

FOR SALE



Casa Di Fortuna

CONSTRUCTION READY!

- 20 existing townhomes
- Entitled and partially improved land for additional 82 units

5860-5870 W Santa Ana
Fresno, CA 93722

Contact for more information

559-448-1500

Derek Feramisco
derek@rccommercial.net
DRE# 01427540

Bob Wiginton
bob@rccommercial.net
DRE# 00554557



575 E. Alluvial | Fresno, CA 93720 or 565 Pollasky Ave | Clovis, CA 93612



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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT DEREK FERAMISCO FOR MORE DETAILS.



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Property Description:

RC Commercial is pleased to offer for sale 20 existing townhouses with approximately 6.61 acres of fully entitled, construction ready land with some onsite improvements (*water, sewer, storm and utilities stubbed to all phases*) completed and plans for an additional 82 units with multiple APN numbers providing flexibility to sell individual parcels and realize the highest per unit pricing. There are 7 existing buildings comprised of four (4) duplexes and three (3) fourplexes. This is a unique opportunity for a buyer to purchase income producing units and 82 ready to be built units on Phases 2-5 (15 duplexes and 13 fourplexes). An additional 1.6 acres of land is included in the offering to gain access to Shaw Ave. There are a total of 19 duplex buildings and 16 fourplex buildings and 34 parcels.

Property Location:

The property is conveniently located just south of Shaw and west of Freeway 99 offering easy commuter access and is close to restaurants and shopping along west Shaw Ave or the El Paseo shopping center via Veterans Boulevard.

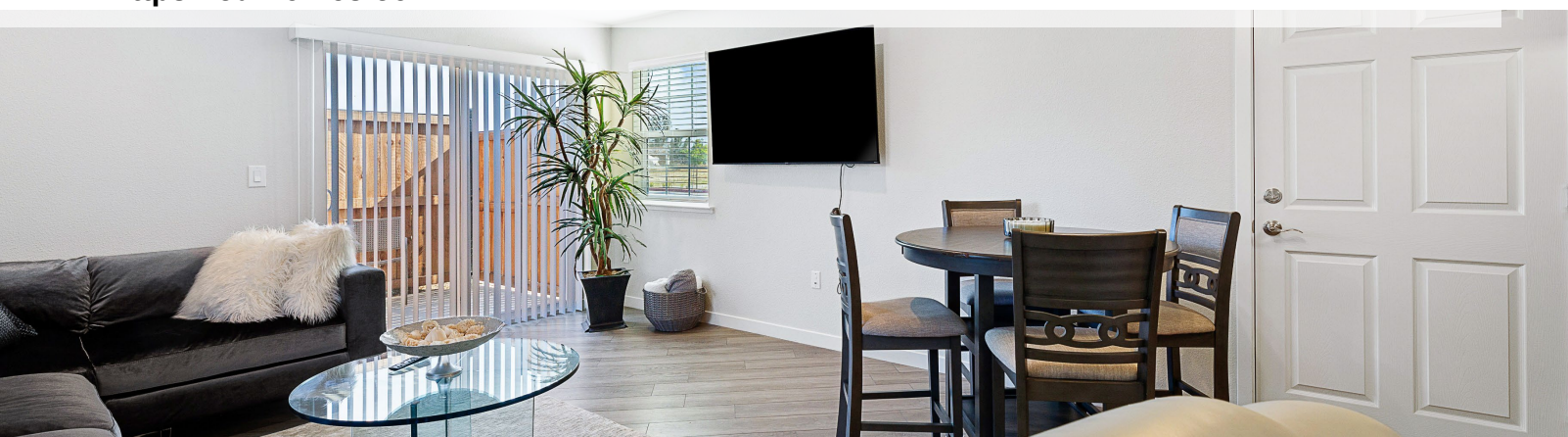
Address: 5860-5870 W. Santa Ana Ave, Fresno CA 93722

Exiting 20 Townhouses – 100% Leased

- Averages \$45,000/mo gross income
- 4 Duplex Buildings all 3 bedroom and 2.5 bathrooms
- 1,180 SF
- 3 Fourplex Buildings all 2 bedrooms and 2.5 bathrooms
- Type A: 1,062 SF (2 per building)
- Type B: 1,018 SF (2 per building)

Asking Price: \$12,900,000

<https://cdfhomes.com/>



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Fresno Market Report

Source: fresnoland

<https://fresnoland.org/2024/04/29/competitive-rent-fresno-market-report/>

Below are excerpts from the fresnoland article.

