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7 0 1 S T A N D I F O R D A V E A P A R T M E N T S

Section 1 Investment Overview

Marcus & Millichap
THE HOLMQUIST GROUP





INVESTMENT OVERVIEW

The Standiford Terrace Apartments at 701 Standiford, Modesto, CA is a twenty-eight-unit multifamily complex spread across a spacious 1.8-acre parcel (per county records). The property features attractive lush landscaping, with a central grassy courtyard, and covered parking with extra guest spaces at each end of the parcel. Ownership benefits from great frontage and signage facilitating leasing on busy Standiford Avenue (the property is operating near full occupancy). The property is being offered for sale for the first time in several decades, and benefits from professional management and stable long-term tenants with ten of the twenty-eight tenants having resided at the property for over a decade evidencing the desirability of the asset and location.

The property consist of seven easy to maintain, single story buildings of wood frame construction, with wood T-1 eleven siding, and flat roofs, with tile siding. All twenty-eight units feature superior two-bedroom/two-bath floorplans, with LVP and carpeted flooring, gas range stoves, refrigerators, garbage disposals, and dishwashers. Nineteen of the twenty-eight units have been recently renovated, with many of the remaining nine units undergoing partial renovation on the most recent turnover. Units feature large outdoor patios and are separately metered for gas and electricity with individual hot water heaters.

The property is currently 100% occupied, and the superior Northwest Modesto location, combined with the lush landscaping, convenient parking, and ample outdoor common area make this property a rare opportunity. The single-story construction makes maintenance a breeze and the larger unit size ensures minimal turnovers. With many long-term tenants a new owner should benefit from significant rental upside potential through interior upgrades and gradual mark-to-market rent increases in compliance with California's AB 1482 rent control framework (5% + CPI annually).





PROPERTY HIGHLIGHTS:

- Superior Northwest Modesto location near major retail, commerce, and with easy access to Hwy 108 and Hwy 99.
- Ideal unit layouts with in-unit laundry hookups, dishwashers, garbage disposals, patios and all 2bedroom/2bath floorplans.
- Spacious 1.8-acre lot with ample common area, covered parking, and attractive curb appeal.
- Separately metered for gas and electricity, with individual hot water heaters for each unit.

PROPERTY HIGHILGHTS



Convenient location just a few blocks from Walmart Supercenter, Target, and Raley's Shopping



Cable ready, Carpeted interiors, dishwashers, garbage disposals, gas range ovens, and spacious patios.



In-unit laundry with individual hot water heaters and roof mount HVAC units.



Covered parking



High growth, high occupancy Modesto location convenient to Hwy 99 and Hwy 108.



LOCATION OVERVIEW

Located in superior Northwest Modesto the Standiford Terrace Apartments should command a premium over the overall Modesto average rentals. The strong local submarket is driven by its desirable location, amenities, and connectivity with Hwy 108 and Hwy 99 easily accessible via. Standiford which is a major east-west arterial. The property sits mid-way between Tully to the west and McHenry to the east with nearby Shopping at Tully Manor, Promenade Center, Walmart supercenter, Target, and Raley's all just blocks away. The property is within walking distance to Wesson Ranch Park, Woodrow Park, and Davis Community Park providing serene outdoor enjoyment nearby.

