OFFERING MEMORANDUM

FURMINT WAY APARTMENTS

2643-2651 Furmint Way, Rancho Cordova, CA 95670

CONTENTS

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Any party considering a transaction should consult its own attorneys, accountants, engineers, inspectors, lenders and other qualified professionals. The property is offered subject to prior sale, withdrawal, modification of terms and correction of errors or omissions without notice.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

PROPERTY INFORMATION

OFFERING SUMMARY

ASKING PRICE
$1,799,999

NUMBER OF UNITS
8

BUILDING SIZE
7,408 SF

PRICE / UNIT
$225,000

YEAR BUILT
1965

AVG. UNIT SIZE
926 SF

PROPERTY HIGHLIGHTS

- Eight spacious 2-bedroom / 1-bath residences.
- Three units remodeled recently; remaining units represented as above-average condition.
- In-unit laundry, on-site parking, and individually metered electric and gas.
- Approximately $120,000 in improvements, including eight replaced electrical panels.
- Owner represents that the required stair work has been completed and is compliant with applicable requirements; buyer to independently verify.
- Seller-supplied market-rent target of $1,800 per unit.

RENOVATED INTERIORS






Representative interiors. Finishes may vary by unit.

PROPERTY DESCRIPTION

Furmint Way Apartments is an eight-unit value-add multifamily opportunity in central Rancho Cordova. The property consists entirely of spacious two-bedroom, one-bath residences averaging approximately 926 square feet, with in-unit laundry and on-site parking. Three units have been remodeled recently, while the remaining residences are represented by the seller as being in above-average condition.

Approximately $120,000 has been invested in property improvements, including replacement of all eight electrical panels. Individual electric and gas meters support efficient operations, while current below-market rents create a meaningful path to increased income as units turn and as legally permitted.

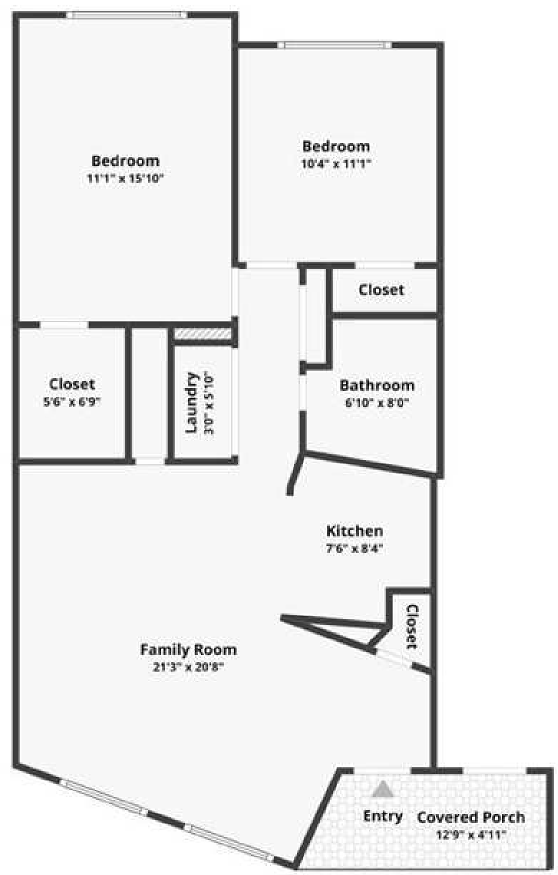
LOCATION DESCRIPTION

The property is centrally located minutes from Highway 50 and close to Walmart, Safeway, Target, Ross, KP International Market and additional shopping, dining and everyday services. The Zinfandel light-rail station is also nearby, giving residents convenient access to regional public transportation. This combination of commuter access, retail convenience and tenant-friendly unit features supports long-term rental demand.

