OFFERING MEMORANDUM

PARK VILLAGE APARTMENTS

1597 Bruce Dr, Anderson, CA 96007



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SECTION 1

EXECUTIVE SUMMARY

Offering Summary Investment Highlights



OFFERING SUMMARY

1597 BRUCE DR







FINANCIAL

Listing Price	\$3,800,000
Down Payment	52% / \$1,976,000
NOI	\$165,177
Cap Rate	4.35%
Price/SF	\$95.00
Price/Unit	\$95,000

OPERATIONAL

OI LIMITORNE	
Gross SF	40,000 SF
# of Units	40
Lot Size	2.5 Acres (108,900 SF)
Occupancy	96%
Year Built	1964





1597 Bruce Dr., Anderson, CA 96007

INVESTMENT OVERVIEW

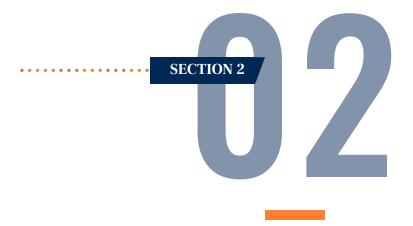
The Heitzeberg Group of Marcus & Millichap is pleased to present Park Village Apartments, a compelling value-add investment opportunity located in Anderson, CA - just 10 miles or approximately 15 minutes south of Redding. This well-positioned asset offers investors the chance to capitalize on significant upside potential through under-market rents in a growing submarket of Shasta County. The property features a diverse and well-balanced unit mix consisting of 7 three-bedroom units, 24 two-bedroom units, and 9 one-bedroom units, spread across a spacious 2.5-acre lot.

Anderson benefits from its proximity to Redding, the largest city in Shasta County with a population of around 92,000. Redding serves as a regional hub in Northern California, located approximately 150 miles north of Sacramento. Its strategic location near the Sacramento and Keswick Rivers, as well as outdoor destinations like Shasta-Trinity National Forest and Lassen Volcanic National Park, makes it a magnet for both residents and tourists. The local economy is supported by key employers such as Shasta Regional Medical Center and the Redding School District, with additional growth driven by tourism and outdoor recreation. This economic diversity enhances the stability and long-term appeal of multifamily investments in the region.

Priced at just \$80,000 per unit, Park Village Apartments offers a clear path to increased returns through rent optimization and unit renovations. This is a rare opportunity to acquire a well-located, value-add producing asset with substantial upside in Northern California.

INVESTMENT HIGHLIGHTS

- Unit Composition: Featuring 7 Three-Bedrooms, 24 Two Bedrooms, and 9 One-Bedrooms; Providing Ideal Layouts For Families Or Long-Term Renters
- Strong Rentability: Desirable Unit-Makeup & A Highly Accessible Location, This Property is Positioned For Strong Rental Demand, Offering A Steady Stream Of Income
- Attractive Amenities: On-site Laundry, Community Pool, and Ample Covered & On-Site Parking Ensuring Resident Satisfaction
- Convenient Location: Located On A 2.5-Acre Lot, Offering A Private Community Feel & Across From Volonte Park



PROPERTY INFORMATION

Property Details
Amenities
Aerial Map
Photos

PROPERTY DETAILS

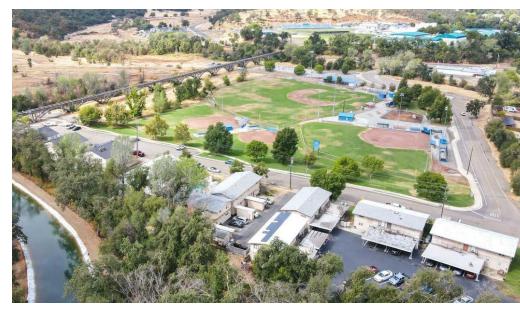
SITE DESCRIPTION

Number of Units	40
Floors	2
Year Built/Renovated	1964/-
Rentable SF	40,000 SF
Lot Size	2.5 Acres

CONSTRUCTION

Framing	Wood
Roof	Metal & Asphalt Shingles





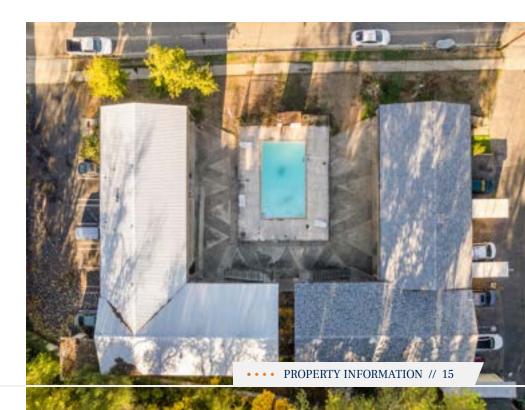
UNIT AMENITIES

• Patio/Balcony

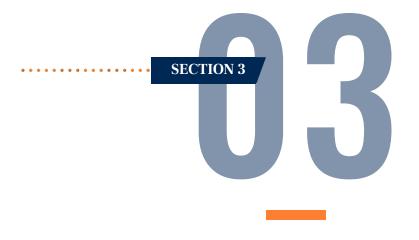
COMMON-AREA AMENITIES

- Pool
- On site laundry
- Across from large park & field
- Across from skate park
- Open/Covered Parking









