

PROPERTY OVERVIEW

1911 E. Saginaw Way, Fresno, CA 93726

APN: 436-183-13

Property Type: 6-Unit Multifamily Residential

Adjusted Listing Price: \$1,169,000

GENERAL DESCRIPTION

The subject property is a 6-unit apartment complex located in Fresno, California. All six units are now leased, with Unit 204 scheduled for occupancy beginning January 2026. Recent improvements include exterior paint, a newer composition roof, and updated interior flooring. The property includes 10 total parking spaces and a shared utility room with leased washer and dryer units.

UPDATED RENT ROLL (ALL UNITS OCCUPIED – STABILIZED)

Base Rent (RC + SEC8 Only):

Unit 103: \$1,700

Unit 104: \$1,700

Unit 201: \$1,695

Unit 202: \$1,695

Unit 203: \$1,495

Unit 204: \$1,495

Total Monthly Base Rent: \$9,780

Annual Gross Rental Income (Base Rent Only): \$117,360

ADDITIONAL & OTHER INCOME

Washer/Dryer Lease Income: \$3,500 annually

Utility Reimbursement (\$45 per unit): \$3,240 annually

Liability Waiver Insurance (LWI) (\$15 per unit): \$1,080 annually

Total Other / Ancillary Income: \$7,820 annually

VACANCY ALLOWANCE

Vacancy Loss at 3% of Gross Scheduled Income (\$117,360): \$3,521

EFFECTIVE GROSS INCOME (EGI)

EGI = Base Rent + Other Income – Vacancy

EGI = \$117,360 + \$7,820 – \$3,521 = \$121,659

OPERATING EXPENSES (EXCLUDING PROPERTY TAXES)

Water: \$3,000

Electricity: \$1,200

Garbage: \$3,000

Property Insurance: \$3,600

Property Management: \$6,480

Total Operating Expenses: \$17,280

PROPERTY TAXES

Annual Property Tax: \$10,800

NET OPERATING INCOME (NOI)

NOI = EGI – Operating Expenses – Property Taxes

NOI = \$121,659 – \$17,280 – \$10,800 = \$93,579

ADDITIONAL PROPERTY DETAILS

- Occupancy: 100% (Unit 204 leased; occupancy begins January 2026)
- Parking: 10 on-site parking spaces
- Recent Improvements:
 - Exterior repaint
 - Newer composition roof
 - Updated interior flooring
- Laundry: Leased washer and dryer units located in shared utility room
- Management: Professionally managed

DISCLOSURE NOTES

- All financial information above is based on seller-provided data and stabilized proforma assumptions.
- Buyer to verify rents, expenses, taxes, and any income sources.
- Property is being sold in its current condition.