

OFFERING MEMORANDUM



240 2nd Street Davis, CA 95616

Downtown Davis

8 Unit Apartment Building Opportunity

All 2 Bedroom, 1 Bath Units (16 Bedrooms Total)



Ciana Wallace
530-902-4262
realestate@ciana.com
BRE#01309577

EXCLUSIVELY LISTED BY

CONFIDENTIALITY & DISCLAIMER NOTICE

This Offering Memorandum has been prepared by RE/MAX Gold – Goodhome Group for informational purposes only. The information contained herein is confidential and is intended solely for the party receiving it. It may not be shared, distributed, or reproduced, in whole or in part, without prior written consent.

This Offering Memorandum is intended to provide a summary of the property and to generate preliminary interest among prospective purchasers. It is not intended to be a complete or definitive analysis of the property and should not replace an independent due diligence investigation. The information contained herein has been obtained from sources believed to be reliable; however, it has not been independently verified. RE/MAX Gold – Goodhome Group makes no representation or warranty, express or implied, as to the accuracy or completeness of the information, including but not limited to income, expenses, financial projections, assumptions, property condition, or square footage. All financial information, including any projections or estimates, is provided for illustrative purposes only and may not reflect actual results.

RE/MAX Gold – Goodhome Group has not conducted an independent investigation of the information contained herein. Prospective purchasers are encouraged to conduct their own inspections, investigations, and analysis of the property, and to rely on their own advisors, including legal, tax, and financial professionals.

By accepting this Offering Memorandum, the recipient agrees to the terms outlined above.

EXCLUSIVE OFFERING MEMORANDUM

240 2nd STREET DAVIS, CA 95616

Ciana Wallace
530-902-4262
realestate@ciana.com
BRE#01309577





Price	\$2,695,000
Number of Units	8
Unit Configuration	8 Units – All 2 Bed, 1 Bath – 16 bedroom total
Price Per Unit	\$336,875
Year Built	1964
Building Size	6,592 SF
Lot Size	10,250 SF
APN	070-066-004-000
Location	Downtown Davis
Current Monthly Rent	\$18,010
Current Annual Income	\$208,270
Operating Expenses	\$76,776
Net Operating Income	\$131,493
Pro Forma NOI	\$142,131
Current Cap Rate	4.88 %
Pro Forma Cap Rate	5.27 %
GRM	12.94
Parking:	8 Spaces On-Site

Current income reflects approximately two months of vacancy for one unit

EXCLUSIVE OFFERING MEMORANDUM



This offering presents the opportunity to acquire a well-located 8-unit apartment complex in the desirable University Rice neighborhood, ideally positioned between Downtown Davis (one block) and UC Davis (two blocks). Opportunities to acquire apartment properties in this immediate area are extremely limited, with very few comparable sales over the past decade. The location benefits from strong tenant demand driven by the university, excellent walkability, and limited housing supply.

The property provides additional upside through continued rent growth. Two units are currently below market due to long-term tenancy, offering a clear path to increased income over time. Additional value-add potential exists through implementation of a utility reimbursement program (RUBS) for water, sewer, and garbage, as well as income from on-site laundry and parking, further enhancing overall returns.

INVESTMENT HIGHLIGHTS

- University Rice neighborhood location, positioned between Downtown Davis (1 block) and UC Davis (2 blocks)
- Walkable to Downtown, UC Davis, restaurants, shopping, and Amtrak
- Fully leased with strong occupancy history
- Eight 2 bedroom, 1 bath units (16 bedrooms total)
- Rental upside to \$2,350 per unit; two units currently below market
- Value-add opportunity through RUBS (water, sewer, garbage), laundry, and parking
- Efficient operating expenses at approximately 37% of income
- Individually metered for gas and electricity

EXCLUSIVE OFFERING MEMORANDUM

OPERATING EXPENSES	
Water, Sewer & Garbage	\$10,051
Cleaning & Maintenance	\$900
Maintenance & Repairs	\$4,572
PG&E (Common Area Owner Pays)	\$2,205
Insurance	\$16,042
Business Licence & Fees	\$325
Property Taxes	\$22,414
Landscaping Maintenance	\$2,000
Property Management	\$16,656
Pest Control	\$1,440
Advertising	\$167
Total Operating Expenses	\$76,777
Total Rent Income	\$18,010
Net Operating Income	\$131,493
Operating Expense Ratio	36.90%

- Tenants pay gas and electricity- owner responsible for water, sewer, garbage, and common area utilities
- Actual 2025 performance with stabilized operating expenses. Capital improvements excluded.
 - Actual 2025 performance includes the are actual rents collect with missiing rent

EXCLUSIVE OFFERING MEMORANDUM



Projected Monthly Income
\$18,800

Projected Annual Income
\$225,600

Operating Expenses
\$83,469

Pro Forma Net Operating Income
\$142,131

Pro Forma Cap Rate
5.27%

Pro forma assumes all units leased at \$2,350 per month. Two units have executed renewed leases at \$2350 supporting near-term income growth & validating achievable market rents

EXCLUSIVE OFFERING MEMORANDUM



RENT ROLL

UNIT #	Unit & SF	Lease Starts	Lease Ends	Current Rate	ProForma	Notes
1	2bd / 1ba - 800 SF	08/03/22	07/31/26	\$2295	\$2350	
2	2bd / 1ba - 800 SF	09/01/25	08/29/26	\$2295	\$2350	
3	2bd / 1ba - 800 SF	08/01/24	07/31/26	\$2295	\$2350	
4	2bd / 1ba - 800 SF	09/01/24	08/29/26	\$2295	\$2350	
5	2bd / 1ba - 800 SF	09/01/24	08/28/26	\$2295	\$2350	
6	2bd / 1ba - 800 SF	04/01/25	08/28/26	\$2095	\$2350	Below Market LongTerm Tenant
7	2bd / 1ba - 800 SF	09/01/25	08/28/26	\$2295	\$2350	
8	2bd / 1ba - 800 SF	01/01/21	8/30/26	\$2145	\$2350	Below Market LongTerm Tenant
Total Unit Count: 8 Units Total Bedrooms: 16				Monthly Rent	\$18,010	\$18,800
				Gross Annual Rent	\$216,120	\$225,600