- Fresno is now one of the hardest places to find an apartment in the nation, new report shows
- “With one of the highest percentages of renters, Fresno’s metro area is the only California market to make it to the top 10 for competitive rental markets,” the report said.
- The competitive nature of Fresno’s housing market was credited to the area’s low vacancy rate. Fresno has a rental vacancy rate of 2.9%, which ties it for sixth worst in the country overall with Columbia, South Carolina. The report also noted that the Fresno area had the 12th most significant decrease in rental vacancy rate from 2022 to 2023, where it dropped from 5.1% to 2.9%.
- Data from [the Census Bureau](#) also shows that Fresno’s vacancy rate is lower than the state (4.4%) and national (6.6%) vacancy rate.
- The report also found that the Fresno area also has the fifth-highest percentage of renters compared to homeowners at 81.9%.

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LOCATION MAP:



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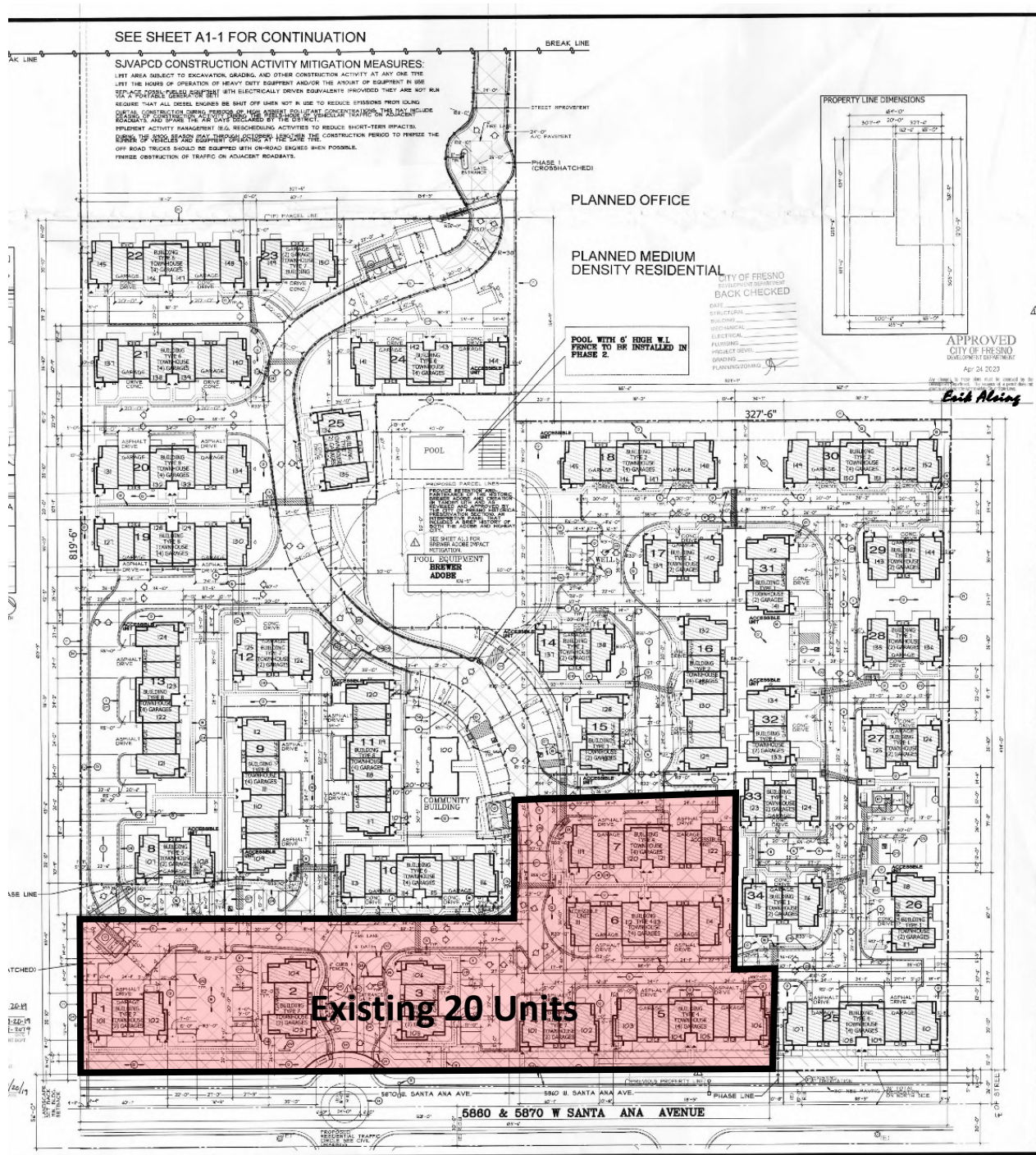