FINANCIAL ANALYSIS

Financial Details



FINANCIAL DETAILS

RENT ROLL

As of September,2025

Display Rent as: Monthly
Rents to Show: Scheduled and Potential

		SCHEDULED	SCHEDULED	POTENTIAL	POTENTIAL
		Rent /	Rent / SF/	Rent /	Rent/ SF/
UNIT	UNIT TYPE	Month	Month	Month	Month
.557A	2 Bedroom	\$900	\$0.00	\$1,155	\$0.00
.557B	2 Bedroom	\$920	\$0.00	\$1,155	\$0.00
557C	2 Bedroom	\$963	\$0.00	\$1,155	\$0.00
557D	1 Bedroom	\$726	\$0.00	\$998	\$0.00
557F	2 Bedroom	\$1,255	\$0.00	\$1,155	\$0.00
557G	1 Bedroom	\$690	\$0.00	\$998	\$0.00
557H	1 Bedroom	\$856	\$0.00	\$998	\$0.00
567A	1 Bedroom	\$829	\$0.00	\$998	\$0.00
567B	1 Bedroom	\$564	\$0.00	\$998	\$0.00
567C	2 Bedroom	\$1,214	\$0.00	\$1,155	\$0.00
567D	3 Bedroom	\$2,600	\$0.00	\$2,600	\$0.00
567E	2 Bedroom	\$1,059	\$0.00	\$1,155	\$0.00
567F	2 Bedroom	\$1,079	\$0.00	\$1,155	\$0.00
567G	1 Bedroom	\$829	\$0.00	\$998	\$0.00
567H	2 Bedroom	\$900	\$0.00	\$1,155	\$0.00
577A	2 Bedroom	\$920	\$0.00	\$1,155	\$0.00
577B	2 Bedroom	\$1,100	\$0.00	\$1,155	\$0.00
577C	2 Bedroom	\$963	\$0.00	\$1,155	\$0.00
577D	2 Bedroom	\$966	\$0.00	\$1,155	\$0.00
577F	1 Bedroom	\$758	\$0.00	\$998	\$0.00
577G	2 Bedroom	\$983	\$0.00	\$1,155	\$0.00
577H	1 Bedroom	\$350	\$0.00	\$998	\$0.00
587A	2 Bedroom	\$1,082	\$0.00	\$1,155	\$0.00
587B	3 Bedroom	\$1,939	\$0.00	\$1,365	\$0.00
587C	2 Bedroom	\$1,043	\$0.00	\$1,155	\$0.00
587E	2 Bedroom	\$963	\$0.00	\$1,155	\$0.00
587F	3 Bedroom	\$1,920	\$0.00	\$1,365	\$0.00
587G	2 Bedroom	\$800	\$0.00	\$1,155	\$0.00
597B	1 Bedroom	\$600	\$0.00	\$998	\$0.00
597E	2 Bedroom	\$856	\$0.00	\$1,155	\$0.00
597F	2 Bedroom	\$960	\$0.00	\$1,155	\$0.00
597G	3 Bedroom	\$1,922	\$0.00	\$1,922	\$0.00
597H	2 Bedroom	\$1,100	\$0.00	\$1,155	\$0.00

FINANCIAL DETAILS

Total		0	\$42,349	\$0.00	\$48,049	\$0.00
1597D	3 Bedroom		\$1,300	\$0.00	\$1,365	\$0.00
1597C	3 Bedroom		\$1,300	\$0.00	\$1,365	\$0.00
1597A	3 Bedroom		\$1,300	\$0.00	\$1,365	\$0.00
1587H	2 Bedroom		\$960	\$0.00	\$1,155	\$0.00
1587D	2 Bedroom		\$960	\$0.00	\$1,155	\$0.00
1577E	2 Bedroom		\$960	\$0.00	\$1,155	\$0.00
1557E	2 Bedroom		\$960	\$0.00	\$1,155	\$0.00

FINANCIAL DETAILS

				SCHEDULED				POTENTIAL	
	# OF	AVG SQ	RENTAL	AVERAGE	AVERAGE	MONTHLY	AVERAGE	AVERAGE	MONTHLY
UNIT TYPE	UNITS	FEET	RANGE	RENT	RENT / SF	INCOME	RENT	RENT / SF	INCOME
1 Bedroom	9	N/A	\$350 - \$856	\$689	N/A	\$6,202	\$998	N/A	\$8,982
2 Bedroom	24	N/A	\$800 - \$1,255	\$994	N/A	\$23,866	\$1,155	N/A	\$27,720
3 Bedroom	7	N/A	\$1,300 - \$2,600	\$1,754	N/A	\$12,281	\$1,621	N/A	\$11,347
TOTALS/WEIGHTED AVERAGES	40	0		\$1,059	\$0.00	\$42,349	\$1,201	\$0.00	\$48,049

GROSS ANNUALIZED RENTS \$508,188 \$576,582

Unit Distribution

2 Bedroom 60% 3 Bedroom 18%

Unit Rent



FINANCIAL DETAILS

INCOME	Current		Pro Forma		NOTES	PER UNIT	PER SF
Rental Income	-	-					
Gross Potential Rent	576,582		576,582			14,415	0.00
Loss / Gain to Lease	(68,394)	11.9%	0			0	0.00
Gross Scheduled Rent	508,188		576,582			14,415	0.00
Physical Vacancy	(20,328)	4.0%	(23,063)	4.0%		(577)	0.00
TOTAL VACANCY	(\$20,328)	4.0%	(\$23,063)	4.0%		(\$577)	\$0
Effective Rental Income	487,860		553,519			13,838	0.00
Other Income							
All Other Income	4,440		4,440			111	0.00
TOTAL OTHER INCOME	\$4,440		\$4,440			\$111	\$0.00
EFFECTIVE GROSS INCOME	\$492,300		\$557,959			\$13,949	\$0.00
EXPENSES	Current		Pro Forma		NOTES	PER UNIT	PER SF
Real Estate Taxes	41,682		41,682			1,042	0.00
Insurance	32,065		32,065		[1]	802	0.00
Utilities - Electric & Gas	12,794		12,794		[1]	320	0.00
Utilities - Water & Sewer	5,490		5,490		[1]	137	0.00
Trash Removal	1,210		1,210		[1]	30	0.00
Repairs & Maintenance	126,172		40,000		[1]	1,000	0.00
Payroll	72,332		72,332		[1]	1,808	0.00
Pool Expense	763		763		[1]	19	0.00
Operating Reserves	10,000		10,000		[2]	250	0.00
Management Fee	24,615	5.0%	27,898	5.0%	[3]	697	0.00
TOTAL EXPENSES	\$327,123		\$244,234			\$6,106	\$0.00
EXPENSES AS % OF EGI	66.4%		43.8%				
NET OPERATING INCOME	\$165,177		\$313,725			\$7,843	\$0.00

Notes and assumptions to the above analysis are on the following page.

