

Investment Opportunity
9,000 SF Lot with Single Family Home
and Two Duplexes | Lathrop, CA



15901 6th Street
Lathrop, California 95330

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This Confidential Offering Memorandum (the “Memorandum”) has been prepared and presented to the recipient (the “Recipient”) by NAI Benchmark First Commercial (NAI “Benchmark”) as part of NAI Benchmark’s efforts to market for sale the real property located at **15901 6th Street Lathrop, CA 95330** , (“The Property”). NAI Benchmark is the exclusive agent and broker for the owner(s) of the Property (the “Owner”). NAI Benchmark is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. NAI Benchmark also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not NAI Benchmark, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum, in determining whether to purchase the Property. The Recipient’s use of this Memorandum and the material in it is strictly governed by the terms and conditions of the Registration and Confidentiality Agreement that the Recipient previously executed and delivered to NAI Benchmark.

PLEASE NOTE THE FOLLOWING:

NAI Benchmark, the owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to NAI Benchmark and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property’s (1) past, current or future performance, income, uses or

occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein.

This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, NAI Benchmark may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner’s consent, NAI Benchmark will provide the Recipient with copies of all referenced contracts and other documents. NAI Benchmark assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property.

More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. NAI Benchmark and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient.

The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. NAI Benchmark reserves the right to return of this Memorandum and the material in it and any other material provided by NAI Benchmark to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



INVESTMENT HIGHLIGHTS

- Immediate Access to Major Freeways, perfect for Bay Area Commuters
- Close to Shopping and Restaurants providing significant Local Employment Opportunities
- Surrounded by Schools and Residential neighborhoods
- Strong Upside in Below market Rents– 6.73% CAP on Proforma Rents
- Strong Rental History
- Rare opportunity to own in the Manteca/Tracy market



UNIT AMENITIES

- Main house fully upgraded and completely remodeled, three bedroom two bath – ideal owners unit
- Entire Property has gone through extensive remodel from 2010 to present
- All units utilize wall mounted heating and air
- Duplex Standard Kitchen appliances include oven, stove, and refrigerator

PROPERTY SUMMARY

ADDRESS 15901 6th Street, Lathrop, CA 95330

COUNTY San Joaquin County

APN # 196-260-31

YEAR BUILT 1940

RENTABLE SF 3,974

LAND AREA (SF) 9,000

TOTAL UNITS 5

STORIES 1

BUILDINGS 3

CONSTRUCTION TYPE WoodFrame

SIDING MATERIAL Stucco/Wood Siding

FOUNDATION Cement Slab

ROOF TYPE Varies by Unit

HVAC Independent heat and air, wall units

LAUNDRY Facility on Site





INCOME / OPERATING EXPENSES

| Estimated Income | |
|-------------------------------|-----------------|
| Scheduled Base Rent | \$73,200 |
| Laundry Income (\$300/month) | \$3,600 |
| Less: Vacancy Factor 3.0% | \$2,196 |
| Scheduled Gross Income | \$74,604 |

| Operating Expenses | |
|---------------------------------------|-----------------|
| New Property Taxes (1.1149%) | \$10,312 |
| Direct Assessments | \$362 |
| Insurance | \$1,800 |
| Repairs and Maintenance (\$400/Unit) | \$2,000 |
| Water Garbage (\$380/month) | \$4,560 |
| PG&E House Meter (\$50/month) | \$600 |
| Off-Site Management Fee (5% of SGI) | \$3,730 |
| Estimated Total Expenses | \$23,364 |
| | 31% |
| Estimated Net Operating Income | \$51,240 |

RENT ROLL

| UNIT TYPE | # OF UNITS | CURRENT MONTHLY RENT | MARKET RENT |
|----------------|------------|----------------------|----------------|
| 2BDRM 1BATH | 1 | \$1,000 | \$1,350 |
| 2BDRM 1BATH | 3 | \$1,200 | \$1,350 |
| 3BDRM 2BATH | 1 | *\$1,500 | \$1,700 |
| Total | 5 | \$6,100 | \$7,100 |

*Sale condition: Seller leaseback front unit for \$1500 per month for 6 months minimum.

