



16 Units Near UC Davis

Trophy Location: Located 1/2 Mile from UC Davis and Downtown Davis
Pride of Ownership Asset

750 B Street

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SECTION I Asset Summary

PROPERTY DESCRIPTION

750 B Street

750 B Street | Davis, CA 95616



Property Description

Exceptional opportunity to acquire a well-maintained multifamily asset in the heart of Downtown Davis, one of Northern California's most desirable rental markets. Situated just blocks from Downtown Davis and approximately one-half mile from UC Davis, 750 B Street offers an unbeatable location with walkable access to campus, restaurants, shopping, entertainment, public transit, and the renowned Davis Farmers Market.

The property consists of sixteen one-bedroom, one-bathroom units on a generous approximately 0.42-acre parcel in the highly sought-after Central Davis neighborhood. Residents enjoy strong lifestyle amenities including bike-friendly access throughout the city, off-street parking, on-site laundry facilities, and proximity to major employment and educational centers.

With UC Davis enrolling more than 40,000 students and maintaining a consistently strong housing demand, 750 B Street benefits from a deep and stable tenant pool. The property's premier location, pride-of-ownership condition, and long-term rental appeal position it as a compelling investment opportunity. Potential exists for future revenue enhancement through continued operational optimization and rental growth.

Highlights include:

- 16 one-bedroom, one-bathroom units
- Prime Downtown Davis location
- Approximately 0.5 miles from UC Davis
- Walkable to dining, retail, entertainment, and transit
- Large 0.42-acre parcel
- Strong historical occupancy and tenant demand
- On-site laundry and off-street parking
- Located in one of California's most supply-constrained rental markets

750 B Street presents investors with the rare combination of an irreplaceable location, durable demand drivers, and long-term appreciation potential in a nationally recognized university

PROPERTY PHOTOS

750 B Street

750 B Street | Davis, CA 95616



PROPERTY PHOTOS

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PROPERTY PHOTOS

750 B Street

750 B Street | Davis, CA 95616

Downtown Davis

UCD

750 B St, Davis, CA





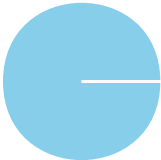
SECTION II Financial Analysis

UNIT MIX REPORT

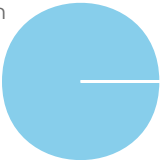
750 B Street
750 B Street | Davis, CA 95616

Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
16	One Bedroom/One Bath	620	\$1,500	\$24,000	\$1,750	\$28,000
16		9,920		\$24,000		\$28,000

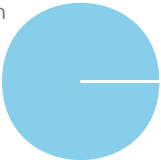
UNIT MIX



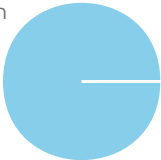
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



PRO FORMA SUMMARY

750 B Street

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Income

Description	Actual	Per Unit	Market	Per Unit
Gross Potential Rent	\$288,000	\$18,000	\$336,000	\$21,000
- Less: Vacancy	(\$14,400)	(\$900)	(\$6,720)	(\$420)
+ Misc. Income	\$660	\$41	\$780	\$49
Effective Gross Income	\$274,260	\$17,141	\$330,060	\$20,629

Operating Expenses

Description	Actual	Per Unit	Market	Per Unit
Property Management Fee	\$17,320	\$1,082	\$20,160	\$1,260
Building Insurance	\$10,948	\$684	\$10,948	\$684
City Utilities (Water, Sewer, Garbage)	\$18,121	\$1,133	\$20,690	\$1,293
Landscaping Service	\$3,840	\$240	\$4,740	\$296
Cleaning and Maintenance	\$3,035	\$190	\$0	\$0
Maintenance & Repairs	\$20,536	\$1,284	\$20,536	\$1,284
Misc	\$0	\$0	\$1,000	\$63
Payroll (Salary, Taxes, Ins)	\$0	\$0	\$2,907	\$182
Taxes-Real Estate (1.03%+\$4448)	\$41,250	\$2,578	\$48,823	\$3,051
Total Expenses	(\$115,050)	(\$7,191)	(\$129,804)	(\$8,113)
Net Operating Income	\$159,210	\$9,951	\$200,256	\$12,516

PRO FORMA SUMMARY

750 B Street

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Investment Summary

Price	\$3,300,000
Year Built	1959
Units	16
Price/Unit	\$206,250
RSF	9,920
Price/RSF	\$332.66
Lot Size	0.42 acres
Floors	2
APN	070-152-004
Cap Rate	4.82%
Market Cap Rate	6.07%
GRM	11.43
Market GRM	9.8