FINANCIAL DETAILS

NOTES TO OPERATING STATEMENT

- [1] From 2024 Profit and Loss
- [2] Assumed \$250 per unit
- [3] Standard 5% fee

FINANCIAL DETAILS

SUMMARY		
Price	\$3,800,000	
Down Payment	\$1,976,000	52%
Number of Units	40	
Price Per Unit	\$95,000	
Price Per SqFt	\$0.00	
Rentable SqFt	0	
Lot Size	2.50 Acres	
Approx. Year Built	1964	

RETURNS	Current	Pro Forma	Reno	
CAP Rate	4.35%	8.26%	0.00%	
GRM	7.48	6.59		
Cash-on-Cash	1.72%	9.24%		
Debt Coverage Ratio	1.26	2.39		

FINANCING	1st Loan	
Loan Amount	\$1,824,000	
Loan Type	New	
Interest Rate	6.00%	
Amortization	30 Years	
Year Due	2030	

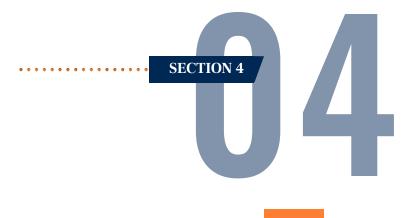
Loan information is subject to change. Contact your Marcus & Millichap Capital Corporatio

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED	RENTS MARKET RENTS
9	1 Bedroom	0	\$689	\$998
24	2 Bedroom	0	\$994	\$1,155
7	3 Bedroom	0	\$1,754	\$1,621

OPERATING DATA

INCOME		Current		Pro Forma
Gross Scheduled Rent		\$508,188		\$576,582
Less: Vacancy/Deductions	4.0%	\$20,328	4.0%	\$23,063
Total Effective Rental Income		\$487,860		\$553,519
Other Income		\$4,440		\$4,440
Effective Gross Income		\$492,300		\$557,959
Less: Expenses	66.4%	\$327,123	43.8%	\$244,234
Net Operating Income		\$165,177		\$313,725
Cash Flow		\$165,177		\$313,725
Debt Service		\$131,230		\$131,230
Net Cash Flow After Debt Service	1.72%	\$33,948	9.24%	\$182,495
Principal Reduction		\$22,399		\$23,780
TOTAL RETURN	2.85%	\$56,347	10.44%	\$206,276

EXPENSES	Current	Pro Forma
Real Estate Taxes	\$41,682	\$41,682
Insurance	\$32,065	\$32,065
Utilities - Electric & Gas	\$12,794	\$12,794
Utilities - Water & Sewer	\$5,490	\$5,490
Trash Removal	\$1,210	\$1,210
Repairs & Maintenance	\$126,172	\$40,000
Payroll	\$72,332	\$72,332
Pool Expense	\$763	\$763
Operating Reserves	\$10,000	\$10,000
Management Fee	\$24,615	\$27,898
TOTAL EXPENSES	\$327,123	\$244,234
Expenses/Unit	\$8,178	\$6,106
Expenses/SF	\$0.00	\$0.00



SALE COMPARABLES

Sale Comps Map Sale Comps Summary Price per SF Chart Price per Unit Chart Sale Comps

