

Hampton Way Apartments

3789 E HAMPTON WAY | FRESNO, CALIFORNIA 93726
WWW.HAMPTONWAYAPARTMENTS.COM



INVESTMENT SALES

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EXECUTIVE SUMMARY

Boutique Single-Story Community

Seven single-story buildings across 1.50 acres, offering a quiet, neighborhood feel with covered parking and well-kept landscaping.

Desirable Unit Mix

18 units comprised of 2x 1-bed/1-bath (750 SF), 13x 2-bed/2-bath (850 SF), 1x 2-bed/2-bath office unit (950 SF), and 2x 3-bed/2-bath (1,100 SF); average unit size ~872 SF.

Renovation Upside

Sample upgraded interiors demonstrate modern finishes; value-add potential via continued interior renovations and rent alignment to comps.

In-Place Performance with Growth Potential

Current average rent \$1,564 (\$1.79/SF) vs. market average \$1,695 (\$1.94/SF); comps indicate further achievable rent lift.

Central Fresno Location

McLane submarket near major retail (Fashion Fair, Fig Garden Village, River Park), employment, and education centers including Fresno State and Fresno City College.

Stable Fresno Fundamentals

Region showing steady employment gains and modest rent growth; Central Valley rents forecasted to continue rising.

Convenient Access & Amenities

Close to shopping corridors, parks, and key arterials; on-site covered parking and gated walkways enhance tenant appeal.

Efficient Footprint for Management

Single-story layouts simplify turns and maintenance, supporting operational efficiency for a small asset.



UNIT MIX

UNITS	TYPE	UNIT SF	TOTAL SF	MARKET RENTS	CURRENT RENT AVERAGE	MARKET RENT/SF	CURRENT RENT/SF
2	One Bedroom One Bath	750	1,500	\$1,295.00	\$1,295.00	\$1.73	\$1.73
13	Two Bedroom Two Bath	850	11,050	\$1,695.00	\$1,545.08	\$1.99	\$1.82
1	2 Bedroom Two Bath Office	950	950	\$1,695.00	\$1,695.00	\$1.78	\$1.78
2	Three Bedroom Two Bath	1,100	2,200	\$2,095.00	\$1,895.00	\$1.90	\$1.72
18	TOTAL/AVG	872	15,700	\$1,695.00	\$1,564.50	\$1.94	\$1.79

Property Information



SITE DESCRIPTION

Address	3789 East Hampton Way, Fresno, CA 93726
Total Units	18
New Price	\$3,695,000
Year Built	1978
Net Rentable sf	15,700
Number of Buildings	7
Number of Stories	1
Submarket	McLane
Land Size	1.50 AC
Zoning	R-4, Fresno



Times Square & West Acres Shopping Center

- America's Tire
- Big 5 Sporting Goods
- Brahma Indian Cuisine
- Buffalo Wild Wings
- Carl's Jr.
- Chuck E. Cheese Pizza
- Cocoa Village
- Country Waffles
- Culichi Town
- CVS
- Daily Deals
- Deli Delicious
- Edo-Ya Tokyo Cuisine
- El Pollo Loco
- FedEx
- Flooring 21 Depot
- Foodmaxx
- Foster's Donuts
- Golden Harbor Buffet
- I&L Hawaiian BBQ
- McDonald's
- Outback Steakhouse
- Pete's Teriyaki House
- Pizza Twist
- Red Robin Gourmet
- Ross Dress for Less
- Shilo Korean BBQ
- Sizzler
- State Bank of India
- Subway
- Taco Twist
- Target
- Texas Roadhouse
- Thai Wok & Cafe
- The Curry Pizza Company
- U.S. Bank Branch
- Uncle Harry's New York Bagelry

River Park Shopping Center

- Ann Taylor Loft
- Bath & Body Works
- Blaze Pizza
- Chico's
- Claire's
- Color Me Mine
- Cost Plus
- Famous Footwear
- Five Guys
- GNC
- H&M
- Jamba Juice
- Justice
- Lash Lounge
- Macaroni Grill
- Macy's
- Mimis Cafe
- P.F. Chang's
- Panera Bread
- REI
- Rubio's
- Ruth's Chris
- See's Candies
- Sephora
- Starbucks
- Sur La Table
- Children's Place
- Tilly's
- Vans
- Victoria's Secret
- Yard House
- Yogurtland

Villagio Shopping Center

- HomeGoods
- rack
- BARNES & NOBLE
- ULTA
- DSW
- LOWE'S
- Barnes & Noble
- BevMo!
- Carler's
- Cold Stone Creamery
- Crumbi
- DSW
- HomeGoods
- Jos A. Bank
- Lane Bryant
- Nordstrom Rack
- Orangetheory Fitness
- Total Wine & More
- Ulta Beauty
- Verizon

