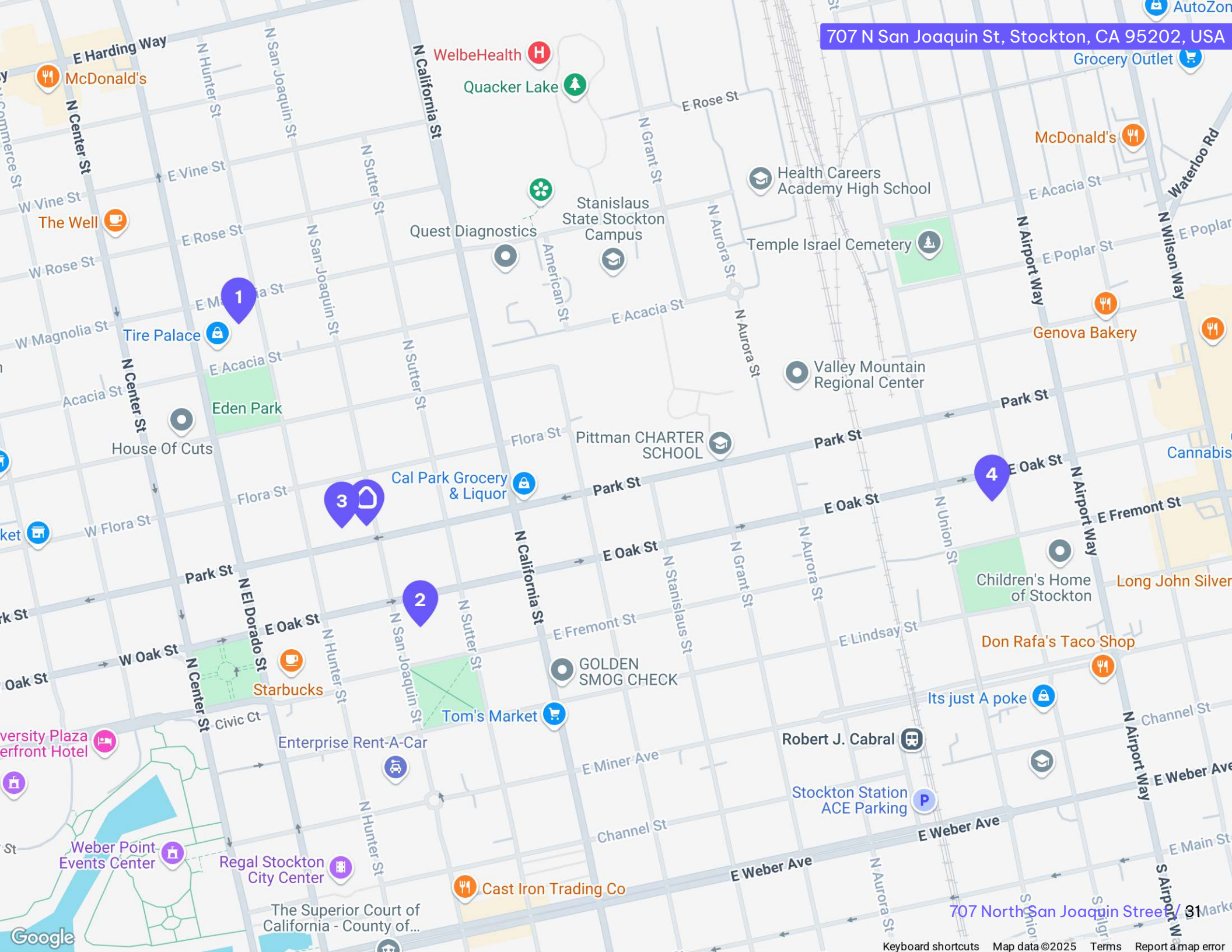
707 North San Joaquin Street 29

Sale comparables



 AutoZone







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SECTION 5

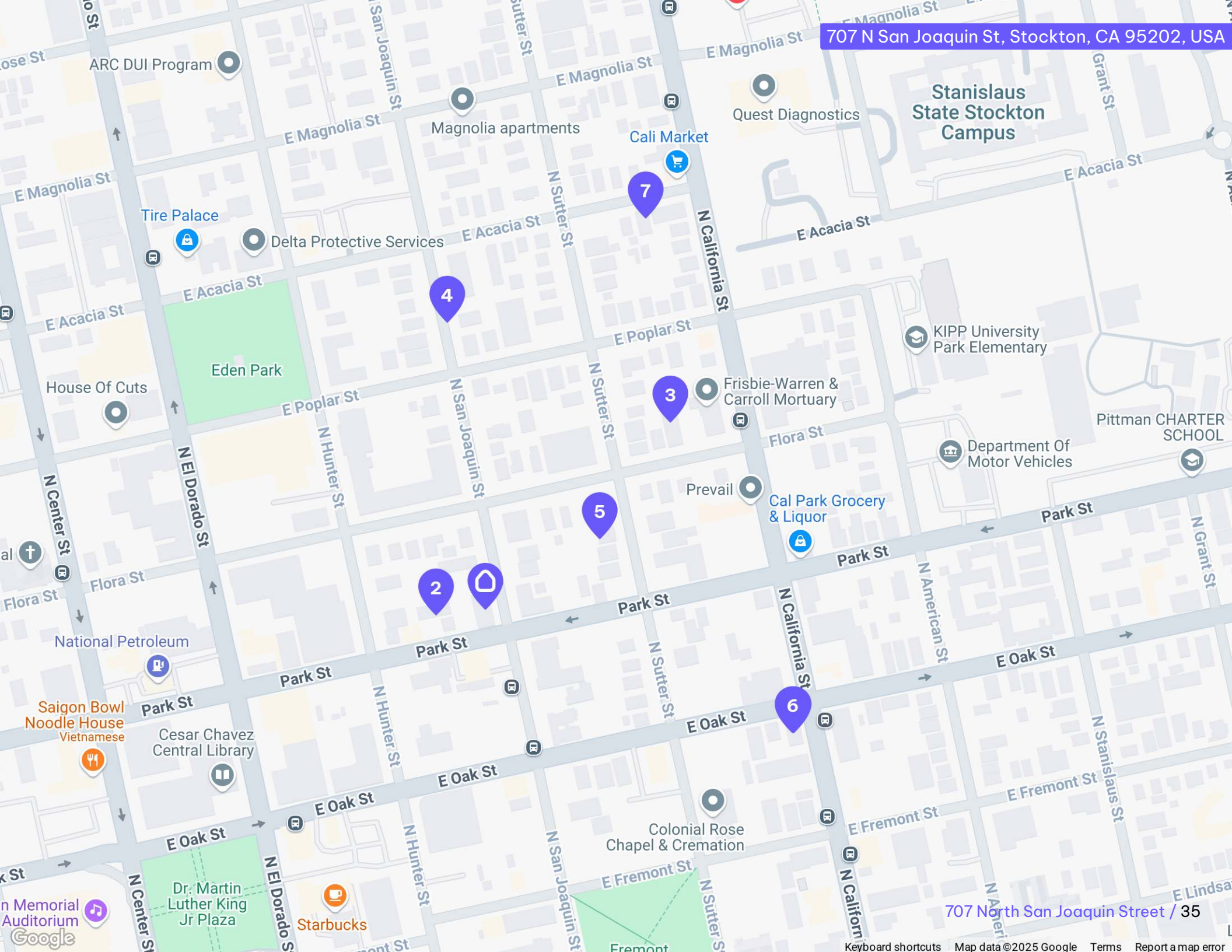
Rent comparables

Rent comparables

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 1		--	OBR/1BA	\$925	--	--
 2	1964	14	1BR/1BA	\$895	--	--
 3		--	1BR/1BA	\$995	--	--
 4		--	OBR/1BA	\$1,000	650	\$1.54
 5	1910	4	OBR/1BA	\$1,135	612	\$1.85
 6	1914	20	1BR/1BA	\$1,085	650	\$3.34

Rent comparables

property	built /renovated	units	unit type	rent	avg SF	\$/SF
 430 E Acacia St, Stockton, CA 95202, USA	1926	12	OBR/1BA	\$895	--	--
Averages	1929	--	OBR/1BA	\$989	631	\$3.13
			1BR/1BA	\$1,015	650	\$6.25
			All types	\$1,002	637	\$1.57
Subject	1925	22	OBR/1BA	\$1,248 <small>+26.22%</small>	--	--
			1BR/1BA	\$1,363 <small>+34.29%</small>	--	--
			All types	\$1,290 <small>+28.74%</small>	--	--