SALE COMPS MAP



Park Village Apartments



Shasta Pines Apartments



The Pinnacle Apartments



2705 Akard Ave



1255 Burton Ct



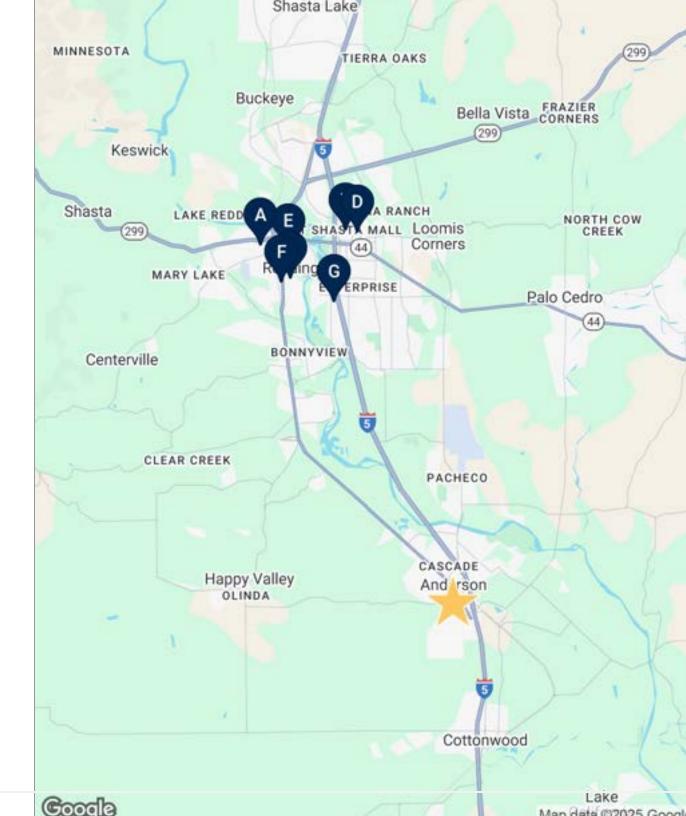
Garden Tract Townhomes



Villa Apartments



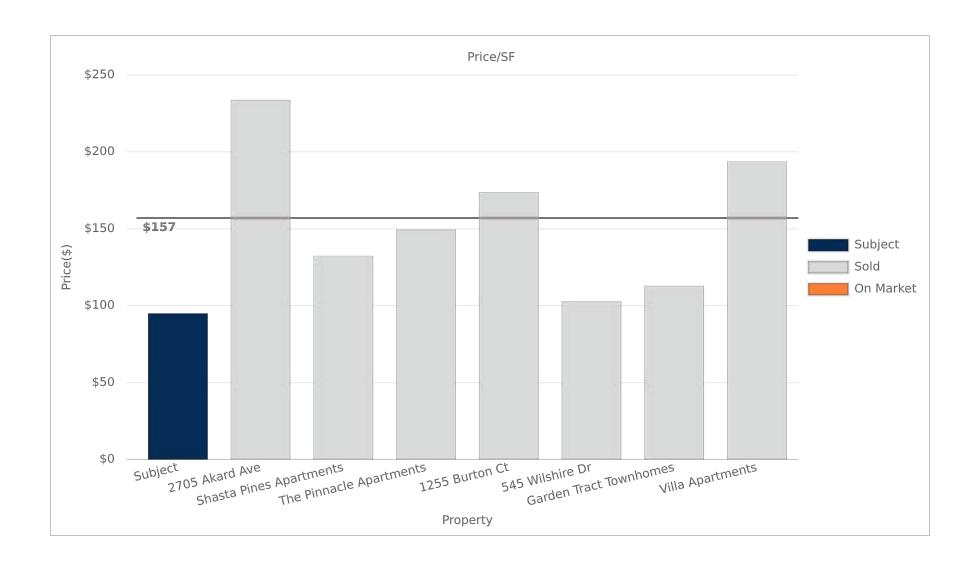
545 Wilshire Dr



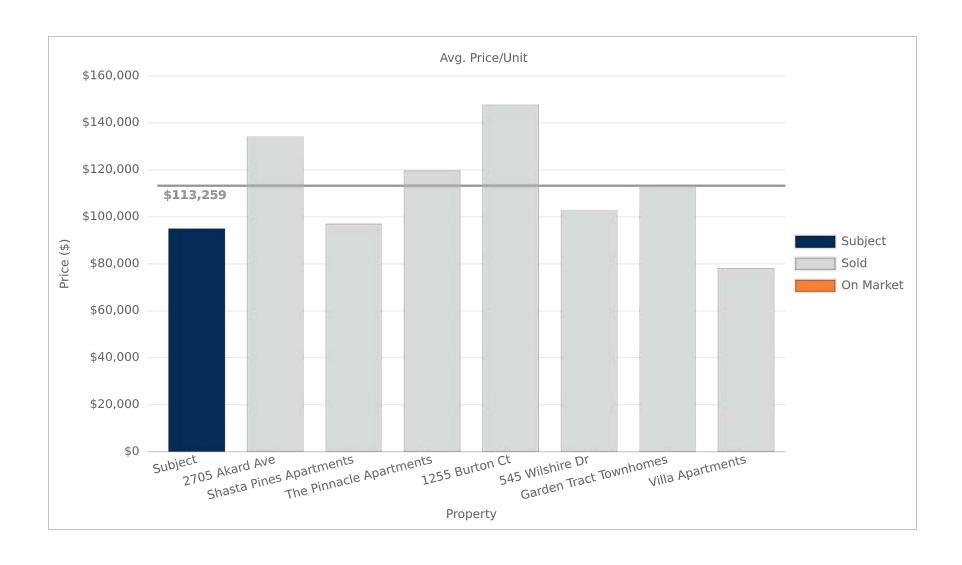
SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
*	Park Village Apartments 1597 Bruce Dr Anderson, CA 96007	\$3,800,000	40,000 SF	\$95.00	2.5 AC	\$95,000	4.35%	40	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
A	Shasta Pines Apartments 2045 Shasta St Redding, CA 96001	\$2,912,500	22,000 SF	\$132.39	0.53 AC	\$97,083	6.00%	30	08/25/2023
₿	The Pinnacle Apartments 1230 Canby Rd Redding, CA 96003	\$15,675,000	104,939 SF	\$149.37	5.94 AC	\$119,656	6.14%	131	07/19/2024
•	2705 Akard Ave Redding, CA 96001	\$1,342,000	5,742 SF	\$233.72	0.32 AC	\$134,200	6.93%	10	01/05/2023
•	1255 Burton Ct Redding, CA 96003	\$1,182,000	6,800 SF	\$173.82	0.38 AC	\$147,750	8.00%	8	01/29/2025
•	Garden Tract Townhomes 1060 South St Redding, CA 96001	\$2,260,000	20,000 SF	\$113.00	0.81 AC	\$113,000	6.37%	20	07/29/2025
•	Villa Apartments 1369 Spruce St Redding, CA 96001	\$860,000	4,435 SF	\$193.91	0.41 AC	\$78,181	7.59%	11	07/31/2025
•	545 Wilshire Dr Redding, CA 96002	\$3,500,000	34,000 SF	\$102.94	1.28 AC	\$102,941	6.50%	34	07/15/2025
	AVERAGES	\$3,961,643	28,274 SF	\$157.02	1.38 AC	\$113,258	6.79%	35	-

PRICE PER SF CHART



PRICE PER UNIT CHART



SALE COMPS





Park Village Apartments 1597 Bruce Dr, Anderson, CA 96007

Listing Price:	\$3,800,000	Price/SF:	\$95.00
Property Type:	Multifamily	NOI:	\$165,177
Cap Rate:	4.35%	Occupancy:	96%
Year Built:	1964	COE:	On Market
Number Of Units:	40	Lot Size:	2.5 Acres
Price/Unit:	\$95,000	Total SF:	40,000 SF
UNIT TYPE	# UNITS	% O F	SIZE SF
1 Bedroom	9	22.5	500
2 Bedroom	24	60.0	850
3 Bedroom	7	17.5	1,000
TOTAL/AVG	40	100%	797





Shasta Pines Apartments 2045 Shasta St Redding, CA 96001

Sale Price:	\$2,912,500	Price/SF:	\$132.39
Property Type:	Multifamily	Cap Rate:	6.00%
Occupancy:	98%	Year Built:	1965
COE:	08/25/2023	Number Of Units:	30
Lot Size:	0.53 Acres	Price/Unit:	\$97,083
Total SF:	22,000 SF		
UNIT TYPE	# UNITS	% O F	SIZE SF
1BD	30	100	510
TOTAL/AVG	30	100%	510

SALE COMPS





Sale Price:	\$15,675,000	Price/SF:	\$149.37
Property Type:	Multifamily	Cap Rate:	6.14%
Occupancy:	98%	Year Built:	1980
COE:	07/19/2024	Number Of Units:	131
Lot Size:	5.94 Acres	Price/Unit:	\$119,656
Total SF:	104,939 SF		
UNIT TYPE	# UNITS	% OF	SIZE SF
1BD	30	22.9	580
2BD	101	77.1	750

100%

711

131

Previously called The Smoke Tree Apartments.