Unit Mix & Annual Scheduled Income

Type	Units	Actual	Total	Market	Total
One Bedroom/One Bath	16	\$18,000	\$288,000	\$21,000	\$336,000
Totals	16		\$288,000		\$336,000

Annualized Income

Description	Actual	Market
Gross Potential Rent	\$288,000	\$336,000
- Less: Vacancy	(\$14,400)	(\$6,720)
+ Misc. Income	\$660	\$780
Effective Gross Income	\$274,260	\$330,060
- Less: Expenses	(\$115,050)	(\$129,804)
Net Operating Income	\$159,210	\$200,256

Annualized Expenses

Description	Actual	Market
Total Expenses	\$115,050	\$129,804
Expenses Per RSF	\$11.60	\$13.09
Expenses Per Unit	\$7,191	\$8,113

EXECUTIVE SUMMARY

750 B Street

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Acquisition Costs

Purchase Price, Points and Closing Costs	\$3,300,000
Investment - Cash	\$3,300,000

Investment Information

Purchase Price	\$3,300,000
Price per Unit	\$206,250
Price per SF	\$332.66
Expenses per Unit	(\$7,191)

Financial Indicators

Cash-on-Cash Return Before Taxes	4.82%
Debt Coverage Ratio	N/A
Capitalization Rate	4.82%
Gross Rent Multiplier	11.43
Gross Income / Square Feet	\$29.10
Gross Expenses / Square Feet	(\$11.60)
Operating Expense Ratio	41.95%

Income, Expenses & Cash Flow

Gross Scheduled Income	\$288,660
Total Vacancy and Credits	(\$14,400)
Operating Expenses	(\$115,050)
Net Operating Income	\$159,210
Debt Service	\$0
Cash Flow Before Taxes	\$159,210