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SITE PLAN



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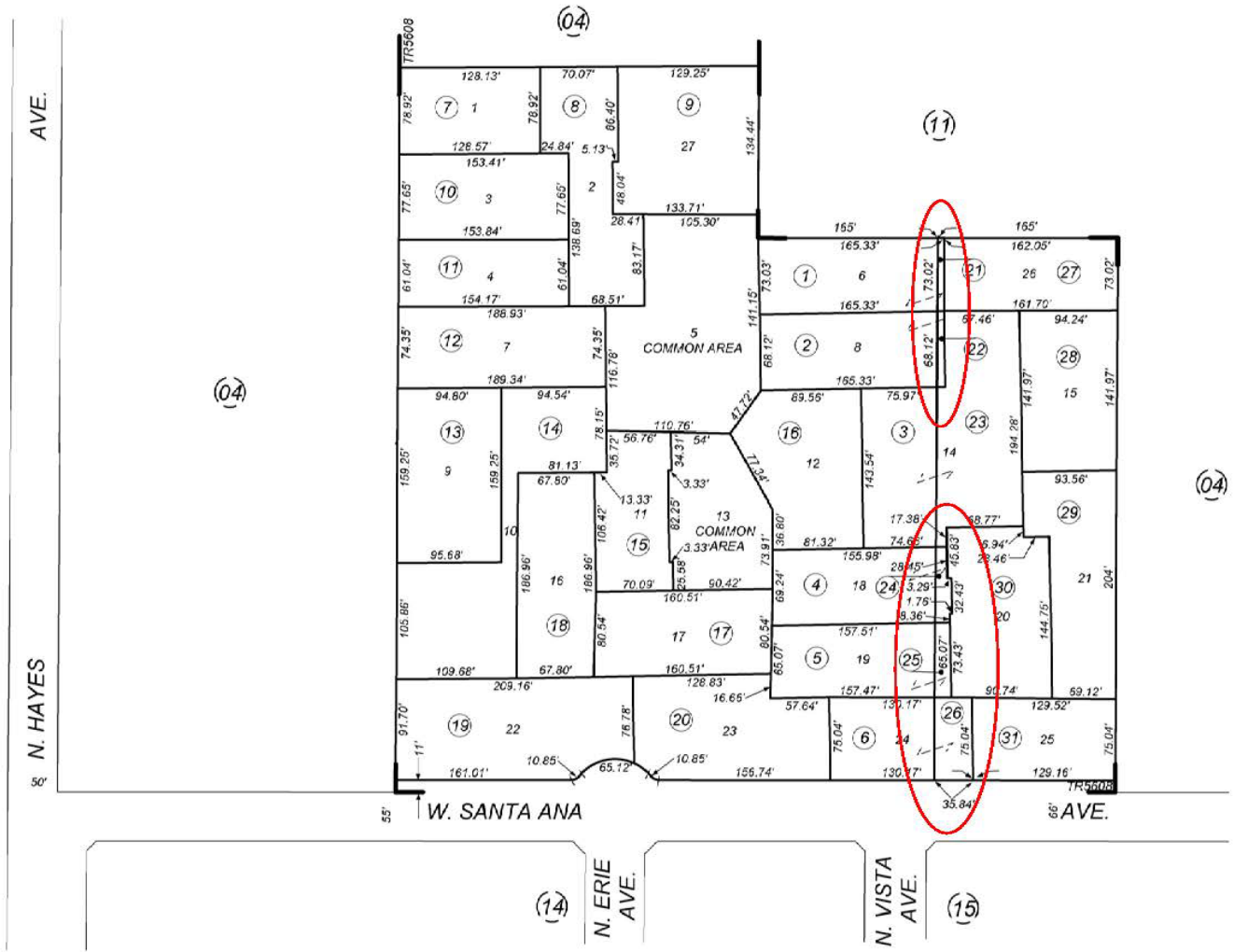
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PARCEL MAP