TOTAL/AVG



2705 Akard AveRedding, CA 96001

\$1,342,000	Price/SF:	\$233.72
Multifamily	Cap Rate:	6.93%
98%	Year Built:	1960
01/05/2023	Number Of Units:	10
0.32 Acres	Price/Unit:	\$134,200
5,742 SF		
# UNITS	% OF	SIZE SF
10	100	625
10	100%	625
	Multifamily 98% 01/05/2023 0.32 Acres 5,742 SF # UNITS	Multifamily Cap Rate: 98% Year Built: 01/05/2023 Number Of Units: 0.32 Acres Price/Unit: 5,742 SF # UNITS % OF 10 100

SALE COMPS





Sale Price:	\$1,182,000	Price/SF:	\$173.82
Property Type:	Multifamily	Cap Rate:	8.00%
Occupancy:	98%	Year Built:	1987
COE:	01/29/2025	Number Of Units:	8
Lot Size:	0.38 Acres	Price/Unit:	\$147,750
Total SF:	6,800 SF		
UNIT TYPE	# UNITS	% O F	SIZE SF
2BD	8	100	850
TOTAL/AVG	8	100%	850



Garden Tract Townhomes 1060 South St Redding, CA 96001

Sale Price:	\$2,260,000	Price/SF:	\$113.00
Property Type:	Multifamily	Cap Rate:	6.37%
Occupancy:	95%	Year Built:	1964
COE:	07/29/2025	Number Of Units:	20
Lot Size:	0.81 Acres	Price/Unit:	\$113,000
Total SF:	20,000 SF		
UNIT TYPE	# UNITS	% OF	SIZE SF
3BD/1.5BA	20	100	1,000
TOTAL/AVG	20	100%	1,000

SALE COMPS





Sale Price:	\$860,000	Price/SF:	\$193.91
Property Type:	Multifamily	Cap Rate:	7.59%
Occupancy:	95%	Year Built:	1968
COE:	07/31/2025	Number Of Units:	11
Lot Size:	0.41 Acres	Price/Unit:	\$78,181
Total SF:	4,435 SF		
UNIT TYPE	# UNITS	% O F	SIZE SF
UNIT TYPE Studio	# UNITS	% 0F 45.5	SIZE SF 375
Studio	5	45.5	375

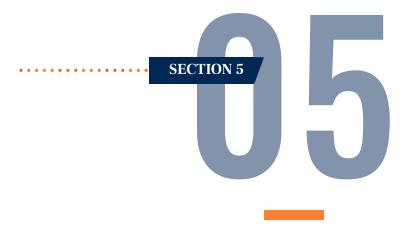


545 Wilshire Dr Redding, CA 96002

Sale Price:	\$3,500,000	Price/SF:	\$102.94
Property Type:	Multifamily	Cap Rate:	6.50%
Occupancy:	98%	Year Built:	1986
COE:	07/15/2025	Number Of Units:	34
Lot Size:	1.28 Acres	Price/Unit:	\$102,941
Total SF:	34,000 SF		

UNIT TYPE	# UNITS	% OF	SIZE SF
1BD	24	70.6	800
2BD	10	29.4	900
TOTAL/AVG	34	100%	829

Estimated cap rate.



LEASE COMPARABLES

Rent Comps Map Rent Comps

RENT COMPS MAP



Park Village Apartments



Valley View Apartments



Anderson Court



Manzanita Hills Apartments



River Gardens Apartments



Anderson Oaks Aparrtments



1693 Manter Dr



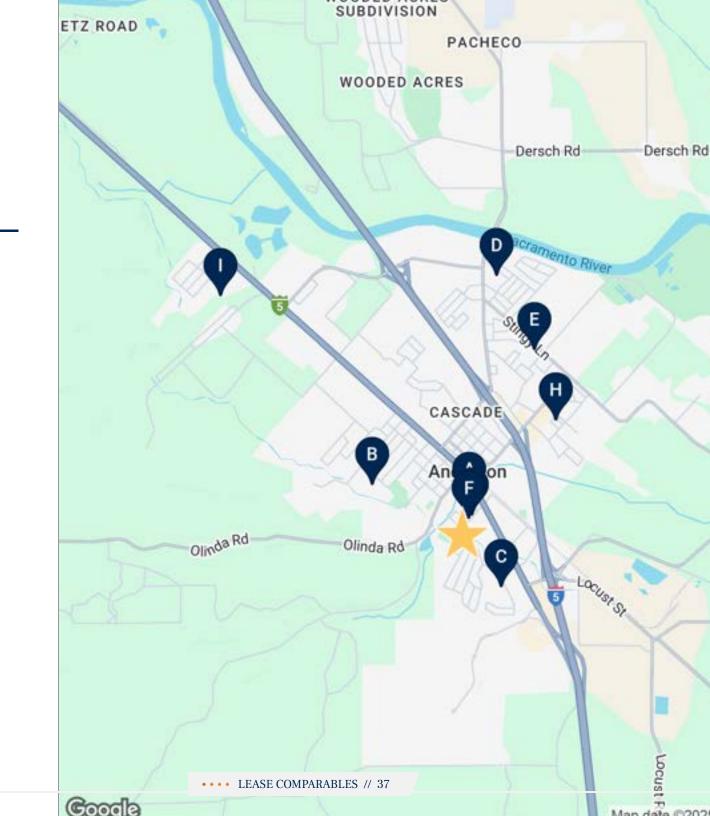
Brucewood Manor Apartments



Gateway Townhomes



Village Green Apartments











40 Units 96% Total Occupancy Vear Built 1964





UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	9	22.5	500	\$689	\$1.38
2 Bedroom	24	60.0	850	\$994	\$1.17
3 Bedroom	7	17.5	1,000	\$1,754	\$1.75
TOTAL/AVG	40	100%	797	\$1,058	\$1.33





84 Units





UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	52	61.9	500	\$952	\$1.90
2 Bedroom	24	28.6	725	\$1,150	\$1.59
3 Bedroom	8	9.5	835	\$1,353	\$1.62
TOTAL/AVG	84	100%	596	\$1,046	\$1.76



RENT COMPS



Anderson Court 1565 Fair Oaks Dr, Anderson, CA 96007



38 Units



Year Built 1996



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	18	47.4	750	\$698	\$0.93
2 Bedroom	20	52.6	1,000	\$819	\$0.82
TOTAL/AVG	38	100%	881	\$761	\$0.86



Manzanita Hills Apartments 1526 Spruce St, Anderson, CA 96007



160 Units





UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	120	75	680	\$873	\$1.28
2 Bedroom	40	25	780	\$1,006	\$1.29
TOTAL/AVG	160	100%	705	\$906	\$1.29



