

Shaw Terrace

2297 E. Shaw Avenue, Fresno, CA 93710



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Investment Opportunity

Shaw Terrace Apartments, built in 1964 and extensively renovated since, presents a lucrative opportunity for savvy investors looking to acquire a stable asset in Fresno. Positioned directly opposite California State University, Fresno, Shaw Terrace is strategically located in Fresno's bustling student housing sector.

Comprehensive renovations at **Shaw Terrace Apartments** included railings, patio enclosures, fences, walkways, and landscaping. Inside, upgrades encompassed renovated kitchens, ceiling fans, water heaters, lighting, and plumbing fixtures.

Furthermore, **Shaw Terrace Apartments** offers an attractive opportunity for value enhancement due to its prime location, suggesting significant potential for rent hikes through targeted upgrades.

Conveniently situated on Shaw Avenue, a major East-West business corridor, **Shaw Terrace Apartments** provides easy access to shopping, entertainment, and freeways, with Fashion Fair Regional Mall located nearby to the West and Sierra Vista Mall to the East, enhancing its accessibility and appeal.

Nearby Fresno State University has experienced notable growth in its student population over recent years. From expanding academic programs to enhancing campus facilities and resources, the university has actively accommodated a rising number of students seeking higher education opportunities.

Curb exposure on one of Fresno's Main East-West bound streets. Highly trafficked area increases property exposure to a diverse working population of future renters.



Property Information

Apartment Community	Shaw Terrace Apartments
Location	2297 E. Shaw Avenue Fresno, CA 93710
Total Units	28
Year Built	1964
Net Rentable Square Feet	±22,400
Number of Buildings	7
Number of Stories	2
Sub-market	Fresno State
Land Size	±0.99
Density	28 Units/AC
Laundry	On-Site Laundry Facilities (2)
Zoning	R-3



Financial Overview

UNIT TYPE	Units	% Of Units	Avg SF	Current Rent/Unit	Rent/SF	Market Rent	Rent/SF
2 Bed 1 Bath	28	100%	800	\$1,250	\$1.56	\$1,400	\$1.75
Averages	28		800	\$1,250	\$1.56	\$1,400	\$1.75

OPERATING INCOME

	Actual Inc. ProForma Exp.			EOY1 ProForma		
Gross Market	\$431,616		Rent Roll	\$470,400		+3.0%
Rent Vacancy	(\$21,581)	5.0%	ProForma	(\$14,112)	3.0%	ProForma
Non Revenue	(\$16,800)	3.9%	\$1,400/mo		0.0%	ProForma
Units Bad Debt	(\$2,158)	0.5%		(\$2,352)	0.5%	ProForma
Net Rental Income	\$391,077			\$453,936		
Utility Billback	\$16,234		\$57 avg / unit @ 80%	\$19,081	\$57 avg / unit @ 97% recap	
Rubbish Billback	\$2,856		recap \$10 avg/unit @ 80%	\$3,357	\$10 avg / unit @ 97% recap	
Fee + Other Income	\$2,353		recap T3	\$2,351		+3.0%
EFFECTIVE GROSS INCOME	\$412,520			\$478,726		

OPERATING EXPENSES

	Actual Inc. ProForma Exp.			EOY1 ProForma		
		Per Unit	Notes		Per Unit	Notes
Repairs & Maintenance + TO	\$23,435	\$837	T12	\$25,200	\$900	+3.0%
Contract Services	\$12,150	\$434	T12	\$12,515	\$447	+3.0%
Admin & Professional Fees	\$2,890	\$103	T12	\$11,200	\$400	+3.0%
Controllable Expenses Total	\$38,475			\$48,915		
Utilities	\$30,852	\$1,102	T12	\$31,778	\$1,135	+3.0%
Management Fee	\$20,626	\$737	5.0% of EGI	\$23,936	\$855	+3.0%
Insurance	\$21,945	\$784	T1	\$22,604	\$807	+3.0%
New Property Taxes on \$4,400,000	\$53,118	\$1,897	Assessor	\$54,180	\$1,935	+2.0%
Direct Assessments	\$608	\$22	Assessor	\$620	\$22	+2.0%
Replacement Reserve	\$4,783	\$171	Lender Req.	\$4,879	\$174	Lender Req.
Non-Controllable Expenses Total	\$131,932			\$137,997		
TOTAL EXPENSES	\$170,408	\$6,086		\$186,911	\$6,675	
Net Operating Income	\$242,113			\$291,814		

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