-NOTE-
for Assessment purposes only.
e construed as portraying legal
or divisions of land for purposes
oning or subdivision law.

SUBDIVIDED LAND IN POR. SEC. 15, T.13S., R.19E., M.D.B.&M.

Tax Rate Area
5-095



Tract No. 5608 - Plat Bk. 88, Pgs. 56-59

Assessor's Map B
County of Fresno
Note - Assessor's Block Numbers Shown in Ellipses
Assessor's Parcel Numbers Shown in Circles

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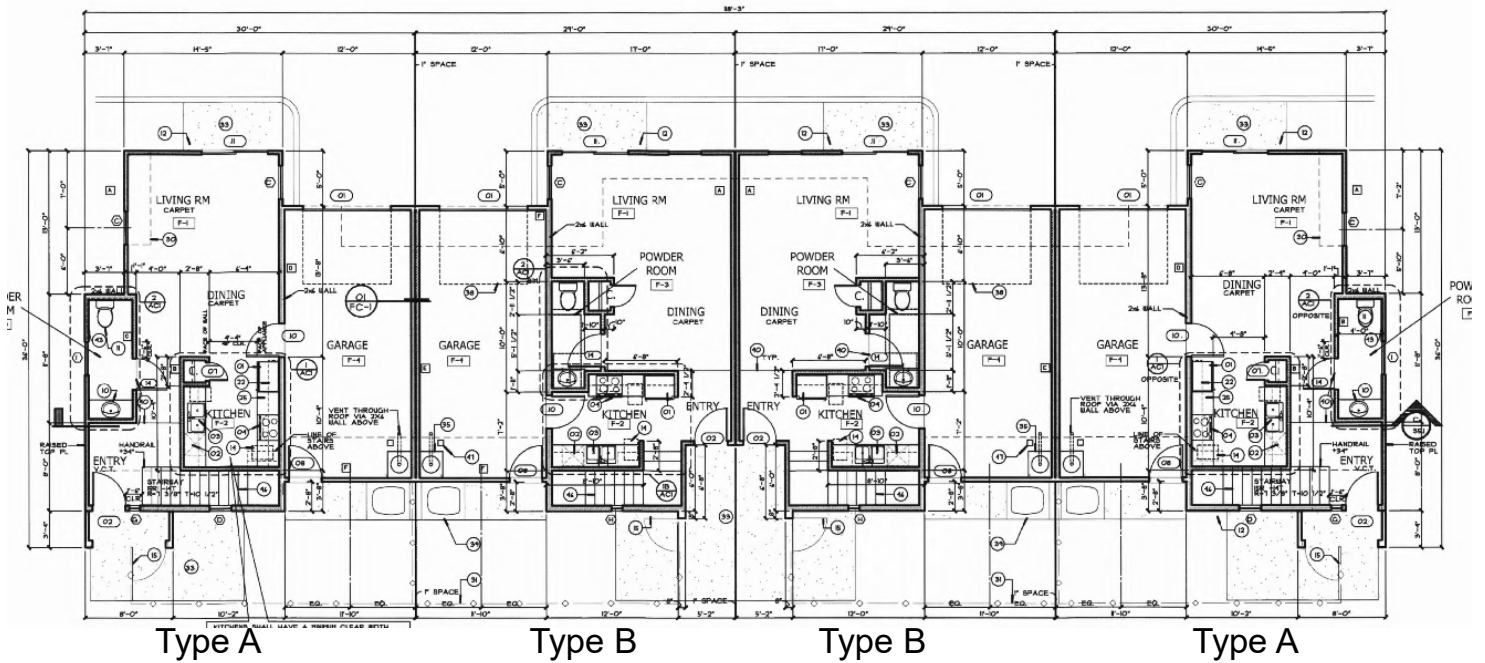
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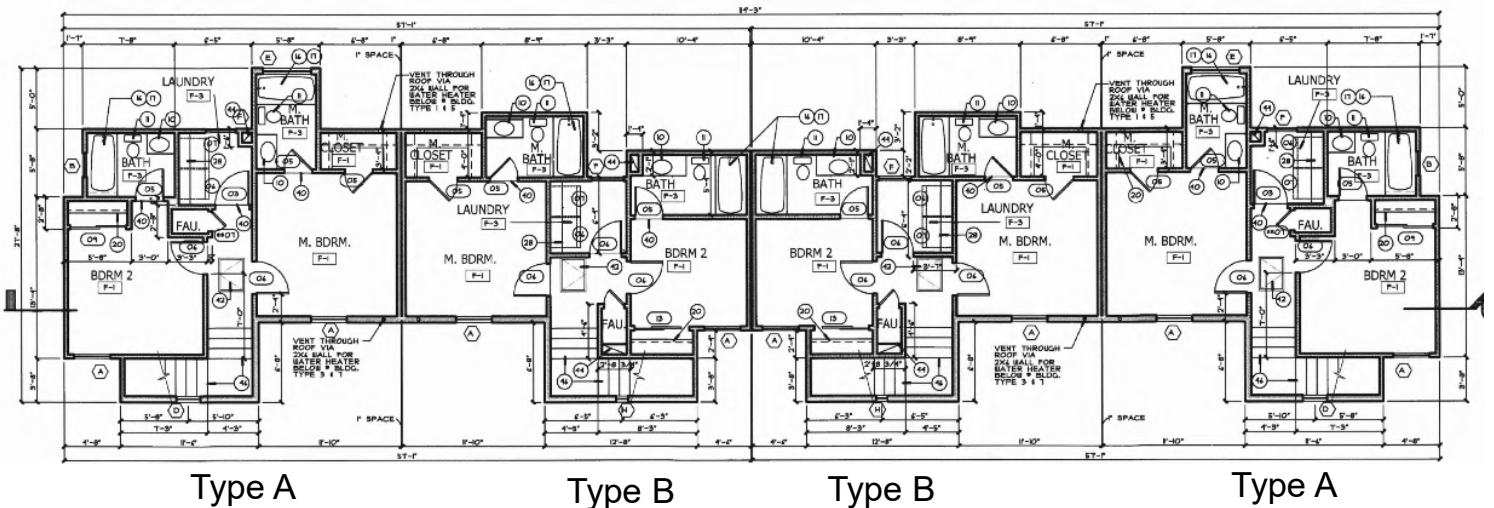
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FLOOR PLANS (Fourplex)