RENT COMPS



River Gardens Apartments 3195 Briarwood Dr, Anderson, CA 96007



108 Units



Year Built 1978



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	48	44.4	558	\$872	\$1.56
2 Bedroom	60	55.6	747	\$1,005	\$1.35
TOTAL/AVG	108	100%	663	\$945	\$1.43



Anderson Oaks Aparrtments 2980 Stingy Ln, Anderson, CA 96007







UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bedroom	8	88.9	800	\$844	\$1.06
3 Bedroom	1	11.1	1,100	\$941	\$0.86
TOTAL/AVG	9	100%	833	\$854	\$1.03



RENT COMPS





4 Units



Year Built 1979



UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bedroom	4	100		\$906	
TOTAL/AVG	4	100%	0	\$906	



Brucewood Manor Apartments 1710 Bruce Dr, Anderson, CA 96007







UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bedroom	38	100	850	\$772	\$0.91
TOTAL/AVG	38	100%	850	\$772	\$0.91



Gateway Townhomes
2600 Shady Ln, Anderson, CA 96007

84 Units | Year Built 2004

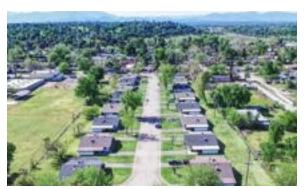


UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
1 Bedroom	84	100	1,000	\$1,119	\$1.12
TOTAL/AVG	84	100%	1,000	\$1,119	\$1.12



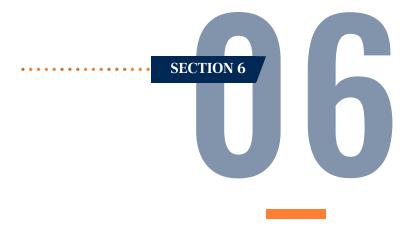






Renovated in 2000, is consists of 16 duplexes in a cul-de-sac

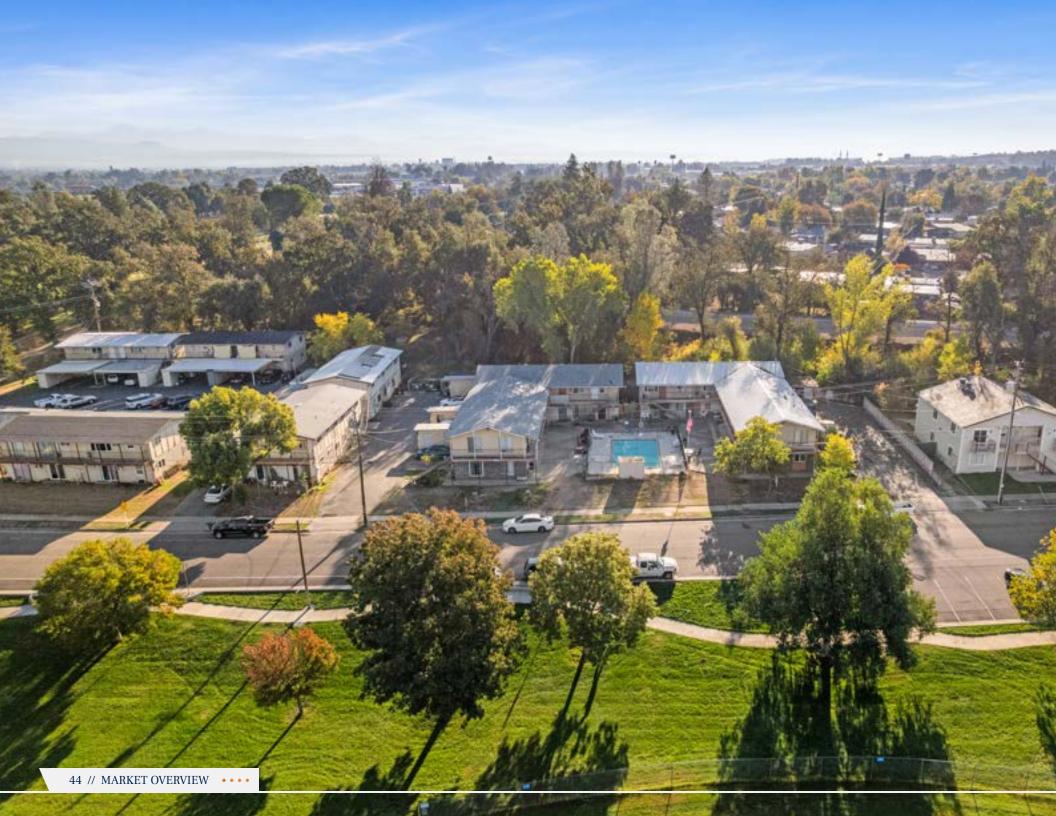
UNIT TYPE	# UNITS	% OF	SIZE SF	RENT	RENT/SF
2 Bedroom	32	100	800	\$980	\$1.23
TOTAL/AVG	32	100%	800	\$980	\$1.23



MARKET OVERVIEW

Market Overview Demographics

Marcus & Millichap



MARKET OVERVIEW

NORTHERN CALIFORNIA

Collectively, the counties of Butte, Colusa, Glenn, Humboldt, Lake, Mendocino, Shasta, Sutter, Tehama, Trinity and Yuba compose a region of almost 1 million people across an expanse of land ranging from just north of Sacramento, up to Redding and west to the Pacific coastline. Interstate 5 serves as a key transportation route, located east of the region's several national and state forests. Butte is the largest county at over 210,000 residents, while Yuba County is the fastest growing — up 4.5 percent by 2029. Yuba is also the youngest county with a median age of 33.

ECONOMY

- A series of public community colleges and other small educational institutions are peppered throughout the region, including Butte College, Chico State University, the College of the Redwoods and Cal Poly Humbodt State University. These institutions serve as both sources for knowledge and employment.
- The St. Joseph Hospital in Eureka is one of the region's larger health care operations in terms of employment.
 The campus is part of the Providence health system.
- Various distribution facilities dot Interstate 5, with the biggest concentrations in Yuba City, Chico and Redding. This activity supports the flow of goods north from California ports into Oregon.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

QUICK FACTS



POPULATION
999K
Growth 2024-2029*
1.4%



HOUSEHOLDS 395K Growth 2024-2029* 1.8%



* Forecast

MEDIAN AGE
39.8
U.S. Median:
39.0



MEDIAN HOUSEHOLD INCOME \$68,900
U.S. Median: \$76,100



METRO HIGHLIGHTS



AMPLE COASTLINE

More than 100 miles of scenic coastline serve as a prominent draw for tourists and artists, as well as a generator for business with the Port of Humboldt Bay, a major logging exporter.