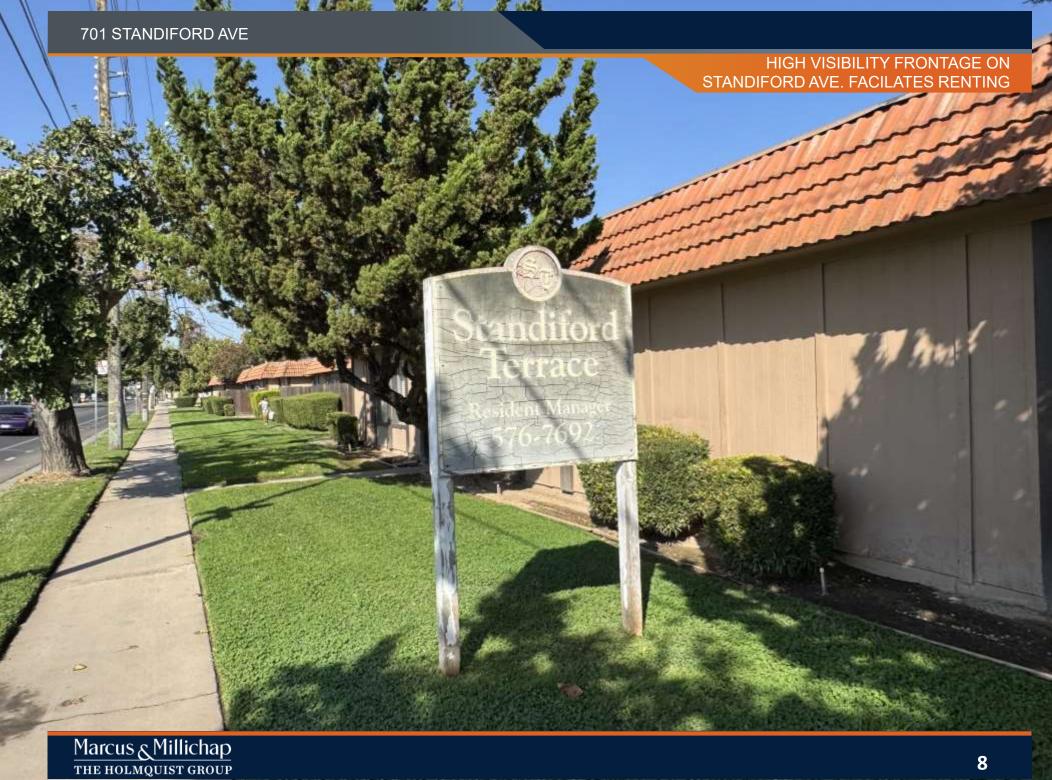
The area is well-served by Stanislaus Regional Transit buses, with future connectivity expected to improve significantly through the expansion of the Altamont Corridor Express (ACE) commuter rail and California High-Speed Rail projects. These enhancements are poised to link Modesto more directly with Sacramento, the Bay Area, and other high-growth regions, making the area increasingly attractive to both renters and long-term investors.

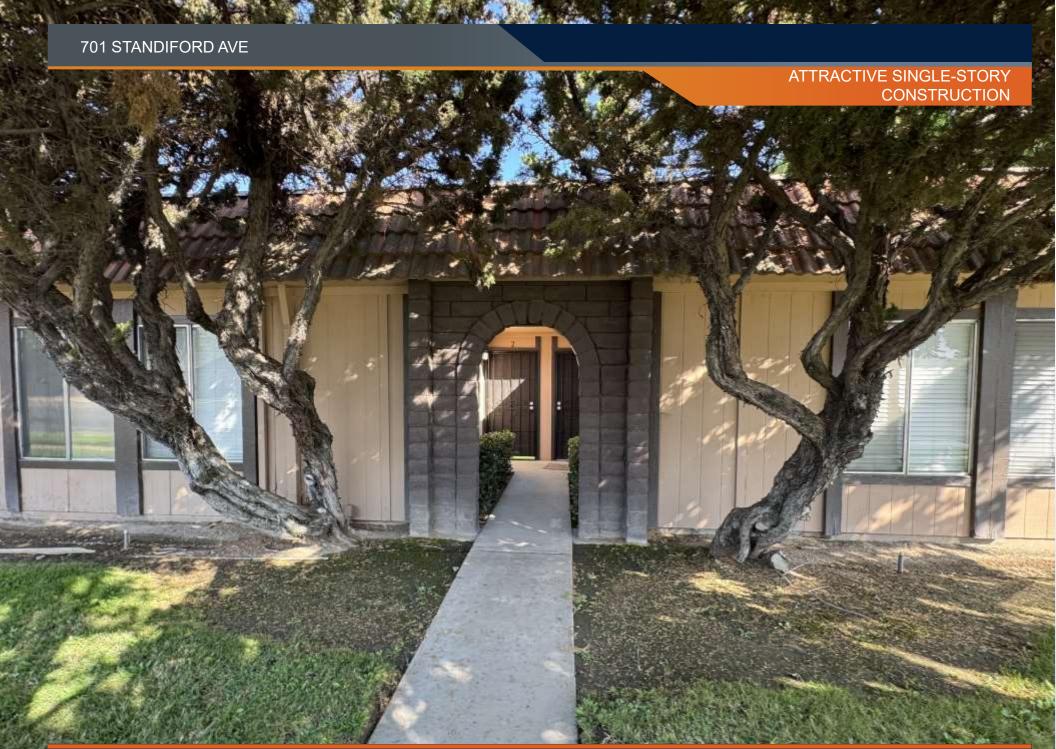
Modesto's economy is anchored by durable industries including agriculture, food processing, healthcare, and education. Major employers such as E. & J. Gallo Winery, Doctors Medical Center, and Modesto City Schools drive steady workforce housing demand. The city also houses Modesto Junior College, a key educational institution serving over 20,000 students annually, contributing to a steady flow of renters in the area.

