



CAPITOL COMMERCIAL
REAL ESTATE & BUSINESS SALES

SUZIE ST APARTMENTS

6848 Walnut Avenue | Winton, California 95388

33-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY



33

RESIDENTIAL UNITS
Owner-provided unit mix

~99%

LEASED
Stabilized occupancy

2 BD / 1 BA

ALL UNITS
Approx. +/- 830 SF each

+/- 26,000

TOTAL SF
Approx. building area

6.44%

CAP RATE
Going-in cap rate

\$218,512

NOI
Annual net operating income

PROPERTY CONFIGURATION

15 DUPLEXES
30 units

1 TRIPLEX
3 units

1 SINGLE-FAMILY HOME
1 unit

Prepared by Nina Kovalyov | Broker/Owner

Property figures are approximate and subject to independent verification.



PROPERTY OVERVIEW & REGIONAL GROWTH

Suzie St Apartments | Winton, California



INVESTMENT HIGHLIGHTS

- 33 residential units configured as 15 duplexes, one triplex and one single-family home.
- All units are 2-bedroom / 1-bath residences with approximately +/- 830 SF per unit.
- Approximately +/- 26,000 SF of total building area, per owner-provided information.
- Approximately 99% leased, providing a highly stabilized occupancy profile.
- Going-in cap rate of 6.44% with current NOI of \$218,512.
- Winton location provides access to Atwater, Merced, State Route 99 and the broader Merced County employment base.

MERCED MULTIFAMILY SNAPSHOT

3.5%

MARKET VACANCY

\$1,289

AVG. ASKING RENT

1.1%

12-MO RENT GROWTH

UC MERCED: REGIONAL GROWTH CATALYST

Record 2026-27 enrollment: 9,647 students | nearly 8% year-over-year growth

UC Merced continues to expand its academic and residential footprint with a 200,000+ SF Medical Education Building, a 36,000 SF classroom building, a new student union and 488-bed Promise Housing. The campus is approximately 15.5 miles from the property. Continued university and regional growth may support long-term housing demand and transportation activity across Merced County.

Source: UC Merced (Aug. 2026); Apartments.com distance reference. Market snapshot: CoStar Q3 2026.

UC

ADDITIONAL PROPERTY PHOTOS

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