Lower Level



Upper Level



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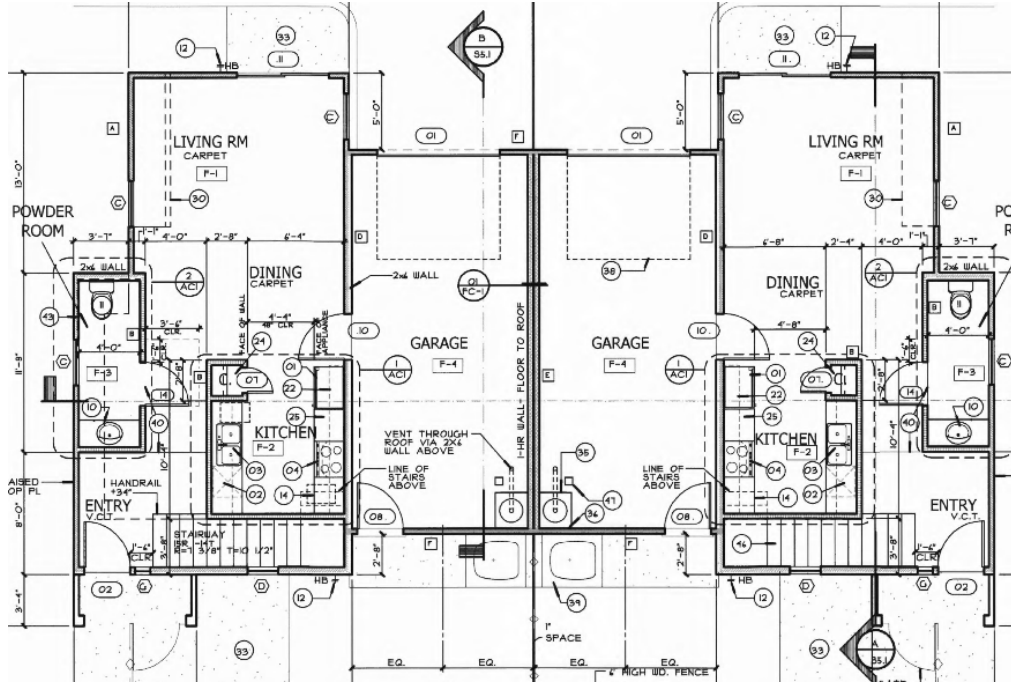
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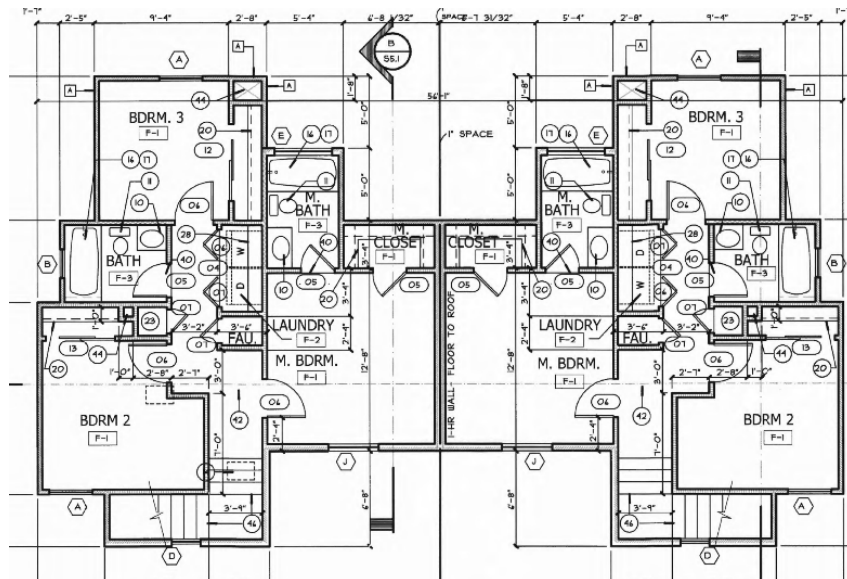
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FLOOR PLANS (Duplex)

Lower Level



Upper Level



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