

The Crichton Collection



2 Properties • 32 Units • Downtown Fresno

WWW.CRITCHONCOLLECTION.COM



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Executive Summary

CRICHTON PLACE

BUILDINGS

Address:	1702 L Street, Fresno, CA 93721
Units:	28 Townhomes
Year Built:	2014
Buildings:	14
Stories:	Two-Story Buildings
Net Rentable:	40,322 SF
Construction:	Wood Frame with Wood Siding
Roof:	Pitched with Tile

RUBS:	No — Tenants Pay Provider Directly
Metering:	Separate Gas and Electric
HVAC:	Ductless Heating and Cooling
Water Heaters:	Individual Tankless
Laundry:	Washer/Dryer Hook-Ups in All Units

SITE DESCRIPTION

Parcel #:	466-103-37 ZZ
Parcel Size:	1.39 Acres
Density:	20.1 Units/Acre
Parking:	18' Deep, Direct Access 2-Car Garages & Open Spaces
Total Spaces:	61 2.1 Spaces/Unit • (54) Garage Spaces • (7) Open Spaces

PROPERTY DESCRIPTION

Built in 2014, Crichton Place is a brand new 28-townhome community located in the Mural District of downtown Fresno; offering residents spacious living and unmatched privacy.

The unit mix consists of the following:

- 27 — 3 Bedroom | 2.5 Bathroom Townhomes (1,440 SF)
- 1 — 3 Bedroom | 2.5 Bathroom Townhomes (1,901 SF)

INTERIOR AMENITIES

The interior amenities include “eco-smart” central ductless air conditioning and heating, ceiling fans, full-size washer/dryer hookups, sprinkler system, individual tankless hot water heaters, wood plank flooring and polished concrete, quartz countertops, and a full “energy efficient” stainless-steel appliance package. The appliance package includes a refrigerator, dishwasher, electric stove, and microhood.

EXTERIOR AMENITIES

The exterior amenities include beautifully kept grounds, craftsmen-style architecture, gated entrances, attached two car garages, private patios or balconies (select townhomes) and a large resident area with patio tables, BBQ station, and community garden planter boxes.

RDA

This project is subject to the RDA Loan Owner Participation Agreement requiring nine units be rented as Affordable Moderate Income (120% AMI) units for a period of 55 years.



Executive Summary

1752 L STREET

BUILDINGS

Address:	1752 L Street, Fresno, CA 93721
Units:	4 Apartment Homes
Year Built:	2019
Buildings:	1
Stories:	Two-Story Buildings
Net Rentable:	2,444 SF
Construction:	Wood Frame with Hardwood Lap Board Siding
Roof:	Pitched — Tile

RUBS:	No
Metering:	Separate Gas and Electric
HVAC:	Ductless Heating and Cooling
Water Heaters:	Individual Tankless Units Every Apartment
Laundry:	Washer/Dryer Hook-Ups in All Units

SITE DESCRIPTION

Parcel #:	466-132-18
Parcel Size:	0.33 Acres
Density:	21.2 Units/Acre
Parking:	Perimeter Street Parking
Total Spaces:	61 2.1 Spaces/Unit • (54) Garage Spaces • (7) Open Spaces

PROPERTY DESCRIPTION

1752 at Crichton is directly connected to Crichton Place and has the opportunity to mix and mingle with many residents of Crichton Place and enjoy all the community amenities. This new and quaint 4-plex apartment complex offers all one bedroom/one bathroom units with options for ground level adaptable units on the first and second floor units with private balconies to relax and enjoy. All units are 611 sq ft and offers many community amenities.

The unit mix consists of the following:

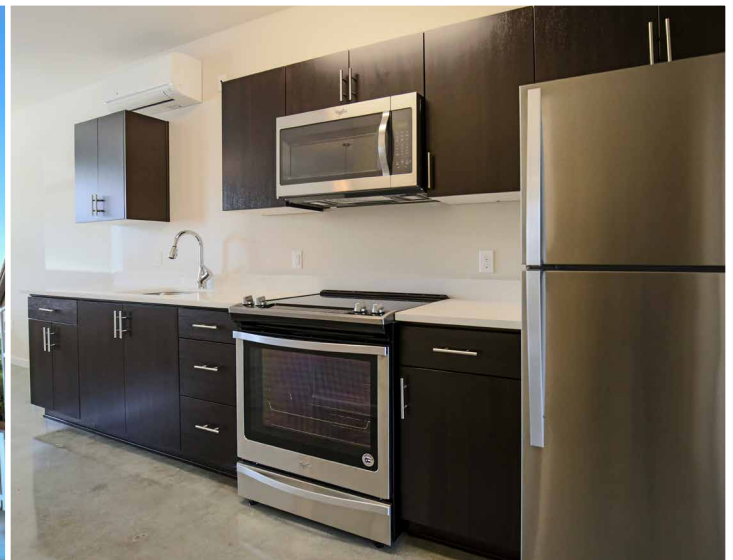
4 — 1 Bedroom | 1 Bathroom (611 SF)

INTERIOR AMENITIES

The interior amenities include central ductless air conditioning, wall heating (select units), ceiling fans, stackable washer / dryer hookups, individual tankless hot water heaters, granite kitchen counter tops, wood style flooring, and a full, stainless steel appliance package. The appliance package includes a refrigerator, dishwasher, and electric stove.

EXTERIOR AMENITIES

The exterior amenities include beautifully landscaped grounds with contemporary architecture, community courtyard with BBQ station, and gated community access.



Financial Overview



CRICHTON COLLECTION VALUATION

	Crichton Place	1752 L Street	Total/Avg.
Address	1702 L Street	1752 L Street	
Number of Units	28	4	32
NRSF	40,322	2,444	42,766
Average SF Per Unit	1,440	611	1,026

2026 Analysis

Offering Price	\$7,695,000	\$761,000	\$8,456,000
Price per Unit	\$274,821	\$190,250	\$264,250
Price per SF	\$191	\$311	\$197
Average Rent Per Unit	\$1,943	\$1,324	
Average Rent per SF	\$1.35	\$2.17	
Market Rent Per Unit	\$1,994	\$1,375	
Market Rent per SF	\$1.38	\$2.25	
Year 1 NOI	\$439,301	\$42,857	\$482,158
Year 1 Cap Rate	5.71%	5.50%	5.61%



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