



Offering Memorandum

Turnkey Fourplex Investment Opportunity

4840 E. University Avenue | Fresno, California

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CA Lic #01456017



Offering Summary

Colliers | Fresno is pleased to present this fully occupied, turnkey fourplex, investment property available for sale in Fresno, California. 4840 E. University Avenue is a 4 unit property totaling approximately 3,720 square feet. Three units have 2 bedrooms and 1 bathroom and have been fully renovated within the past 2 years. One unit is 2 bedrooms and 1.5 bathroom. Each unit is approximately 930 square feet and has a single car garage. The laundry room is currently not in use but has all hook ups for washer and dryer to potentially generate additional income. Property roof was replaced approximately 15 years ago and one HVAC units was also recently replaced.

Located in close proximity to the Fresno Yosemite International Airport, the property is near the intersection of McKinley and Chestnut Avenues. Built in 1969, the building is situated on approximately 6,000 square feet of land and zoned RM1.

The units are individually metered for P.G.&E. and paid by tenant.

Please do not walk the grounds or disturb tenants.

Colliers





Investment Summary



Price:
4840 E. University Avenue
\$628,000.00
8.17% CAP RATE (under current operations)



Price Per Square Foot:
\$168.73

Price Per Unit:
\$157,000

CURRENT NOI:
\$51,333.00

GRM:
9.20

HIGHLIGHTS



Qualifies for housing assistance programs such as Section 8



Turnkey investment opportunity. Significant improvements completed over the last few years



Centrally located in Fresno and in close proximity to Highways 168 and 180

Property Summary

Overview Highlights

Total Square Feet:	±3,720 square feet
Land Area:	±6,000 square feet
APN:	494-160-05
Year Built:	1969
Zoning:	RM-1

Fourplex Unit Information

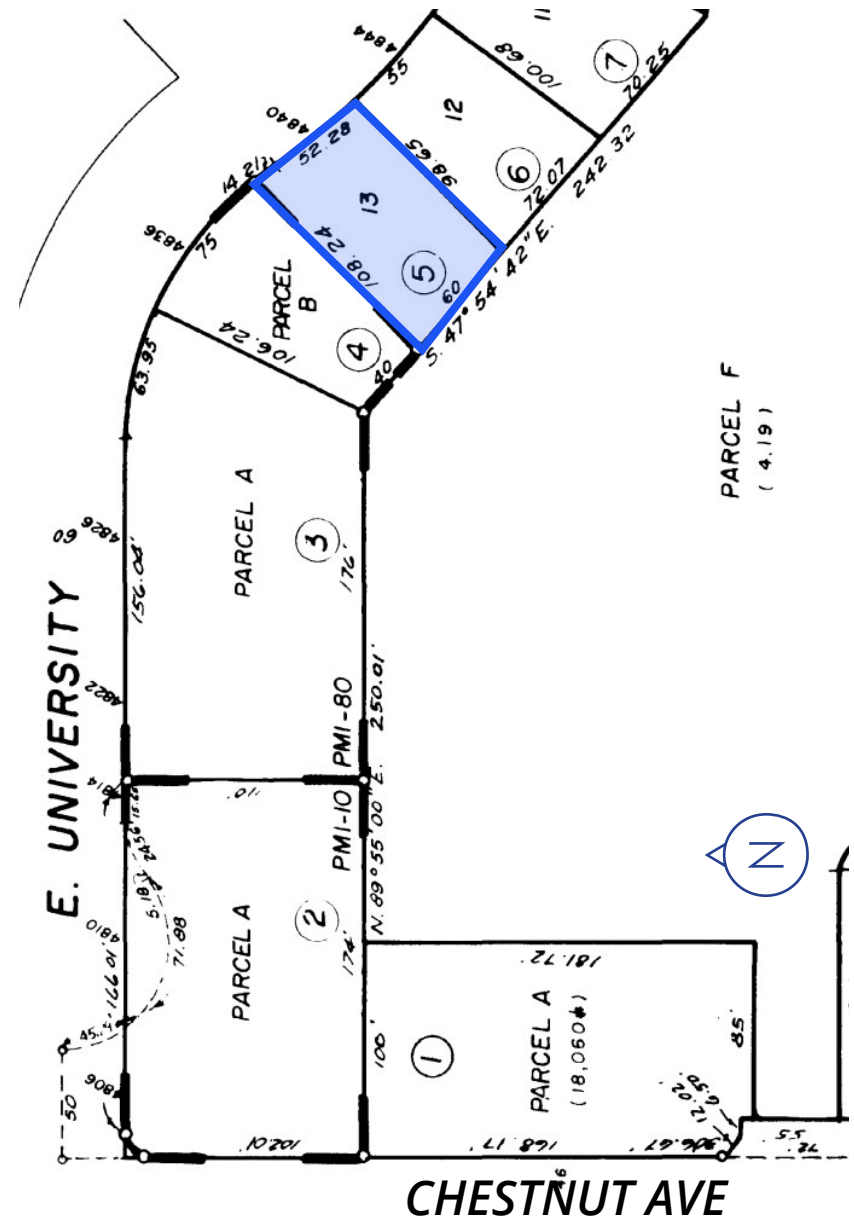
Unit	Unit Type	Square Footage
101	2 Bed/1.5 Bath	930
102	2 Bed/1 Bath	930
201	2 Bed/1 Bath	930
202	2 Bed/1 Bath	930