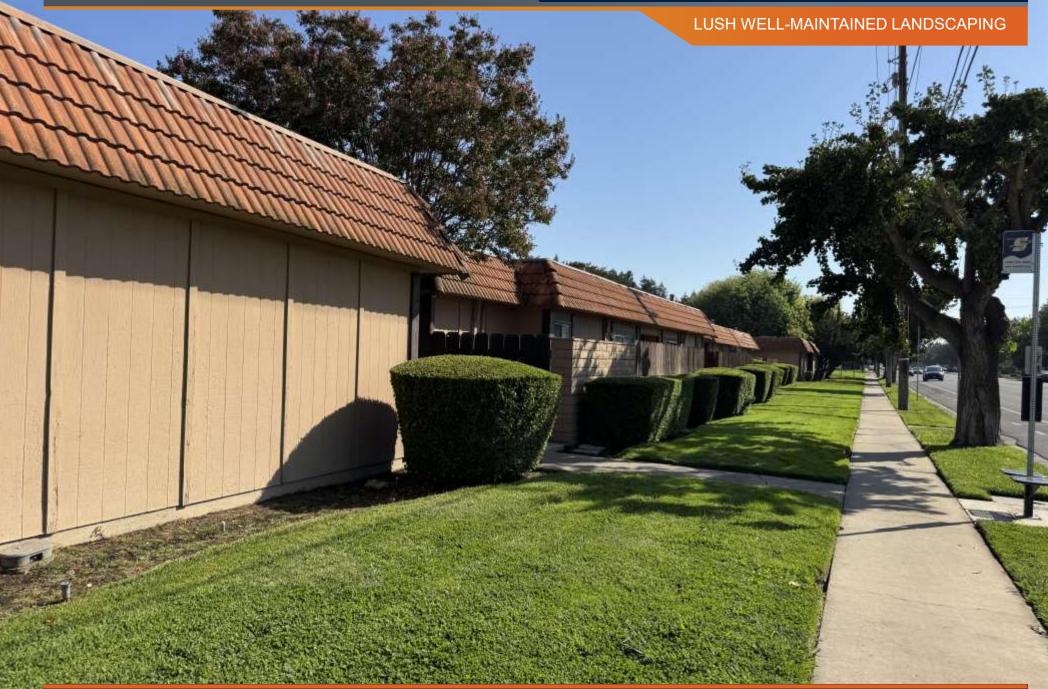
With a population of approximately 218,000 and a renter-occupied housing rate near 42%, Modesto continues to attract working families and professionals seeking affordability and access. Infrastructure upgrades, new housing initiatives, and park revitalizations—including improvements to Scenic Drive and the Tuolumne River Regional Park—underscore the city's ongoing commitment to livability and long-term growth.

The size of the asset makes it a manageable investment for both experienced and mid-sized private capital looking for value-add multifamily opportunities in one of the highest growth markets in all of California's Central Valley.