OUTDOOR ACTIVITIES

Mendocino, Trinity and Shasta-Trinity natural forests are all at least partly within the region, providing opportunities for camping, hiking, boating, hunting and other pastimes.



AGRICULTURE

Rice, fruits and nuts are grown in various locations throughout inland Butte, Sutter and Yuba counties. Meanwhile, numerous vineyards can be found in Mendocino and Lake counties, which are best known for Pino Noir and Cabernet Sauvignon, respectively.

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	5,355	15,265	27,412
2024 Estimate			
Total Population	5,280	15,147	27,271
2020 Census			
Total Population	5,236	15,378	27,651
2010 Census			
Total Population	4,428	14,001	25,798
Daytime Population			
2024 Estimate	5,212	14,640	23,555
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	2,187	6,357	11,143
2024 Estimate			
Total Households	2,135	6,259	10,997
Average (Mean) Household Size	2.4	2.4	2.4
2020 Census			
Total Households	2,066	6,122	10,794
2010 Census			
Total Households	1,804	5,531	9,942
Growth 2024-2029	2.4%	1.6%	1.3%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	2,341	6,709	11,793
2024 Estimate	2,284	6,602	11,636
Owner Occupied	886	3,597	7,294
Renter Occupied	1,226	2,687	3,796
Vacant	148	343	639
Persons in Units			
2024 Estimate Total Occupied Units	2,135	6,259	10,997
1 Person Units	34.4%	33.9%	31.3%
2 Person Units	28.4%	30.9%	33.0%
3 Person Units	16.2%	15.5%	15.6%
4 Person Units	9.4%	9.9%	10.0%
5 Person Units	7.1%	6.4%	6.4%
6+ Person Units	4.5%	3.5%	3.7%

2024 Estimate \$200,000 or More 3.3 \$150,000-\$199,999 3.0 \$100,000-\$149,999 8.9 \$75,000-\$99,999 14. \$50,000-\$74,999 11. \$35,000-\$49,999 13. \$25,000-\$34,999 12. Under \$15,000 21. Average Household Income \$59, Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 M Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	3 Mile 3 Mile 3% 3.49 0% 6.19 9% 12.60 1% 14.60 4% 15.70	% 6.1% % 7.1%
\$150,000-\$199,999	0% 6.1% 9% 12.6° 1% 14.6° 4% 15.7°	% 7.1%
\$100,000-\$149,999 8.9 \$75,000-\$99,999 14. \$50,000-\$74,999 11. \$35,000-\$49,999 13. \$25,000-\$34,999 11. \$15,000-\$24,999 12. Under \$15,000 21. Average Household Income \$59, Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 N Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	9% 12.6° 1% 14.6° 4% 15.7°	
\$100,000-\$149,999 8.9 \$75,000-\$99,999 14. \$50,000-\$74,999 11. \$35,000-\$49,999 13. \$25,000-\$34,999 11. \$15,000-\$24,999 12. Under \$15,000 21. Average Household Income \$59, Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 N Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	1% 14.6° 4% 15.7°	% 14.4%
\$50,000-\$74,999 11. \$35,000-\$49,999 13. \$25,000-\$34,999 11. \$15,000-\$24,999 12. Under \$15,000 21. Average Household Income \$59, Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 N Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	4% 15.79	
\$35,000-\$49,999 13. \$25,000-\$34,999 11. \$15,000-\$24,999 12. Under \$15,000 21. Average Household Income \$59, Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 N Population By Age 2024 Estimate Total Population 5,2 Under 20 29.		% 15.1%
\$25,000-\$34,999 11. \$15,000-\$24,999 12. Under \$15,000 21. Average Household Income \$59, Median Household Income \$444, Per Capita Income \$24, POPULATION PROFILE 1 N Population By Age 2024 Estimate Total Population 5,2 Under 20 29.		% 15.0%
\$15,000-\$24,999 12. Under \$15,000 21. Average Household Income \$59, Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 M Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	8% 11.19	% 10.1%
Under \$15,000 21. Average Household Income \$59, Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 M Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	3% 10.09	% 10.2%
Average Household Income \$59, Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 N Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	5% 11.89	% 10.5%
Median Household Income \$44, Per Capita Income \$24, POPULATION PROFILE 1 N Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	7% 14.79	% 11.5%
Per Capita Income \$24, POPULATION PROFILE 1 M Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	,204 \$70,9	\$84,089
POPULATION PROFILE 1 M Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	,406 \$56,6	95 \$65,905
Population By Age 2024 Estimate Total Population 5,2 Under 20 29.	,285 \$29,7	43 \$34,117
2024 Estimate Total Population 5,2 Under 20 29.	Mile 3 Mile	es 5 Miles
Under 20 29.		
	280 15,14	47 27,271
20 to 24 Voors	2% 26.69	% 25.6%
20 to 34 rears 20.	3% 18.79	% 17.4%
35 to 39 Years 6.9	9% 7.1%	6.8%
40 to 49 Years 11.	1% 10.99	% 11.1%
50 to 64 Years 16.	2% 17.79	% 18.9%
Age 65+ 16.	4% 19.09	% 20.2%
Median Age 37	7.0 40.0	0 41.0
Population 25+ by Education Level		
2024 Estimate Population Age 25+ 3,4	10,32	27 18,957
Elementary (0-8) 2.0	3.49	% 2.9%
Some High School (9-11) 7.9	9% 8.8%	% 7.7%
High School Graduate (12) 33.	2% 32.29	% 29.9%
Some College (13-15) 36.	1% 30.99	% 31.9%
Associate Degree Only 9.5	5% 9.8%	% 11.1%
Bachelor's Degree Only 8.8	3% 11.39	% 12.2%
Graduate Degree 2.6	3.7%	4.4%
Population by Gender		
2024 Estimate Total Population 5,2		
Male Population 52.	280 15,14	47 27,271
Female Population 47.	280 15,1 ² 7% 51.9°	-





POPULATION

In 2024, the population in your selected geography is 27,271. The population has changed by 5.71 percent since 2010. It is estimated that the population in your area will be 27,412 five years from now, which represents a change of 0.5 percent from the current year. The current population is 51.1 percent male and 48.9 percent female. The median age of the population in your area is 40.0, compared with the U.S. average, which is 39.0. The population density in your area is 347 people per square mile.



