

Hampton Way Apartments

3789 E HAMPTON WAY | FRESNO, CALIFORNIA 93726
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INVESTMENT SALES

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EXECUTIVE SUMMARY

Boutique Single-Story Community

Seven single-story buildings across 1.50 acres, offering a quiet, neighborhood feel with covered parking and well-kept landscaping.

Desirable Unit Mix

18 units comprised of 2x 1-bed/1-bath (750 SF), 13x 2-bed/2-bath (850 SF), 1x 2-bed/2-bath office unit (950 SF), and 2x 3-bed/2-bath (1,100 SF); average unit size ~872 SF.

Renovation Upside

Sample upgraded interiors demonstrate modern finishes; value-add potential via continued interior renovations and rent alignment to comps.

In-Place Performance with Growth Potential

Current average rent \$1,564 (\$1.79/SF) vs. market average \$1,695 (\$1.94/SF); comps indicate further achievable rent lift.

Central Fresno Location

McLane submarket near major retail (Fashion Fair, Fig Garden Village, River Park), employment, and education centers including Fresno State and Fresno City College.

Stable Fresno Fundamentals

Region showing steady employment gains and modest rent growth; Central Valley rents forecasted to continue rising.

Convenient Access & Amenities

Close to shopping corridors, parks, and key arterials; on-site covered parking and gated walkways enhance tenant appeal.

Efficient Footprint for Management

Single-story layouts simplify turns and maintenance, supporting operational efficiency for a small asset.



UNIT MIX

| UNITS | TYPE | UNIT SF | TOTAL SF | MARKET RENTS | CURRENT RENT AVERAGE | MARKET RENT/SF | CURRENT RENT/SF |
|-----------|-----------------------------|------------|---------------|-------------------|----------------------|----------------|-----------------|
| 2 | One Bedroom One Bath | 750 | 1,500 | \$1,295.00 | \$1,295.00 | \$1.73 | \$1.73 |
| 13 | Two Bedroom Two Bath | 850 | 11,050 | \$1,695.00 | \$1,545.08 | \$1.99 | \$1.82 |
| 1 | 2 Bedroom Two Bath Office | 950 | 950 | \$1,695.00 | \$1,695.00 | \$1.78 | \$1.78 |
| 2 | Three Bedroom Two Bath | 1,100 | 2,200 | \$2,095.00 | \$1,895.00 | \$1.90 | \$1.72 |
| 18 | TOTAL/AVG | 872 | 15,700 | \$1,695.00 | \$1,564.50 | \$1.94 | \$1.79 |

Property Information

SITE DESCRIPTION

| | |
|----------------------------|---|
| Address | 3789 East Hampton Way, Fresno, CA 93726 |
| Total Units | 18 |
| Price | \$4,270,250 |
| Year Built | 1978 |
| Net Rentable sf | 15,700 |
| Number of Buildings | 7 |
| Number of Stories | 1 |
| Submarket | McLane |
| Land Size | 1.50 AC |
| Zoning | R-4, Fresno |



Financial Overview



PRO FORMA INCOME & EXPENSES

| Income | | | | NM Proforma | Dec 25 RR/ Adjusted Exp | Dec 25 RR/ T12 Exp | 2025 T12 Income & Expenses |
|---|--|-------------------|------------|--------------|----------------------------|-----------------------|-------------------------------|
| Scheduled Market Rent | | | | \$366,120 | \$337,932 | \$337,932 | \$273,416 |
| Less: Vacancy | | 5.00% | (\$18,306) | (\$16,897) | (\$16,897) | | |
| Net Rental Income | | | | \$347,814 | \$321,036 | \$321,036 | \$273,416 |
| Plus: Section 8 Rental Income | | | | | | | \$22,980 |
| Plus: Security Deposits | | | | | | | |
| Plus: Comcast Contract | | | | \$1,680 | \$1,680 | \$1,260 | \$1,260 |
| Plus: Adjustments | | | | | | | (\$2,400) |
| Total Operating Income (EGI) | | | | \$349,494 | \$322,716 | \$322,296 | \$295,256 |
| Expenses | | Percentage | Per Unit | | | | |
| Administrative | | | \$67 | \$1,200 | \$1,200 | \$2,835 | \$2,835 |
| Payroll - Onsite | | | \$417 | \$7,500 | \$7,500 | \$8,402 | \$8,402 |
| Management Fee | | 4% | \$773 | \$13,913 | \$12,841 | \$20,581 | \$20,581 |
| Repairs & Maintenance/Turnover | | | \$667 | \$12,000 | \$12,000 | \$13,837 | \$13,837 |
| Utilities | | | \$1,028 | \$18,500 | \$18,500 | \$18,122 | \$18,122 |
| Contracted Services | | | \$389 | \$7,000 | \$7,000 | \$6,800 | \$6,800 |
| New Real Estate Taxes | | 1.0599% | \$2,514 | \$45,260 | \$45,260 | \$45,260 | \$45,260 |
| Insurance | | | \$889 | \$16,000 | \$16,000 | \$15,910 | \$16,322 |
| Capital Expenditures/Reserve | | | | \$6,300 | \$6,300 | | \$154,273 |
| Total Expenses | | | | \$121,373 | \$126,602 | \$131,747 | \$286,432 |
| | | | Per SF: | \$6,743 | \$7,033 | \$7,319 | \$15,913 |
| | | | Per Unit: | \$7.73 | \$8.06 | \$8.39 | \$18.24 |
| Net Operating Income (NOI) | | | | \$228,121 | \$196,114 | \$190,548 | \$8,824 |
| Less: Debt Service | | | | (\$160,024) | (\$160,024) | (\$160,024) | (\$160,024) |
| Projected Net Cash Flow | | | | \$68,097 | \$36,090 | \$30,525 | (\$151,200) |
| Cash-on-Cash Return (Based on List Price) | | | | 3.54% | 1.88% | 1.59% | -7.87% |
| Debt Service Coverage | | | | 1.43 | 1.23 | 1.19 | 0.06 |
| GRM | | | | 11.66 | 12.64 | 12.64 | 0.87 |
| Cap Rate Analysis | | Price | \$/Unit | \$/Foot | Cap Rate | Cap Rate | Cap Rate |
| Offering Price | | \$4,270,250 | \$237,236 | \$271.99 | 5.34% | 4.59% | 0.21% |
| All Financing | | Total Loan Amount | | Down Payment | | LTV | Monthly Payment |
| | | \$2,348,638 | | \$1,921,613 | | 55% | (\$13,335) |
| | | | | | | | 6.8% |
| Proposed Mortgage | | Desired Total LTV | | Amount | Interest Rate | Amortization | Payment |
| | | 55% | | \$2,348,638 | 5.50% | 30 | (\$13,335) |
| | | | | | | | 1.00% |



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