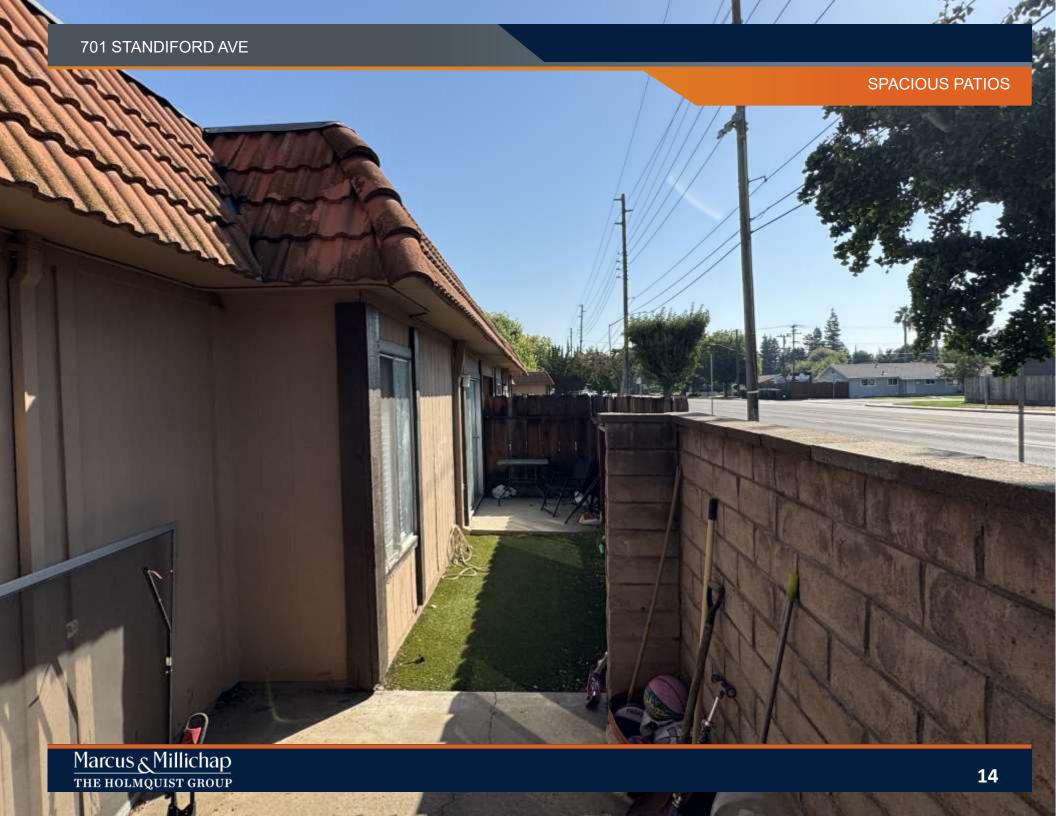




INDIVIDUAL ENTRANCES WITH LUSH LAWNS & COMMON AREA







ATTRACTIVE GRASS COURTYARD





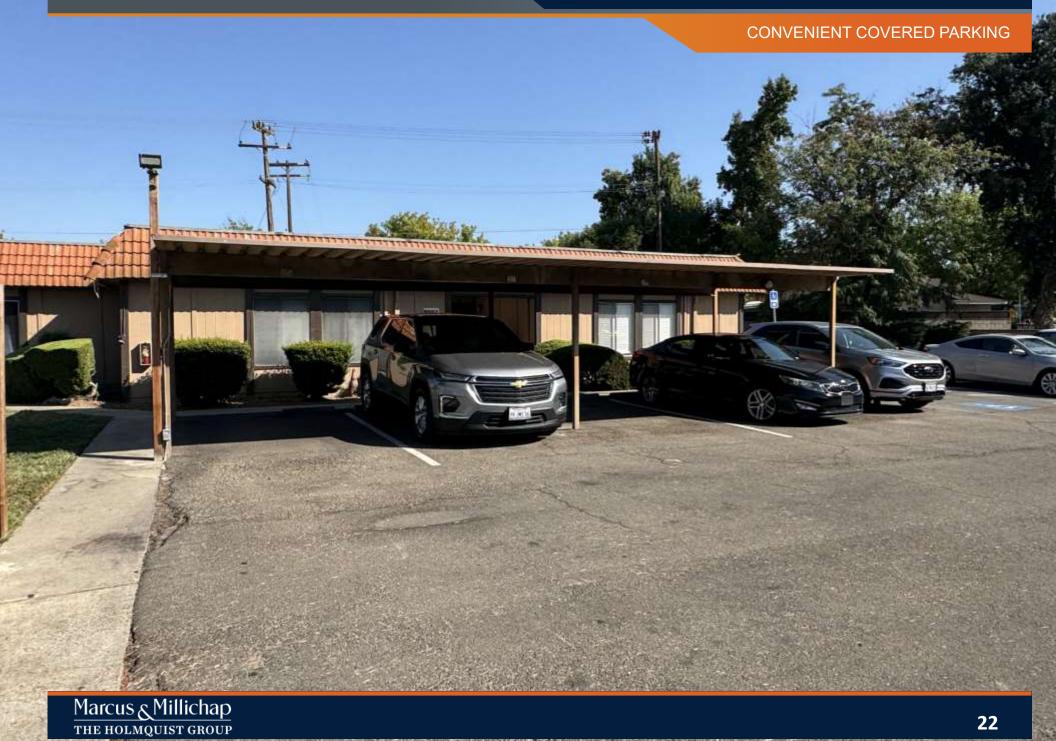








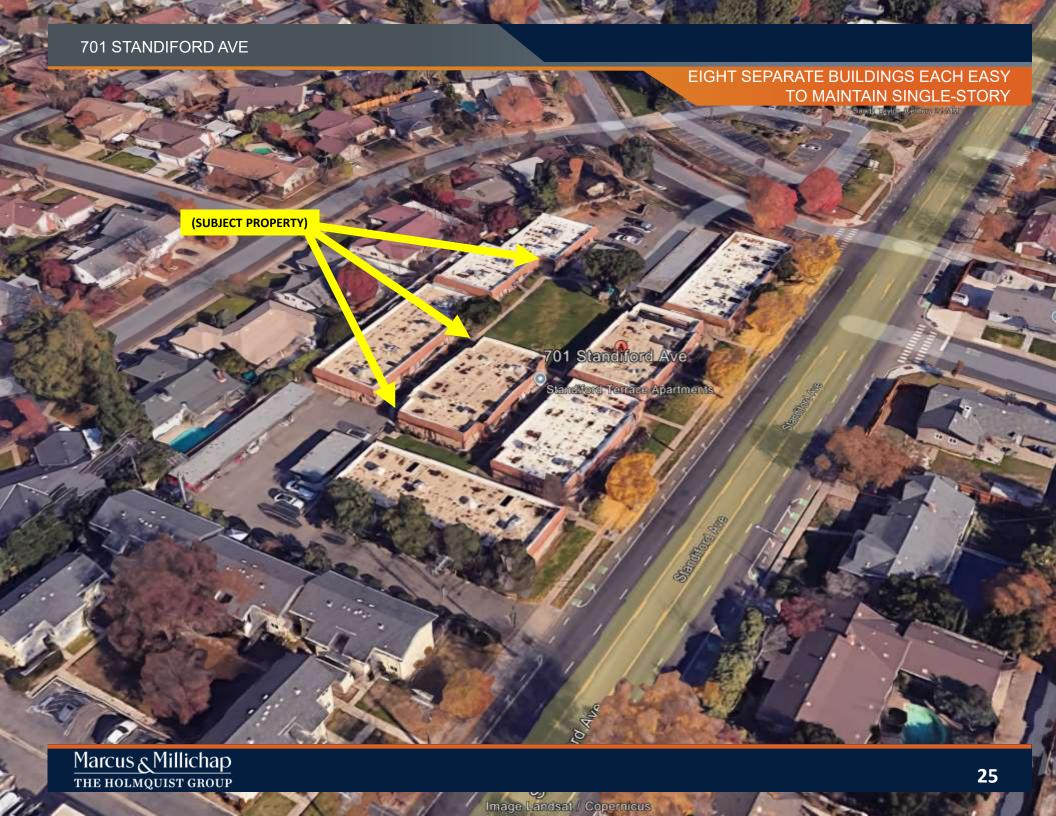




PROPERTY PARCEL MAP
1.8-ACRES PER COUNTY RECORDS







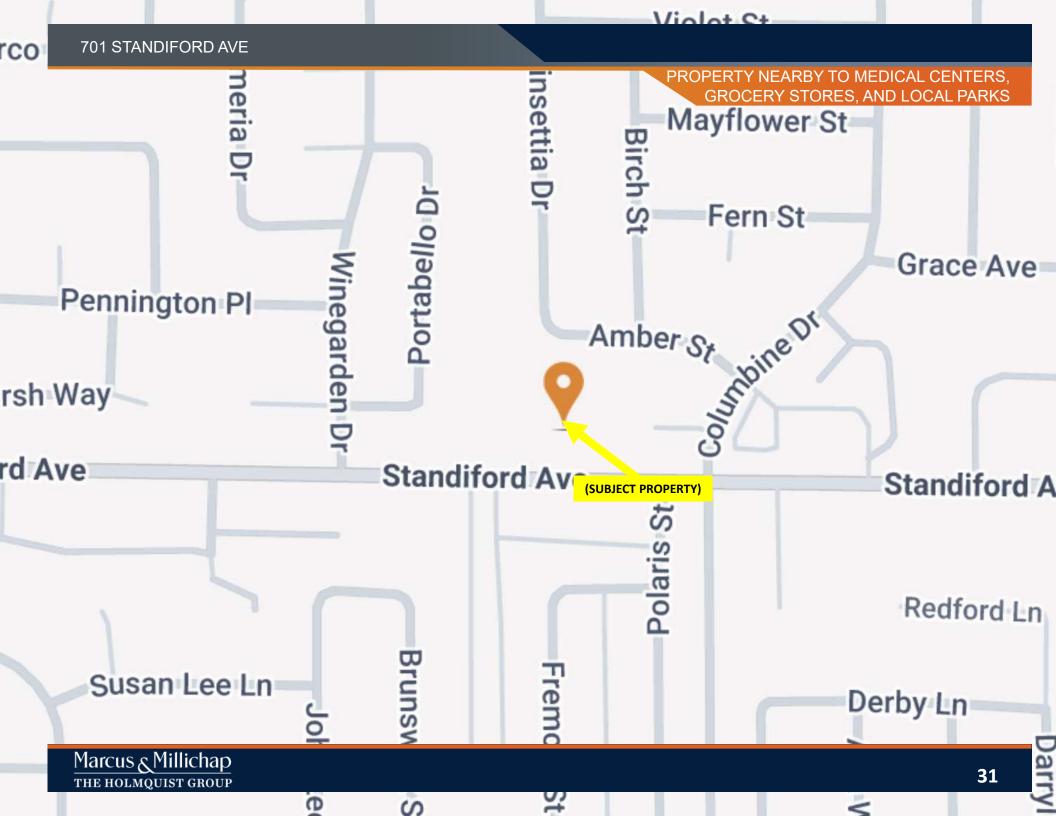


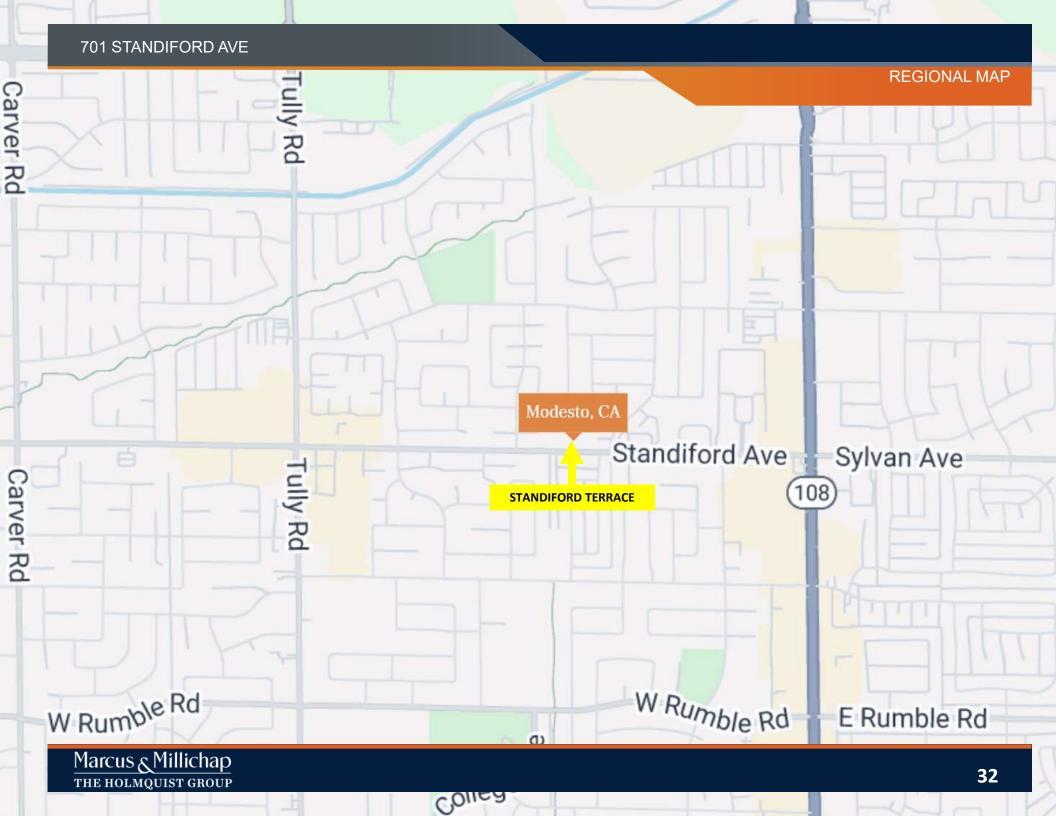














7 0 1 S T A N D I F O R D A V E A P A R T M E N T S

Market Overview, Demographics, & Market Drivers Of Growth

Marcus & Millichap







MODESTO

The Modesto metro is situated in California's Central Valley and encompasses all of Stanislaus County. Once primarily agricultural, the region is now luring many commuters seeking lower home prices than those available in Bay Area metros. The employment base is also expanding, with a