PROPERTY DETAILS

PROPERTY	2643-2651 Furmint Way
CITY / ZIP	Rancho Cordova, CA 95670
COUNTY	Sacramento
UNITS	8
UNIT MIX	8 x 2BR / 1BA
BUILDING AREA	Approx. 7,408 SF
AVG. UNIT SIZE	Approx. 926 SF
YEAR BUILT	1965
LAUNDRY	Inside each unit
PARKING	On site
UTILITIES	Individual electric and gas meters

REPRESENTATIVE 2BR / 1BA FLOOR PLAN



loor plans are for informational purposes only and not for construction or design use. Measurements are approximate, and square footage may include finished and unfinished areas

Floor plan and measurements are approximate and for informational purposes only.

LOCATION & TENANT APPEAL

LOCATION ADVANTAGES

- Minutes to Highway 50 and regional employment centers.
- Near major retailers and international grocery options.
- Convenient access to the Zinfandel light-rail station.
- Spacious two-bedroom layouts with in-unit laundry.
- On-site parking and completed electrical-panel upgrades.

VALUE-ADD STRATEGY

- Stabilize the two vacant residences.
- Capture rent growth as units turn and as legally permitted.
- Build on approximately $120,000 of completed improvements.
- Target the seller-supplied market rent of $1,800 per unit.
- Increase annual gross scheduled rent toward $172,800.

FINANCIAL ANALYSIS

RENT ROLL & RENTAL UPSIDE

UNIT	TYPE	STATUS	CURRENT RENT	MARKET RENT	MONTHLY UPSIDE
01	2BR / 1BA	Occupied	$1,210	$1,800	$590
1 Remodeled	2BR / 1BA	Occupied	$1,600	$1,800	$200
02	2BR / 1BA	Occupied	$1,210	$1,800	$590
2	2BR / 1BA	Occupied	$1,210	$1,800	$590
03 Remodeled	2BR / 1BA	Vacant	$0	$1,800	$1,800
3 Remodeled	2BR / 1BA	Vacant	$0	$1,800	$1,800
04	2BR / 1BA	Occupied	$1,545	$1,800	$255
4	2BR / 1BA	Occupied	$1,340	$1,800	$460
TOTALS			**$8,115**	**$14,400**	**$6,285**

CURRENT MONTHLY RENT
$8,115

CURRENT ANNUALIZED
$97,380

PRO FORMA MONTHLY
$14,400

PRO FORMA ANNUAL
$172,800

Market-rent assumption supplied by seller. Vacant units are shown at $0 current scheduled rent.

OPERATING STATEMENT

INCOME SUMMARY	2025 / CURRENT	PRO FORMA
Gross Income	$118,123	$172,800
Recurring Operating Expenses	($49,413)	($49,413)
NET OPERATING INCOME	$68,710	$123,387
CAP RATE @ $1,799,999	**3.82%**	**6.85%**

2025 RECURRING OPERATING EXPENSES

CATEGORY	2025 AMOUNT	PER UNIT
Property Tax	$20,071	$2,509
Utilities	$21,578	$2,697
Insurance	$7,764	$971
TOTAL RECURRING EXPENSES	**$49,413**	**$6,177**

Seller-directed presentation: cleaning and maintenance and mortgage interest have been removed. A $22,800 repair cost is treated as a one-time expense and is not included in recurring expenses or NOI. Blank categories from the owner sheet have not been estimated. Buyer must independently verify all income, expenses and underwriting treatment.

PRICING DETAILS & OPPORTUNITY

PRICE **$1,799,999**	PRICE / UNIT **$225,000**	PRICE / SF **$243.00**
CURRENT NOI **$68,710**	PRO FORMA NOI **$123,387**	PRO FORMA CAP **6.85%**

THE OPPORTUNITY

The investment strategy is to stabilize the two vacant units and move rents toward the seller's $1,800 monthly market-rent target as legally permitted and as units turn. At that target, gross scheduled rent would be approximately $14,400 per month, or $172,800 annually, before vacancy, concessions, bad debt and other adjustments.

Three units have been remodeled recently, while the seller represents the remaining units as being in above-average condition. Combined with approximately $120,000 of completed improvements, the property offers a buyer both existing capital upgrades and meaningful rental-income upside.

UNDERWRITING NOTE

Pro forma figures are illustrative assumptions based on seller-provided information and are not guarantees of future performance.

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