Comments

Situated in a convenient location in Fresno, near the Fresno Airport, this fourplex combines modern updates with excellent rental potential. Don't miss out on this opportunity to invest in a property that offers both comfort and value!

Units are individually metered for P.G.&E. Landlord currently pays water, sewer and trash.

PARCEL MAP





PROPERTY PHOTOS 4840 E. University Avenue Fresno, CA



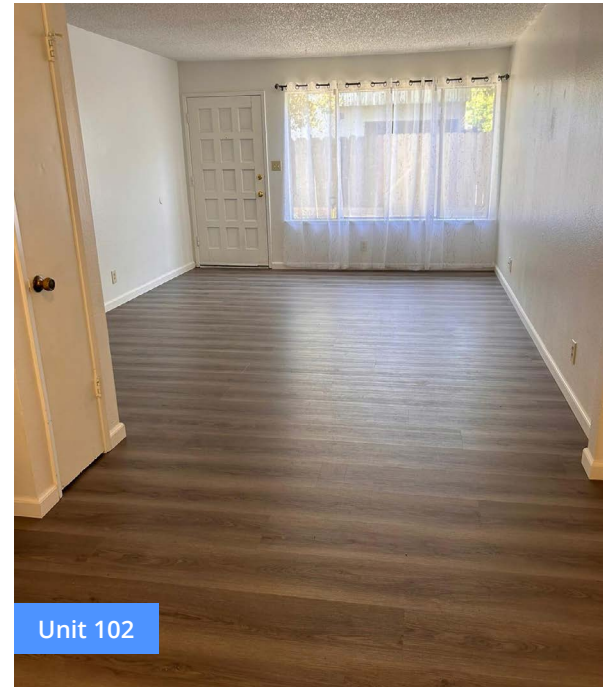
Unit 102



Unit 102



Unit 102



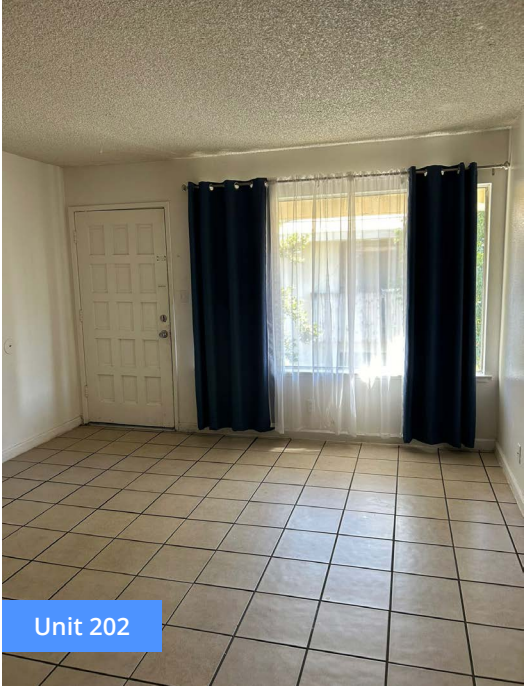
Unit 102

PROPERTY PHOTOS 4840 E. University Avenue Fresno, CA

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Unit 201



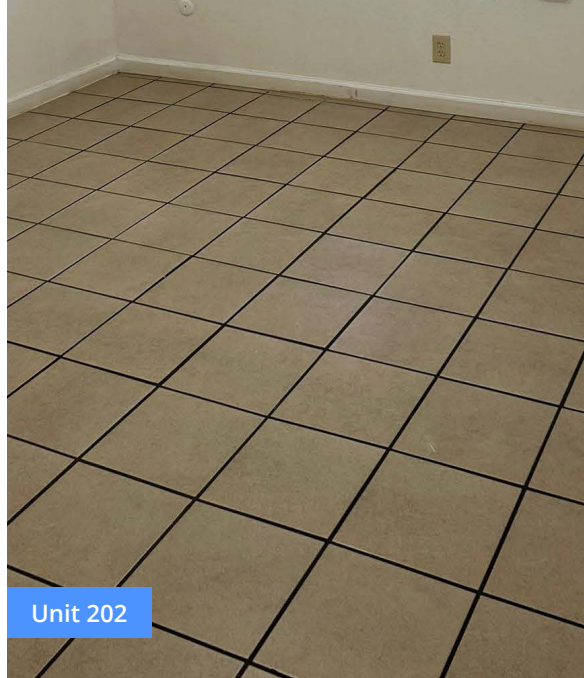
Unit 202



Unit 201



Unit 201



Unit 202



Unit 202

PROPERTY PHOTOS 4840 E. University Avenue Fresno, CA

Financial Summary



Unit Mix & Rent

Property	Unit Number	Unit Type	Square Feet	Current Rent
4840 E. University Avenue	101	2 bed/1.5 bath	930	\$1,115.00
	102	2 bed/1 bath	930	\$1,550.00
	201	2 bed/1 bath	930	\$1,450.00
	202	2 bed/1 bath	930	\$1,575.00
Totals	4		3,720	\$5,690.00

Value Summary

	Current
Income	
Gross Rental Income (Annual)	\$68,280.00
Less: Vacancy (4.3%)	(\$2,936.00)
Effective Rental Income	\$65,344.00
Expenses	
Property Insurance ⁽¹⁾	\$2,590.00
Repairs & Maintenance ⁽²⁾	\$4,800.00
Gas & Electricity	---
Property Taxes ⁽³⁾	\$4,144.00
Property Management	\$0.00
City of Fresno (water/sewer/trash)	\$2,477.00
Total Expenses	\$14,011.00
Net Operating Income	\$51,333.00
Cap Rate @ \$628,000	8.17%
Price/SF Price/Unit	\$168.73 \$157,000.00
Price Per Bedroom	\$78,500.00

Assumptions:

⁽¹⁾ Property Insurance \$2,590 annually based on current policy.

⁽²⁾ Repairs and Maintenance are \$100/unit per month or \$4,800 annually.

⁽³⁾ Property Taxes at 1.26% from most recent tax bill

Fresno, located in the heart of the San Joaquin Valley, is the largest city in Central California, spanning about 115 square miles in Fresno County. As the economic hub of the region, Fresno plays a key role in supporting the area's large-scale agricultural industry, which is the backbone of the surrounding Metropolitan Fresno area. Its central location makes Fresno a convenient distance from major cities like Los Angeles (220 miles to the south), San Francisco (185 miles to the northwest), and Sacramento (170 miles to the north).