CURRENT

| | |
|----------------|-----------|
| Asking Price | \$925,000 |
| CAP Rate | 5.54% |
| Price Per Unit | \$185,000 |
| GRM | 7.91 |
| NOI | \$51,240 |

PROFORMA

| | |
|----------------|-----------|
| Asking Price | \$925,000 |
| CAP Rate | 6.73% |
| Price Per Unit | \$185,000 |
| GRM | 9.21 |
| NOI | \$62,297 |

SALE COMPARABLES

425 E Alameda St Manteca, CA 95336



| | |
|-----------------------|-------------|
| COE | 11/18/16 |
| Price | \$1,100,000 |
| Price Per Unit | \$110,000 |
| Price Per SF | \$141.94 |
| Cap Rate | 4.24% |
| # of Units | 10 |
| 2 BD / 1 BA | 10 |

-In-unit Laundry
-Garages

225 W Eaton Ave Tracy, CA



| | |
|-----------------------|-------------|
| COE | 9/15/15 |
| Price | \$3,850,000 |
| Price Per Unit | \$110,000 |
| Price Per SF | \$134.90 |
| Cap Rate | 6.50% |
| # of Units | 35 |

1925 Parker Avenue Tracy, CA 95376



| | |
|-----------------------|-------------|
| COE | 09/27/16 |
| Price | \$1,130,000 |
| Price Per Unit | \$188,333 |
| Price Per SF | \$348.77 |
| Cap Rate | N/A |
| # of Units | 6 |

721 McCoy Ct Lodi, CA 95240



| | |
|-----------------------|-----------|
| COE | 9/30/16 |
| Price | \$950,000 |
| Price Per Unit | \$118,750 |
| Price Per SF | \$94.55 |
| Cap Rate | N/A |
| # of Units | 8 |
| 2 BD / 1 BA | 8 |

3325-3355 Holly Dr Tracy, CA 95376



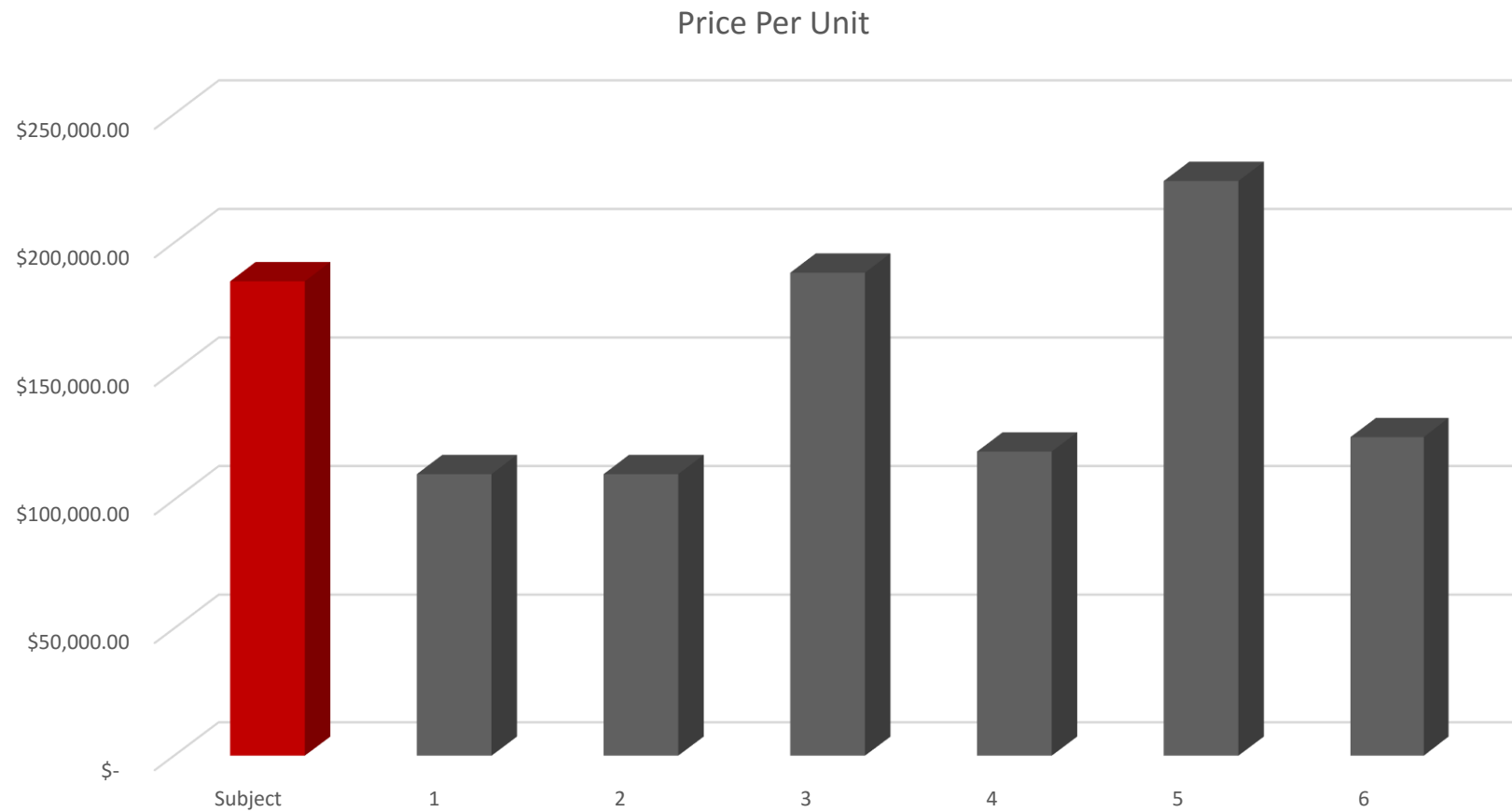
| | |
|-----------------------|-------------|
| COE | 02/09/2017 |
| Price | \$2,240,000 |
| Price Per Unit | \$224,000 |
| Price Per SF | \$181.23 |
| # of Units | 10 |