diverse array of companies maintaining corporate or regional headquarters in the metro, including Foster Farms, E&J Gallo Winery, and LeavittWeaver Furniture. The metro's quality of life is enhanced by attractions, such as the Tuolumne River Regional Park and the Gallo Center for the Arts.



* Farecast

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

Census Bureau

METRO HIGHLIGHTS



AGRICULTURAL BASE

Agriculture remains the dominant economic driver, with more than 250 types of crops grown. Major employers include Frito-Lay and ConAgra Brands.



LOWER COST-OF-LIVING

A median home price of roughly \$440,000 is well below larger California cities, attracting commuters who are employed in the southern Bay Area.



CONVENIENT LOCATION

The metro is centrally located in the state of California and is within a 90-minute drive of the Bay Area, Sacramento and Fresno. Interstate 5 and Highway 99 traverse the county.

ECONOMY

- Health care providers, such as Kaiser Permanente, Memorial Medical Center, Doctors Medical Center and Sutter Gould Medical Foundation, account for a large portion of local jobs.
- Local colleges and universities in Stanislaus County provide a skilled labor pool. Institutions include California State University, Stanislaus in Turlock, Modesto Junior College in Modesto and San Joaquin Valley College in Modesto.
- The county has registered notable industrial growth of late, highlighted by a 1-million-square-footplus Amazon distribution center in Turlock that was delivered in 2022. As of early 2024, another 840,000 square feet of industrial space was underway across the metro.