Shops at River Park

- Target
- BEST BUY
- Ashley FURNITURE
- DICK'S SPORTSWEAR
- Marshall's
- BOB'S FURNITURE
- Ashley Store
- Best Buy
- Bob's Discount Furniture
- CVS
- Carls Jr.
- DICK'S Sporting Goods
- Five Below
- Marshall's
- Michaels
- OfficeMax
- Old Navy
- PetSmart
- Texas de Brazil

California State University, Fresno

Fashion Fair

- macy's
- FOREVER 21
- JCPenney
- EXPRESS
- H&M
- ULTA
- Cheesecake Factory
- Apple
- Bath Works
- CHAMPS
- Aeropostale
- American Eagle
- Apple
- Baskin-Robbins
- BJ's Restaurant | Brewhouse
- Buckle
- Champs Sports
- Charleys Philly Steaks
- Chick-fil-A
- Chipotle
- Claire's
- Cotton On
- Express
- Forever 21
- GNC
- H&M
- Hollister Co.
- JCPenney
- Lucky Brand
- Macy's
- PacSun
- Panda Express
- Sephora
- Sunglass Hut
- The Cheesecake Factory
- The Children's Place

Fig Garden Village

- CVS pharmacy
- Bath & Body Works
- purple
- STARBUCKS
- WHOLE FOODS MARKET
- WILLIAMS SONOMA
- 5th Avenue Jewelers
- AAA Insurance
- Amenities Salon & Spa
- Anthropologie
- Banana Republic
- Bath & Body Works
- Chipotle
- Cold Stone Creamery
- CVS Pharmacy
- Eddie Bauer
- Elbow Room
- Hungry Bear Cookies
- Jamba Juice
- Lovesac
- Lululemon
- Madewell
- Pielogy
- Pottery Barn
- Purple
- Starbucks
- The Habit Burger Grill
- Verizon
- Whole Foods Market
- Williams-Sonoma

LOCAL RETAIL AMENITIES

Financial Overview



PRO FORMA INCOME & EXPENSES

Income		NM Proforma	Dec 25 RR/ Adjusted Exp	Dec 25 RR/ T12 Exp	2025 T12 Income & Expenses		
Scheduled Market Rent		\$366,120	\$337,932	\$337,932	\$273,416		
Less: Vacancy	5.00%	(\$18,306)	(\$16,897)	(\$16,897)			
Net Rental Income		\$347,814	\$321,036	\$321,036	\$273,416		
Plus: Section 8 Rental Income					\$22,980		
Plus: Security Deposits							
Plus: Comcast Contract		\$1,680	\$1,680	\$1,260	\$1,260		
Plus: Adjustments					(\$2,400)		
Total Operating Income (EGI)		\$349,494	\$322,716	\$322,296	\$295,256		
Expenses	Percentage	Per Unit					
Administrative		\$67	\$1,200	\$1,200	\$2,835	\$2,835	
Payroll - Onsite		\$417	\$7,500	\$7,500	\$8,402	\$8,402	
Management Fee	4%	\$773	\$13,913	\$12,841	\$20,581	\$20,581	
Repairs & Maintenance/Turnover		\$667	\$12,000	\$12,000	\$13,837	\$13,837	
Utilities		\$1,028	\$18,500	\$18,500	\$18,122	\$18,122	
Contracted Services		\$389	\$7,000	\$7,000	\$6,800	\$6,800	
New Real Estate Taxes	1.0599%	\$2,176	\$39,163	\$39,163	\$39,163	\$39,163	
Insurance		\$889	\$16,000	\$16,000	\$15,910	\$16,322	
Capital Expenditures/Reserve		\$6,300	\$6,300			\$154,273	
Total Expenses		\$115,276	\$120,505	\$120,505	\$125,650	\$280,335	
		Per SF:	\$6,404	\$6,695	\$6,981	\$15,574	
		Per Unit:	\$7.34	\$7.68	\$8.00	\$17.86	
Net Operating Income (NOI)		\$234,218	\$202,211	\$196,646	\$14,921		
Less: Debt Service		(\$138,467)	(\$138,467)	(\$138,467)	(\$138,467)		
Projected Net Cash Flow		\$95,751	\$63,744	\$58,179	(\$123,546)		
Cash-on-Cash Return (Based on List Price)		5.76%	3.83%	3.50%	-7.43%		
Debt Service Coverage		1.69	1.46	1.42	0.11		
GRM		10.09	10.93	10.93	0.75		
Cap Rate Analysis	Price	\$/Unit	\$/Foot	Cap Rate	Cap Rate	Cap Rate	Cap Rate
Offering Price	\$3,695,000	\$205,278	\$235.35	6.34%	5.47%	5.32%	0.40%
All Financing	Total Loan Amount	Down Payment	LTV	Monthly Payment	Debt Constant		
	\$2,032,250	\$1,662,750	55%	(\$11,539)	6.8%		
Proposed Mortgage	Desired Total LTV	Amount	Interest Rate	Amortization	Payment	Fees	
	55%	\$2,032,250	5.50%	30	(\$11,539)	1.00%	



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