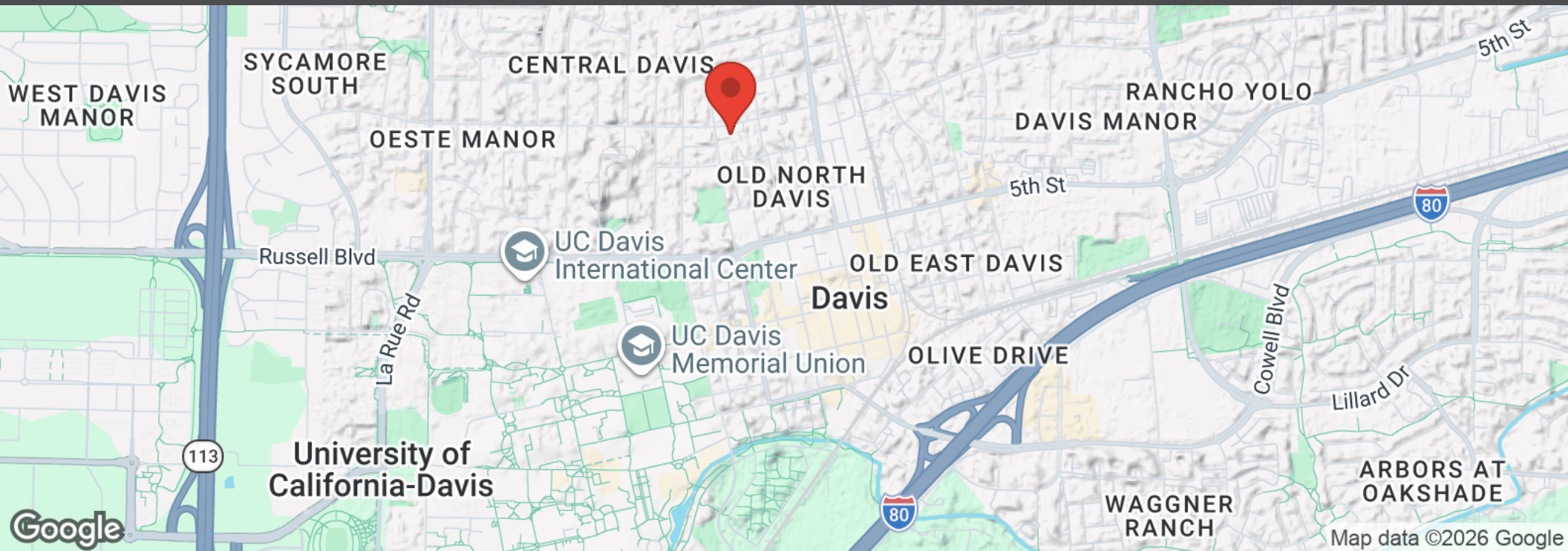


SECTION III Location Overview

LOCATION MAPS

750 B Street

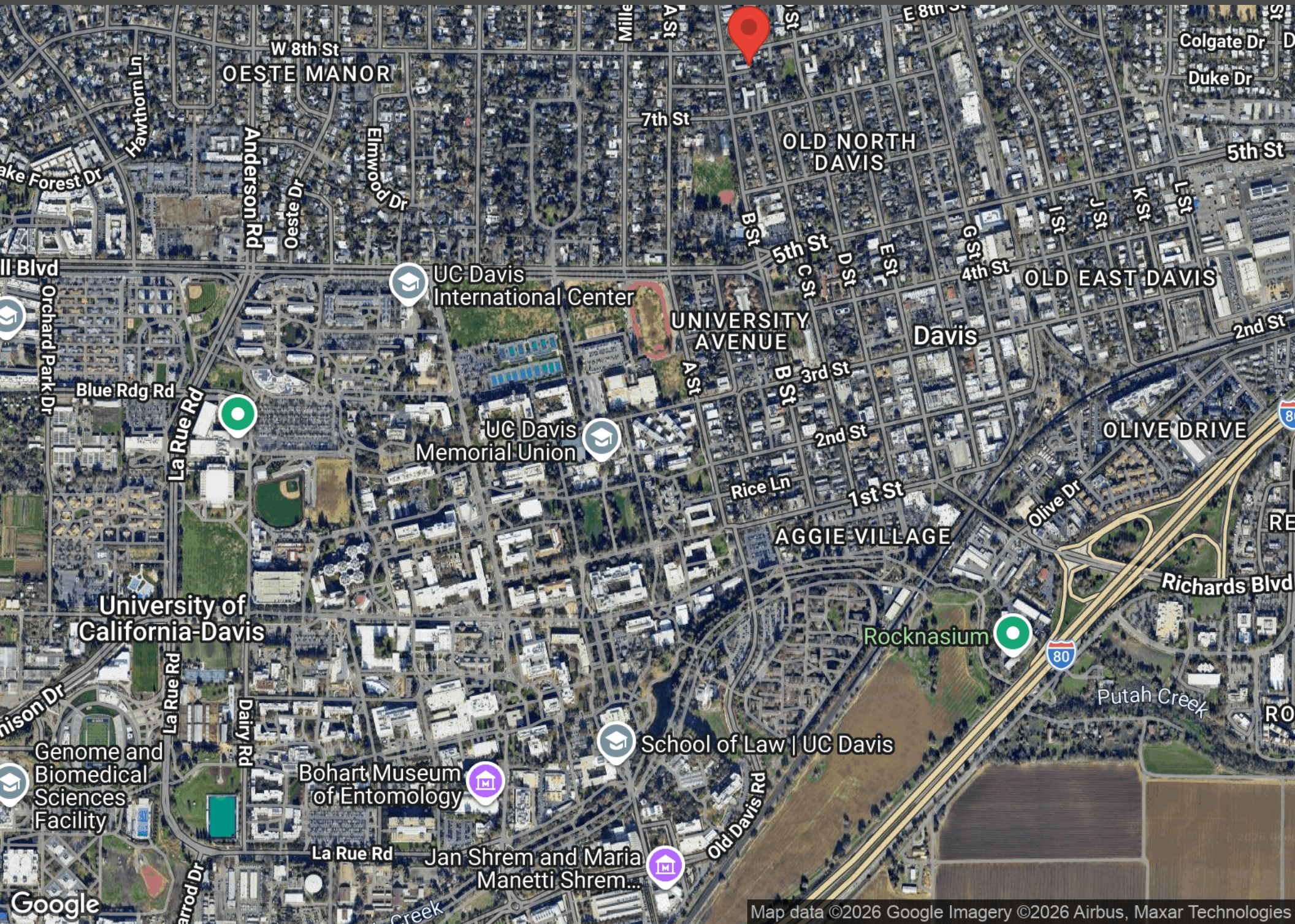
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AERIAL MAP

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SECTION IV
Demographics

Exclusively Presented by:



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