DEMOGRAPHICS





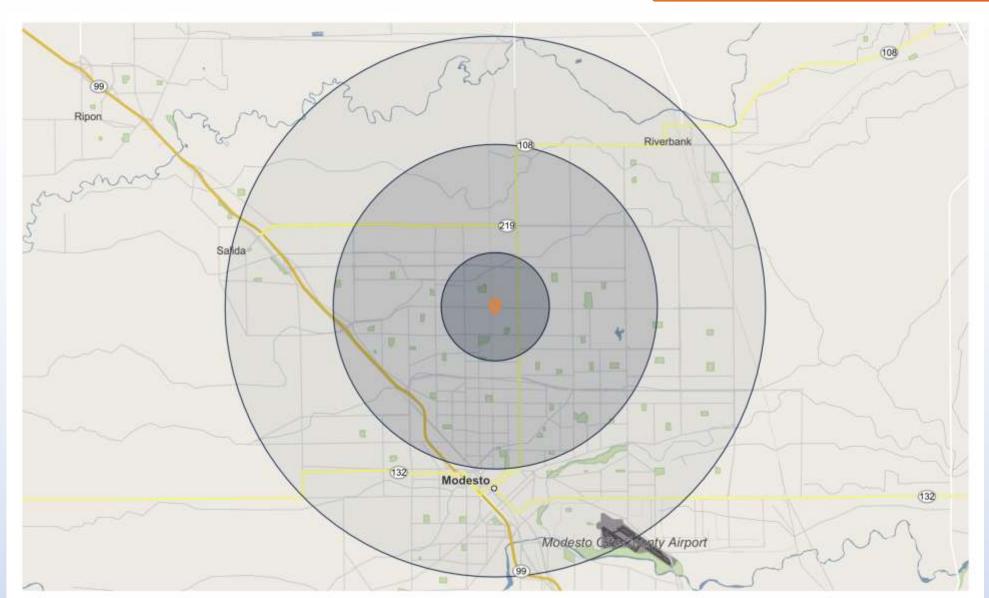




STANDIFORD TERRACE DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	17,137	113,646	240,088
2024 Estimate			
Total Population	17,041	112,554	238,088
2020 Census			
Total Population	17,566	115,706	244,777
2010 Census			
Total Population	16,209	106,845	228,922
Daytime Population			
2024 Estimate	19,145	118,757	230,772
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	6,736	42,794	84,847
2024 Estimate		Art Alleron in	
Total Households	6,694	42,361	83,977
Average (Mean) Household Size	2.5	2.6	2.8
2020 Census			
Total Households	6,632	41,760	82,764
2010 Census			
Total Households	6,378	39,673	78,188
Growth 2024-2029	0.6%	1.0%	1.0%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2029 Projection	6,978	44,440	87,793
2024 Estimate	6,934	43,989	86,894
Owner Occupied	3,971	23,536	49,073
Renter Occupied	2,749	18,723	34,862
Vacant	240	1,628	2,917
Persons in Units		1-10.7.1	17/00/07
2024 Estimate Total Occupied Units	6,694	42,361	83,977
1 Person Units	27.8%	26.3%	23.7%
2 Person Units	35.6%	33.7%	31.8%
3 Person Units	14.0%	15.2%	15.6%
4 Person Units	12.0%	12.8%	14.1%
5 Person Units	6.1%	6.9%	8.1%
6+ Person Units	4.6%	5.1%	6.7%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	8.8%	8.7%	8.9%
\$150,000-\$199,999	9.1%	8.9%	9.0%
\$100,000-\$149,999	16.9%	18.3%	19.1%
\$75,000-\$99,999	12.5%	13.8%	14.2%
\$50,000-\$74,999	20.3%	18.9%	17.3%
\$35,000-\$49,999	9.8%	10.2%	10.4%
\$25,000-\$34,999	7.2%	6.3%	6.2%
\$15,000-\$24,999	4.9%	6.3%	6.2%
Under \$15,000	10.3%	8.6%	8.6%
Average Household Income	\$98,436	\$99,379	\$99,921
Median Household Income	\$74,533	\$80,117	\$80,976
Per Capita Income	\$38,726	\$37,225	\$35,399
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age		777777777	
2024 Estimate Total Population	17,041	112,554	238,088
Under 20	24.8%	26.1%	27.7%
20 to 34 Years	19.0%	21.0%	21.0%
35 to 39 Years	6.5%	6.8%	6.8%
40 to 49 Years	10.7%	11.6%	12.1%
50 to 64 Years	18.6%	17.7%	17.4%
Age 65+	20.3%	17.0%	15.0%
Median Age	41.0	39.0	37.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	11,897	76,126	156,642
Elementary (0-8)	5.5%	5.3%	8.1%
Some High School (9-11)	6.6%	6.6%	7.9%
High School Graduate (12)	28.2%	29.8%	29.4%
Some College (13-15)	25.2%	26.2%	25.6%
Associate Degree Only	10.6%	9.5%	8.8%
Bachelor's Degree Only	16.4%	15.5%	14.1%
Graduate Degree	7.4%	7.1%	6.1%
Population by Gender			
2024 Estimate Total Population	17,041	112,554	238,088
Male Population	51.5%	51.1%	50.6%
Female Population	48.5%	48.9%	49.4%