This prime location also puts Fresno within easy reach of several iconic natural attractions. Yosemite National Park, Sierra National Forest, Kings Canyon National Park, and Sequoia National Park are all within 75 miles, offering endless opportunities for outdoor recreation.

In addition to its proximity to nature, Fresno boasts a vibrant community life, rich in cultural and recreational activities. The city is home to attractions like the Fresno Chaffee Zoo, Chukchansi Stadium, the Fresno Art Museum, and the unique Forestiere Underground Gardens, offering something for everyone.

Metro Highlights



Agriculture Base. Favorable growing conditions support a thriving agricultural industry centered around fruits, vegetables, nuts, dairy and meat generating more that \$8 billion annually. Companies in this sector are notable employers.



Transit Connectors. Fresno has access to the Bay Area and Los Angeles via Highway 99. Fresno Yosemite International Airport provides air service to local residents and tourists.



Outdoor-Oriented Tourism. Fresno County's proximity to three national parks - Yosemite, Kings Canyon and Sequoia - supports the local tourism industry.

Economy Highlights

- Health care providers, such as Community Regional Medical Center, Kaiser Permanente, Saint Agnes Medical Center and the Fresno VA Medical Center, are some of the largest local employers.
- Sizable agricultural companies with a local presence include Cargill Meat Solutions, Harris Ranch Beef Company, Sun-Maid Growers of California and Foster Farms.
- Fresno State, Pelco Inc., and State Center Community College also contribute to employment.
- Fresno's 10,650-room hotel sector, supported by an established wine industry and national parks, benefits the region's economy, with annual occupancy reaching nearly 62 percent in 2023.

