

PROPERTY SUMMARY

4416 Precissi Ln, Stockton, CA 95207

PROPERTY DESCRIPTION

The DeLoney Group of Marcus & Millichap is proud to present The Cottages, a meticulously maintained 40-unit apartment community, built in 2002 and located adjacent to the University of the Pacific in Stockton, California. The offering, for sale for the very first time, exclusively features two bedroom / two bathroom units, each spanning a generous 944 square feet.

While not deeded as a student property, The Cottages has naturally attracted students from the Thomas J. Long School of Pharmacy, which is located just 0.4 miles away. The property's spacious floor plans, particularly the rare two-bedroom, two-bathroom layouts, provide tenants with privacy—making them especially popular among roommates. In addition to the thoughtful unit designs, the property offers a low-density environment, covered parking, gated access, and lush landscaping, all of which distinguish it from competing properties in the area.

Located in the heart of the Central Valley, The Cottages benefits from direct access to major employment centers such as the Bay Area, Silicon Valley, and Sacramento. The city is well-served by key highways, including I-5 and CA-99, making it an ideal hub for residential living and commuting professionals. With Stockton's steady population growth and a lack of new construction in the region, the demand for rentals is projected to continue rising, which will likely put upward pressure on rents.

The new owner of Cottages can add value by eroding the approximate 12% loss to lease on the rent roll upon lease renewal. As a property built in 2002, it combines the advantages of newer construction with a relatively low unit count, a very rare combination in today's marketplace. The property is stable, low-maintenance, and provides a clear path to upside through strategic rent adjustments.

Please contact The DeLoney Group for more information or tours. Please do not disturb residents or management.

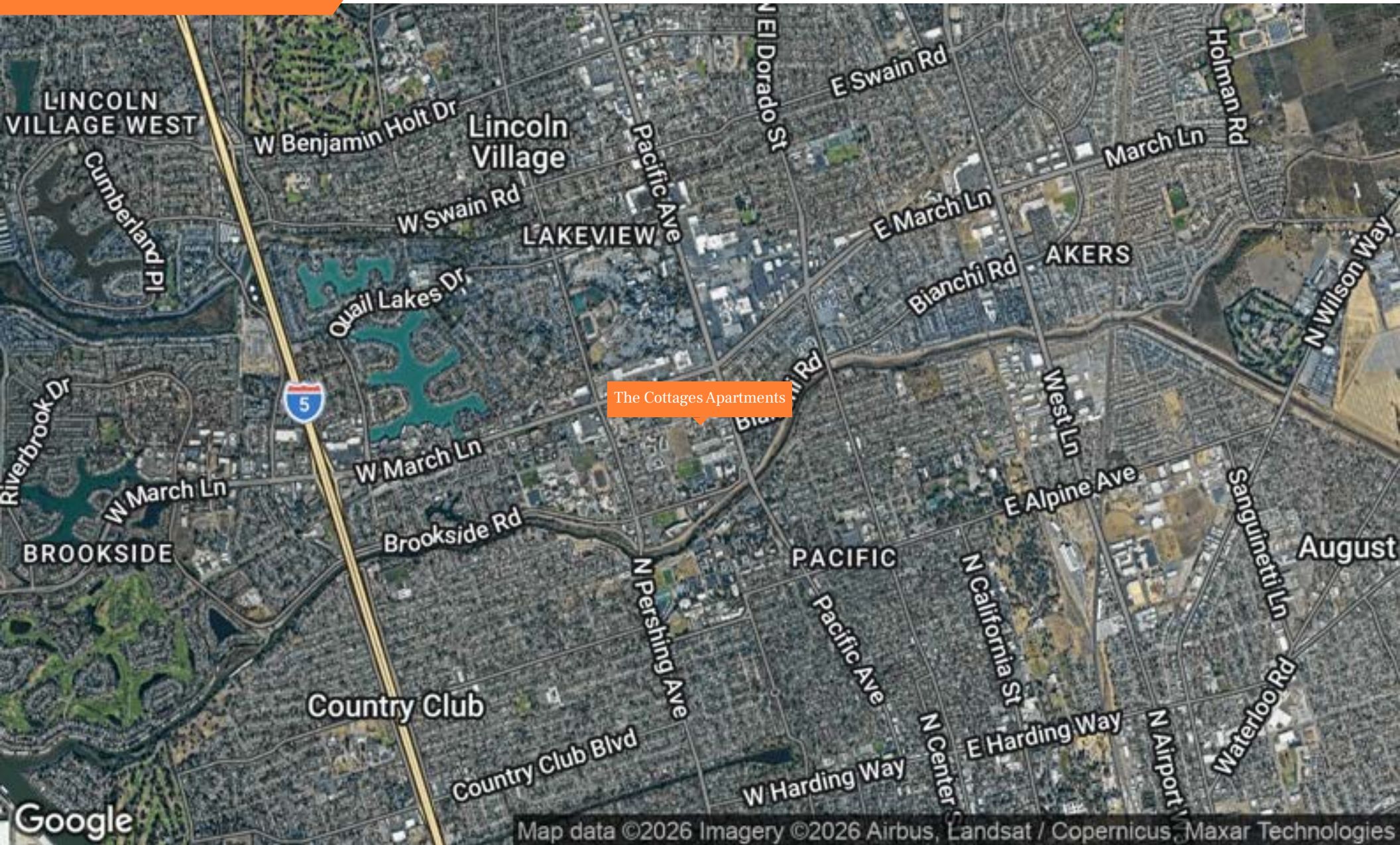


PROPERTY HIGHLIGHTS

- All units are desirable two-bed two-bath floorplans, including upstairs lofted ceilings
- Modern construction minimizes maintenance costs and simplifies insurance requirements
- High demand from the University of Pacific school of pharmacy, just 0.4 miles away
- Spacious floorplans, in-unit W/D hookups, gated access, concrete parking lot with covered parking and mature, lush landscape
- Value-add opportunity to raise rents by providing in-unit laundry
- Potential to repurpose existing laundry facility and leasing office into ADU

LOCATION MAP

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ADDITIONAL PHOTOS

4416 Precissi Ln, Stockton, CA 95207



DEMOGRAPHICS MAP & REPORT

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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,064	5,449	20,722
Average Age	37.7	34.1	33.5
Average Age (Male)	33.9	29.7	30.7
Average Age (Female)	41.8	38.0	36.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	402	1,998	7,485
# of Persons per HH	2.6	2.7	2.8
Average HH Income	\$49,960	\$65,368	\$77,868
Average House Value	\$324,389	\$336,784	\$369,410

2023 American Community Survey (ACS)