POPULATION

In 2024, the population in your selected geography is 238,088. The population has changed by 4.00 percent since 2010. It is estimated that the population in your area will be 240,088 five years from now, which represents a change of 0.8 percent from the current year. The current population is 50.6 percent male and 49.4 percent female. The median age of the population in your area is 36.0, compared with the U.S. average, which is 39.0. The population density in your area is 3,029 people per square mile.



EMPLOYMENT

In 2024, 103,410 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 23.9 are in blue-collar occupations. In 2024, unemployment in this area was 7.0 percent. In 2010, the average time traveled to work was 27.00 minutes.



HOUSEHOLDS

There are currently 83,977 households in your selected geography. The number of households has changed by 7.40 percent since 2010. It is estimated that the number of households in your area will be 84,847 five years from now, which represents a change of 1.0 percent from the current year. The average household size in your area is 2.8 people.



HOUSING

The median housing value in your area was \$418,820 in 2024, compared with the U.S. median of \$321,016. In 2010, there were 45,926.00 owner-occupied housing units and 32,261.00 renter-occupied housing units in your area.



INCOME

In 2024, the median household income for your selected geography is \$80,976, compared with the U.S. average, which is currently \$76,141. The median household income for your area has changed by 59.86 percent since 2010. It is estimated that the median household income in your area will be \$91,307 five years from now, which represents a change of 12.8 percent from the current year.

The current year per capita income in your area is \$35,399, compared with the U.S. average, which is \$40,471. The current year's average household income in your area is \$99,921, compared with the U.S. average, which is \$101,307.

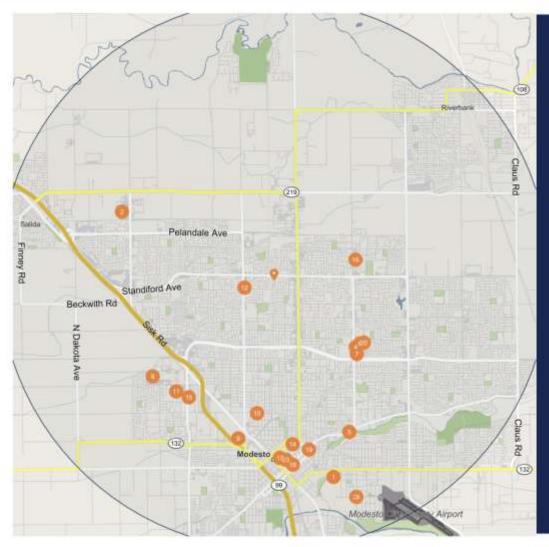


EDUCATION

The selected area in 2024 had a lower level of educational attainment when compared with the U.S averages. 19.6 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.5 percent, and 8.8 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 17.5 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.0 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 37.6 percent in the selected area compared with the 19.7 percent in the U.S.



	Major Employers	Employees
1	E & J Gallo Winery-New Amsterdam Spirits	2,500
2	Permanente Medical Group Inc-Kaiser Prmnnte Modesto Med Ctr	1,968
3	Gallo Glass Company	1,000
4	Sutter Central Vly Hospitals	979
5	Sutter Central VIy Hospitals-Memorial Medical Center	949
6	Sutter Central VIy Hospitals	949
7	Sutter Central Vly Hospitals-Medi-Flight Northern Cal	949
8	Juvenile Justice Division Cal-Juvinile Probation Dept	878
9	Foster Dairy Farms-Crystal Creamery	800
10	Yosemite Community College Dst-Modesto Junior College	705
11	Parker-Hannifin Corporation-Racor Division	700
12	Plus Group Inc	627
13	City of Modesto	600
14	Loandepotcom LLC	555
15	Pacific Gas and Electric Co-PG&e	519
16	Califrnia State Univ Stnislaus	458
17	County of Stanislaus	405
18	Stanislaus County Off Educatn-Facilities & Construction	400
19	Ocadian Care Centers LLC-Modesto Rehabilitation Hosp	379
20	Crestwood Behavioral Hith Inc-1112 Modesto Snf/STP	343
21	Central VIy Specialty Hosp Inc	308
22	Stanislaus County Off Educatn-SCOE	300
23	Grace Logistics Inc	300
24	Compass Group Usa Inc	292
25	Stanislaus Cnty Tobacco Fundng	278



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Thank you for giving us the opportunity to work with you and I will do absolutely everything in my power to make sure you receive the highest possible level of service.

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