Major Employers

Employer	Employees
Community Hospitals Central CA - Community Health System	3,400
Fresno Community Hosp. & Medical Ctr - Community Health System	3,000
Kaiser Foundation Hospitals - Health Plan	2,356
Fresno Community Hosp. & Medical Center - Hospital Loading Dock	1,950
Saint Agnes Medical Center	1,688
Wawona Packing Co LLC - Gerawan Farming Partners	1,400
Community Regional Medical Center	1,000
Unilab Corporation	910
Fresno County Superintendent Schools	900
Kaiser Foundation Hospitals - Kaiser Permanente	892
P.G.&E.	838
Juvenile Justice Division Cal	813
Sun-Main Growers California	750
Fresno Auto Dealers Auction	704
KWPH Enterprises - American Ambulance	700
Permanente Medical Group, Inc.	626
Woolf Farming Co Cal Inc - Lansing Farming Co	624
Vallarta Food Enterprises, Inc. - Vallarta Supermarket 49	612
Fresno County Economic Opportunities - Fresno EOC	600

Area Demographics 4840 E. University Avenue | Fresno, CA



POPULATION	1 Mile	3 Miles	5 Miles
2024 Population	17,093	163,968	396,361
2029 Projected Population	16,933	164,173	399,959
2000 Census Population	15,851	159,628	333,799
Daytime Population	21,729	160,997	428,366
Employed Age 16+	6,617	70,377	180,337
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2024 Households	4,823	50,965	127,930
2029 Projected Households	4,843	51,799	130,789
2000 Census Households	4,632	48,625	107,253
2023 - 2028 Annual HH Change	0.08%	0.33%	0.44%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2024 Average HH Income	\$64,342	\$65,466	\$83,757
2029 Average HH Income	\$75,840	\$77,357	\$98,526
2024 Median HH Income	\$46,341	\$45,943	\$57,138
2029 Median HH Income	\$55,030	\$53,783	\$68,067
2024 Per Capita Income	\$18,521	\$20,444	\$27,082
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2024 Housing Units	7,283	59,249	134,492
Owner Occupied	3,218	25,394	57,770
Renter Occupied	3,707	30,861	69,836
Vacant	358	2,994	6,886
2029 Housing Units	7,347	59,928	136,415
Owner Occupied	3,359	26,698	60,810
Renter Occupied	3,631	30,241	68,717
Vacant	358	2,989	6,888
2000 Census Housing Units	7,152	57,151	122,221
Owner Occupied	3,553	27,629	58,130
Renter Occupied	3,089	25,846	56,774
Vacant	510	3,676	7,317

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
By Age			
2024 Total Population	17,093	163,968	396,361
Under 20	33.0%	31.8%	30.0%
20 to 34 Years	24.1%	24.1%	23.7%
35 to 39 Years	7.2%	7.1%	7.4%
40 to 49 Years	11.2%	11.3%	11.9%
50 to 64 Years	14.3%	14.4%	14.6%
Age 65+	10.2%	11.4%	12.7%
Median Age	31.1	31.4	32.8
By Educational Attainment			
2024 Population Age 25+	10,175	98,787	246,435
Less than 9th Grade	16.8%	13.9%	10.9%
9th - 12th Grade, No Dipolma	12.8%	11.6%	9.6%
High School Graduate	24.6%	24.4%	21.8%
GED/Alternative Credential	3.1%	4.6%	4.1%
Some College, No Degree	21.3%	21.0%	21.7%
Associate Degree	11.3%	9.5%	9.8%
Bachelor's Degree	8.1%	11.2%	15.4%
Graduate/Professional Degree	1.9%	3.6%	6.8%
By Gender			
2024 Total Population	17,093	163,968	396,361
Male Population	8,721	82,045	198,729
Female Population	8,372	81,923	197,632
By Marital Status			
2024 Population Age 15+	12,759	124,741	307,423
Never Married	49.0%	48.0%	44.7%
Married	40.1%	38.5%	41.1%
Widowed	4.6%	4.9%	5.2%
Divorced	6.2%	8.6%	9.1%



Population

In the identified area, the current year population is 17,093. The 2010 Census population count in the area was 16,416, and 17,436 in 2020, a 0.6% annual growth rate. The rate of growth since 2020 was -0.5% annually. The five-year projection for the population in the area is 16,933 representing a change of -0.2% annually. Currently, the population is 51.0% male and 49.0% female. The median age in this area is 31.1, compared to U.S. median age of 38.9.



Housing

Currently 40.6% of the 5,031 housing units in the area are owner occupied; 59.4% renter occupied; and 4.1% are vacant. 64.6% of the housing units in the US are owner occupied; 35.4% are renter occupied; and 10.0% are vacant. In 2010, there were 5,039 housing units in the area - 38.3% owner occupied, 53.0% renter occupied, and 8.7% vacant. The annual rate of change in housing units since 2020 is -0.1%. Median home value in the area is \$290,573, compared to a median home value of \$308,943 for the U.S. In five years, median home value in the area is projected to change to \$460,934, compared to a median home value of \$350,006 in the US.