EMPLOYMENT

In 2024, 10,581 people in your selected area were employed. The 2010 Census revealed that 54.7 of employees are in white-collar occupations in this geography, and 25.7 are in blue-collar occupations. In 2024, unemployment in this area was 5.0 percent. In 2010, the average time traveled to work was 21.00 minutes.



HOUSEHOLDS

There are currently 10,997 households in your selected geography. The number of households has changed by 10.61 percent since 2010. It is estimated that the number of households in your area will be 11,143 five years from now, which represents a change of 1.3 percent from the current year. The average household size in your area is 2.4 people.



HOUSING

The median housing value in your area was \$297,658 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 6,322.00 owner-occupied housing units and 3,620.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$65,905, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 69.99 percent since 2010. It is estimated that the median household income in your area will be \$74,735 five years from now, which represents a change of 13.4 percent from the current year.

The current year per capita income in your area is \$34,117, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$84,089, compared with the U.S. average, which is \$101,307.



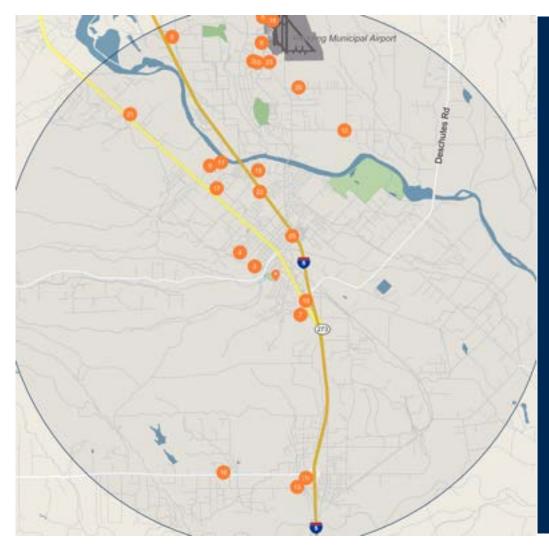
EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 16.4 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 11.1 percent completed a bachelor's degree, compared with the national average of 21.1 percent.

The number of area residents with an associate degree was higher than the nation's at 22.9 percent vs. 8.8 percent, respectively.

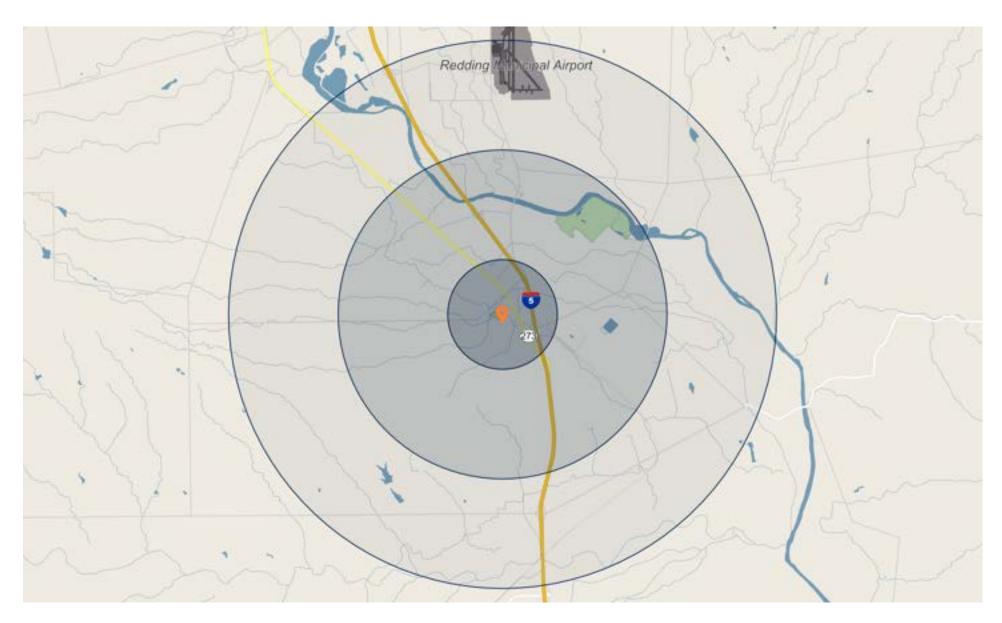
The area had fewer high-school graduates, 2.4 percent vs. 26.2 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 38.9 percent in the selected area compared with the 19.7 percent in the U.S.

DEMOGRAPHICS



	Major Employers	Employees
1	Aqua Regia Inc-Cottonwood Drugs	1,036
2	Pacific Gas and Electric Co-PG&e	688
3	Auhsd Board	156
4	Magnolia Holdings LLC-Oak River Rehabilitation	150
5	Altexsoft Inc	146
6	Captive-Aire Systems Inc	140
7	Walmart Inc-Walmart	127
8	Ta Operating LLC-Popeyes Chicken & Biscuits	104
9	Sierra Pacific Industries	103
10	Pre-Employcom Inc-Re-Emplycom Fmly of Cmpnies In	100
11	Sierra Pacific Industries Inc	100
12	Pacheco Un Elementary Schl Dst-Prairie Elementary School	75
13	Cottonwood Union School Dst-West Cttnwood Junior High Schl	74
14	Harbor Distributing LLC	73
15	UPS Freight Services Inc-UPS Freight	73
16	Cottonwood Union School Dst-North Cottonwood School	73
17	Harbert Roofing Inc	64
18	Redding Aero Enterprises Inc-Redding Jet Center	60
19	Marys Pizza Shack	56
20	Meyers Earthwork Inc	55
21	United Parcel Service Inc-UPS	55
22	B & B Rv Inc-B&B Rv Center	52
23	Electric Innovations Inc	51
24	North State Grocery Inc-Holiday Quality Foods 34	51
25	Parent Infant Programs Inc	50







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