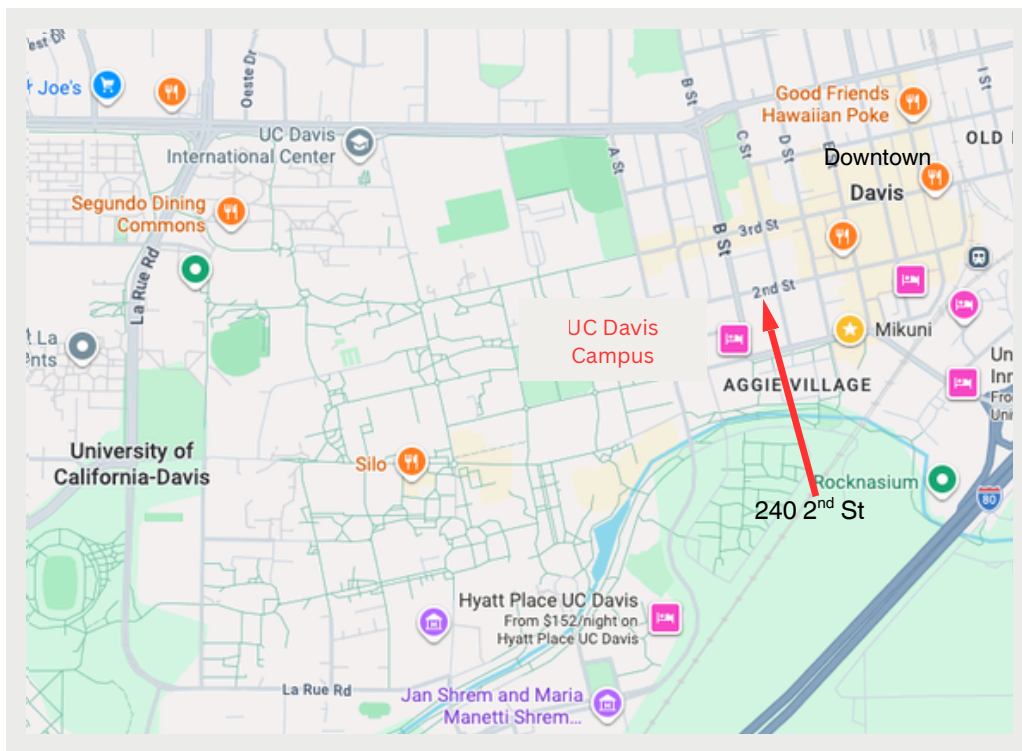
EXCLUSIVE. OFFERING MEMORANDUM

LOCATION OVERVIEW

The property benefits from a highly walkable location, approximately one block from Downtown Davis amenities, including restaurants, shopping, and the Davis Farmers Market. The UC Davis campus is located approximately two blocks away, further supporting strong tenant demand. The surrounding neighborhood offers a mix of residential charm and proximity to daily conveniences, creating an attractive living environment for tenants.

Nearby amenities include the UC Davis Arboretum, Trader Joe's, and the Amtrak station, providing both recreational and transportation options. Interstate 80 is also easily accessible, offering convenient regional connectivity.

The combination of walkability, access to transit, and proximity to campus continues to support strong rental demand in this area.



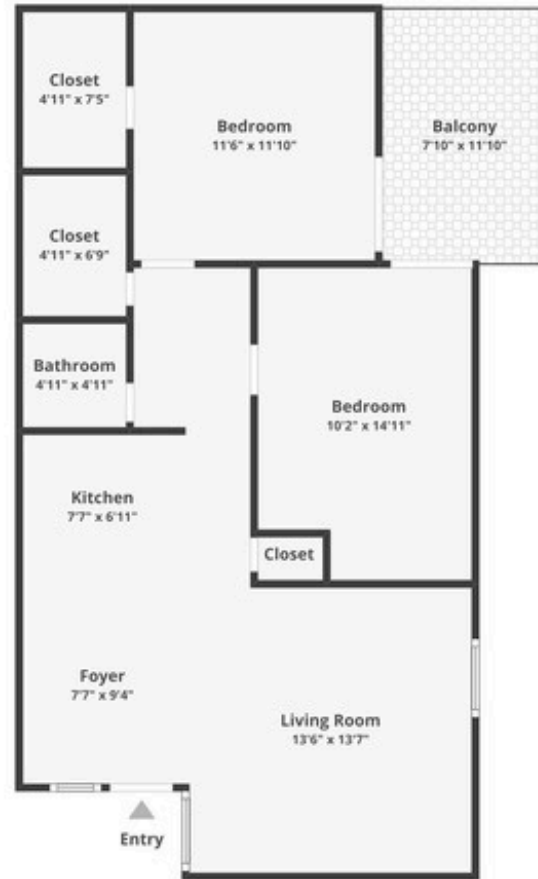
EXCLUSIVE OFFERING MEMORANDUM



240 2nd STREET DAVIS, CA 95616

Ciana Wallace 530-902-4262

PROPERTY FLOOR PLAN



Floor plan/tou cannot be used for building or design purposes.
Sizes and dimension are approximate