Households

The household count in this area has changed from 4,866 in 2020 to 4,823 in the current year, a change of -0.22% annually. The five-year projection of households is 4,843, a change of 0.08% annually from the current year total. Average household size is currently 3.42, compared to 3.46 in the year 2020. The number of families in the current year is 3,522 in the specified area.



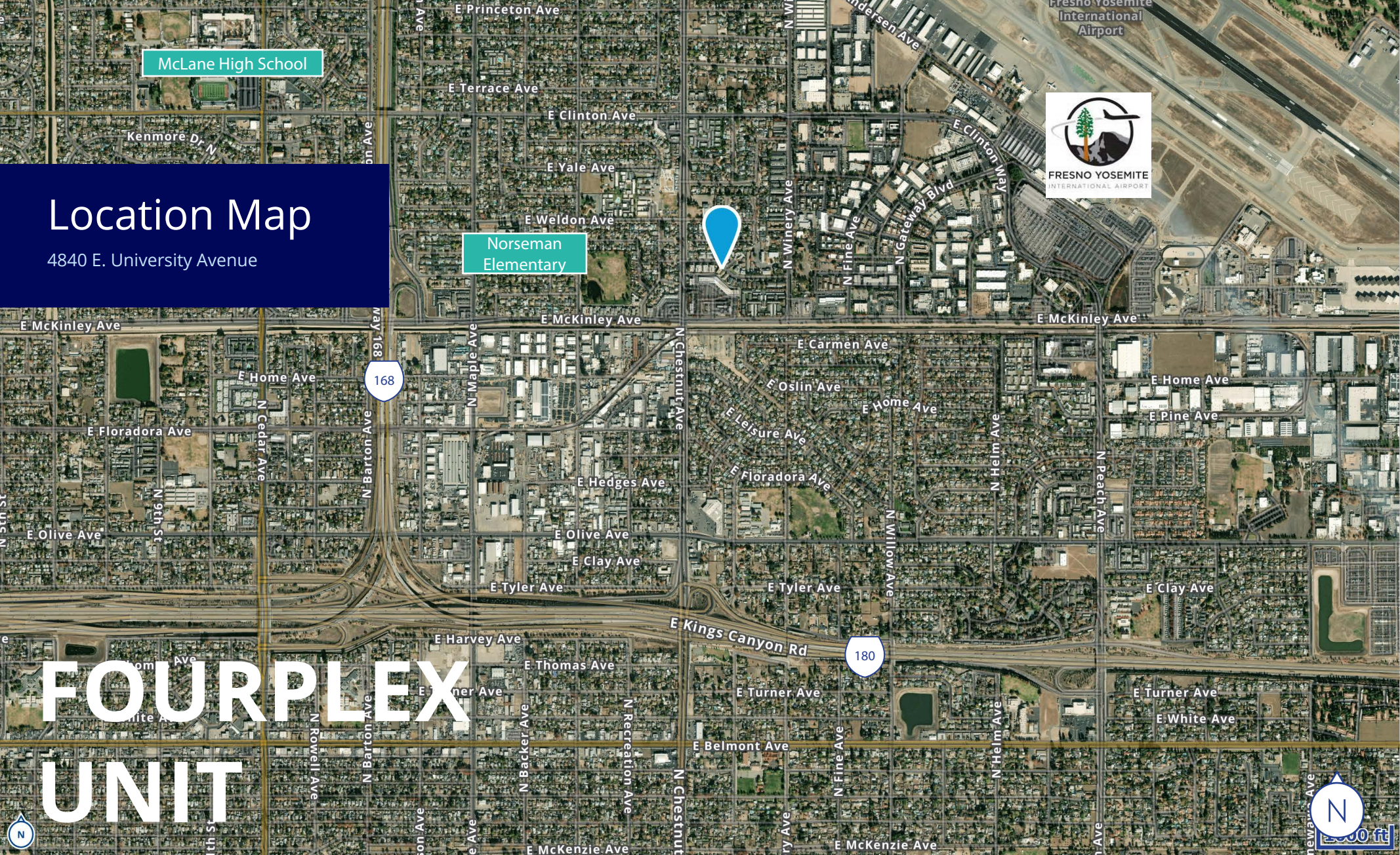
Income

Current median household income is \$46,341 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$55,030 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$64,342 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$75,840 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$18,521 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$22,116 in five years, compared to \$47,525 for all U.S. households.





McLane High School

Norseman Elementary



Location Map

4840 E. University Avenue

FOURPLEX UNIT

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