1460 Eastwood Ave Manteca, CA 95336



| | |
|-----------------------|-----------|
| COE | 01/15/16 |
| Price | \$995,000 |
| Price Per Unit | \$124,375 |
| Price Per SF | \$132.67 |
| Cap Rate | N/A |
| # of Units | 8 |
| 2 BD | 6 |
| 3 BD | 2 |

SALE COMPARABLES



CITY OF LATHROP

The City of Lathrop is located in the central San Joaquin Valley, 70 miles east of San Francisco, and is confident in its growing role as a choice community for raising families and building businesses. Lathrop is in the midst of becoming Northern California's fastest growing and most comprehensive master Planned Community.

The proximity to San Francisco, the Delta, Sierra Mountains, parks, schools, churches and more create a wonderful quality of life for all residents.

Lathrop has established a desirable balance between quality living and quality growth. That balance is carefully maintained through long-term planning and fiscal responsibility. Lathrop is a family-friendly city with excellent schools and an exciting Parks & Receptions Department that serves the population of 22,112 people.



SAN JOAQUIN COUNTY

San Joaquin County is located in the Central Valley of California, just east of the San Francisco Bay Area. As of the 2010 census, the population was 685,306. The county seat is Stockton. The Central Valley is one of the world's most productive agricultural regions. More than 230 crops are grown there. On less than 1 percent of the total farmland in the United States, the Central Valley produces 8 percent of the nation's agricultural output by value: 17 billion USD in 2002. Its agricultural productivity relies on irrigation from both surface water diversions and groundwater pumping from wells. About one-sixth of the irrigated land in the U.S. is in the Central Valley.

Virtually all non-tropical crops are grown in the Central Valley, which is the primary source for a number of food products throughout the United States, including tomatoes, almonds, grapes, cotton, apricots, and asparagus. There are 6,000 almond growers that produce more than 600 million pounds a year, about 70 percent of the world's supply.

Early farming was concentrated close to the Sacramento-San Joaquin Delta, where the water table was high year round and water transport more readily available, but subsequent irrigation projects have brought many more parts of the valley into productive use. For example, the Central Valley Project was formed in 1935 to redistribute and store water for agricultural and municipal purposes with dams and canals. The even larger California State Water Project was formed in the 1950s and construction continued throughout the following decade.

Lathrop Aerial Map

