

# Hampton Way Apartments

3789 E HAMPTON WAY | FRESNO, CALIFORNIA 93726  
WWW.HAMPTONWAYAPARTMENTS.COM



## INVESTMENT SALES

Robin Kane  
559.761.0020  
rkane@northmarq.com  
CA DRE# 00583537

Brendan Kane  
559.892.0036  
bkane@northmarq.com  
CA DRE# 01976828

## DEBT + EQUITY

Nathan Prouty  
415.433.0209  
nprouty@northmarq.com  
CA DRE# 01827781

Briana DeHaan  
415.433.8840  
bdehaan@northmarq.com  
CA DRE# 02016486

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# Investment Opportunity



## 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          |
| <b>18</b> | <b>TOTAL/AVG</b>            | <b>872</b> | <b>15,700</b> | <b>\$1,695.00</b> | <b>\$1,564.50</b>    | <b>\$1.94</b>  | <b>\$1.79</b>   |

# Property Information

## SITE DESCRIPTION

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



# Financial Overview



## PRO FORMA INCOME & EXPENSES

| Income                                    | NM Proforma       | Dec 25<br>RR/ Adjusted Exp | Dec 25<br>RR/ T12 Exp | 2025 T12<br>Income & Expenses |                 |                 |
|---|-------------------|----------------------------|-----------------------|-------------------------------|-----------------|-----------------|
| Scheduled Market Rent                     | \$366,120         | \$337,932                  | \$337,932             | \$273,416                     |                 |                 |
| Less: Vacancy                             | 5.00%             | (\$18,306)                 | (\$16,897)            | (\$16,897)                    |                 |                 |
| <b>Net Rental Income</b>                  | <b>\$347,814</b>  | <b>\$321,036</b>           | <b>\$321,036</b>      | <b>\$273,416</b>              |                 |                 |
| 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)                     |                 |                 |
| <b>Total Operating Income (EGI)</b>       | <b>\$349,494</b>  | <b>\$322,716</b>           | <b>\$322,296</b>      | <b>\$295,256</b>              |                 |                 |
| Expenses                                  | Percentage        | Per Unit                   |                       |                               |                 |                 |
| Administrative                            |                   | \$67                       | \$1,200               | \$2,835                       |                 |                 |
| Payroll - Onsite                          |                   | \$417                      | \$7,500               | \$8,402                       |                 |                 |
| Management Fee                            | 4%                | \$773                      | \$13,913              | \$20,581                      |                 |                 |
| Repairs & Maintenance/Turnover            |                   | \$667                      | \$12,000              | \$13,837                      |                 |                 |
| Utilities                                 |                   | \$1,028                    | \$18,500              | \$18,122                      |                 |                 |
| Contracted Services                       |                   | \$389                      | \$7,000               | \$6,800                       |                 |                 |
| New Real Estate Taxes                     | 1.0599%           | \$2,514                    | \$45,260              | \$45,260                      |                 |                 |
| Insurance                                 |                   | \$889                      | \$16,000              | \$15,910                      |                 |                 |
| Capital Expenditures/Reserve              |                   |                            | \$6,300               | \$154,273                     |                 |                 |
| <b>Total Expenses</b>                     |                   | <b>\$121,373</b>           | <b>\$126,602</b>      | <b>\$131,747</b>              |                 |                 |
|   | Per SF:           | \$6,743                    | \$7,033               | \$7,319                       |                 |                 |
|   | Per Unit:         | \$7.73                     | \$8.06                | \$8.39                        |                 |                 |
|   |                   |                            |                       | \$18.24                       |                 |                 |
| <b>Net Operating Income (NOI)</b>         |                   | <b>\$228,121</b>           | <b>\$196,114</b>      | <b>\$190,548</b>              |                 |                 |
| Less: Debt Service                        |                   | (\$160,024)                | (\$160,024)           | (\$160,024)                   |                 |                 |
| Projected Net Cash Flow                   |                   | \$68,097                   | \$36,090              | \$30,525                      |                 |                 |
| Cash-on-Cash Return (Based on List Price) |                   | 3.54%                      | 1.88%                 | 1.59%                         |                 |                 |
| Debt Service Coverage                     |                   | 1.43                       | 1.23                  | 1.19                          |                 |                 |
| GRM                                       |                   | 11.66                      | 12.64                 | 12.64                         |                 |                 |
| <b>Cap Rate Analysis</b>                  | <b>Price</b>      | <b>\$/Unit</b>             | <b>\$/Foot</b>        | <b>Cap Rate</b>               | <b>Cap Rate</b> | <b>Cap Rate</b> |
| Offering Price                            | \$4,270,250       | \$237,236                  | \$271.99              | 5.34%                         | 4.59%           | 4.46%           |
|   |                   |                            |                       |                               |                 | 0.21%           |
| All Financing                             | Total Loan Amount | Down Payment               | LTV                   | Monthly Payment               | Debt Constant   |                 |
|   | \$2,348,638       | \$1,921,613                | 55%                   | (\$13,335)                    |                 | 6.8%            |
| Proposed Mortgage                         | Desired Total LTV | Amount                     | Interest Rate         | Amortization                  | Payment         | Fees            |
|   | 55%               | \$2,348,638                | 5.50%                 | 30                            | (\$13,335)      | 1.00%           |



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