SECTION 6

Market Overview

City Overview



Demographics



Top Employers



Employment

Stockton

Stockton, CA, located in the heart of California's San Joaquin Valley, boasts a rich blend of cultural diversity and historical significance. As the county seat of San Joaquin County, it ranks as California's 13th-most populous city and is known for its dynamic economy and vibrant arts scene. Named after Commodore Robert F. Stockton, the city was founded during the Gold Rush era and built around its strategic location on the San Joaquin River. Recognized as an All-America City multiple times, Stockton is famed for its diversity and community spirit.

Recreational Delights

Stockton offers a myriad of recreational opportunities that include parks, waterways, and scenic spots. One highlight is Victory Park, home to the Haggin Museum and beautiful green spaces perfect for picnics. The extensive Delta waterways are ideal for boating, fishing, and kayaking. For nature enthusiasts, the Oak Grove Regional Park features trails for walking and cycling, as well as picnic spots. Sports lovers can explore the Stockton Arena, where events and games take place, while Pixie Woods, a beloved children's amusement park, remains a welcoming attraction for families. Community events and the annual Stockton Ports baseball games at Banner Island Ballpark further emphasize the city's rich outdoor culture.

Culinary scene

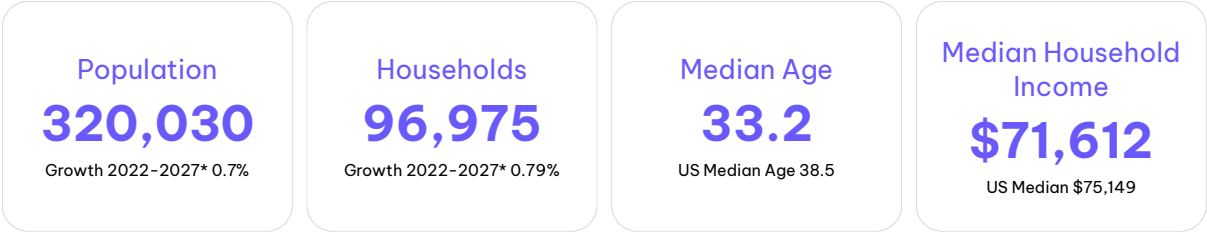
Stockton's culinary landscape is as diverse as its population, featuring a wide array of cuisines reflecting the city's rich multicultural heritage. The Little Manila district is especially notable for its Filipino eateries, where visitors can savor traditional dishes. On the other hand, a plethora of Asian restaurants showcasing Thai, Vietnamese, and Cambodian cuisines can be found throughout the city. The Miracle Mile is a vibrant neighborhood known for its unique dining scene, including popular spots like The Deli Delicious and The Squeeze Inn. Food festivals, including the Stockton Culinary Arts Festival, highlight local chefs and celebrate the multicultural food offerings that make the city a foodie's paradise.





Demographics

- Population: Approximately 320,030 residents.
- Median Age: 33.2, younger than the U.S. median age of 38.5.
- Median Household Income: \$71,612, close to the national median of \$75,149.



2022 POPULATION BY AGE



Quality of Life

Stockton offers a multifaceted quality of life, boasting numerous parks, cultural activities, and a diverse community. While it grapples with challenges like crime and economic fluctuations, ongoing revitalization efforts and community initiatives continue to enhance the living conditions and foster local pride.

Sports

- [Basketball](#)
Stockton Kings
- [Baseball](#)
Stockton Ports
- [Ice Hockey](#)
Stockton Heat
- [Soccer](#)
Stockton United FC

Education

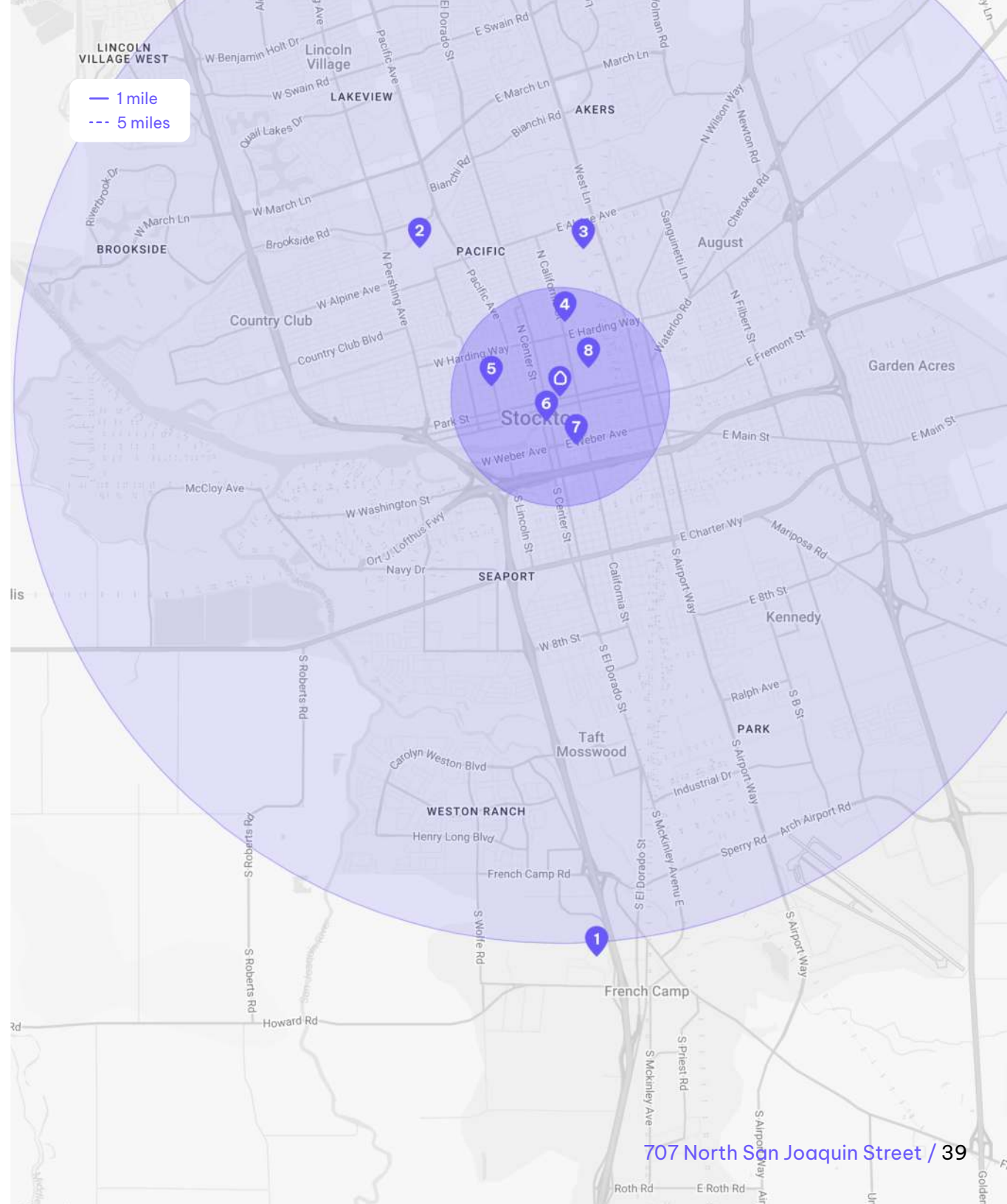
- [University of the Pacific](#)
- [San Joaquin Delta College](#)
- [California State University, Stanislaus - Stockton Campus](#)
- [Humphreys University](#)

Arts & Entertainment

- [Stockton Arena](#)
- [Bob Hope Theatre](#)
- [Stockton Symphony Orchestra](#)
- [Haggin Museum](#)

Employers

- 1 San Joaquin General Hospital
- 2 University of the Pacific
- 3 Stockton Unified School District
- 4 Dignity Health - St. Joseph's Medical Center
- 5 Dameron Hospital
- 6 City of Stockton
- 7 San Joaquin County Administration Building
- 8 Stanislaus State Stockton Campus



Employment

\$41.05M

Annual GDP

7.73%

Unemployment rate

94th

Largest economy in U.S.

Health Care and Social Assistance	14.53%
Retail Trade	12.99%
Transportation and Warehousing	10.74%
Manufacturing	8.95%
Accommodation and Food Services	8.19%
Educational Services	7.89%
Other	36.7%

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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