



EXECUTIVE SUMMARY

AUTUMN OAKS APARTMENTS

Exclusively Listed By:
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A 62-UNIT GARDEN STYLE APARTMENT COMMUNITY

Marcus & Millichap
THE HOLMQUIST GROUP

OFFERING SUMMARY



•Listing Price
\$16,085,000



•Cap Rate
6.62%



•Price/SF
\$258.19

•FINANCIAL

- Listing Price \$16,085,00
- Down Payment 30% / \$4,021,250
- NOI \$1,065,389
- Cap Rate 6.62%
- Price/SF \$258.19
- Price/UNIT \$259,435

•Property

- # of Units: 62
- Lot Size-3.12 acres across two parcels (1.51 & 1.61 calculated acres) per County Records
- Net Rentable SQ SF 62,300 (excluding common areas)
- Year Built 1978

•HIGHLIGHTS

- Sixty-Two Units 11-1Bed/1Bath, 1-2Bed/1Bath(mgr.) 28-2Bed/1.5Bath, 22-3Bed/1.5Bath
- Large patios for townhouse units.
- Convenient access to major employment centers.



Attractive setting on two large parcels totaling 3.12-acres. With spacious unit floorplans and superior unit mix.

INVESTMENT OVERVIEW

Autumn Oaks Apartments offers well-located, comfortable living with convenient access to key employment, healthcare, and retail destinations throughout Solano County. The property features spacious one, two, and three-bedroom apartment homes and townhomes and is ideally situated near NorthBay Health Medical Center with immediate access to Interstate 80 and State Route 12. Residents benefit from proximity to Travis Air Force Base, the new California Forever project, Vacaville Outlets, and a wide range of shopping, dining, and entertainment options, making everyday commuting and lifestyle needs easily accessible.

The subject property boasts a large 3.12-acre site on two parcels with well-manicured landscaping and great curb appeal. Per property records, the complex is of 1978 construction, with twelve two-story buildings that benefit from all new pitched composite roofs, a renovated pool area, and unit upgrades upon turnover. The complex is configured with open parking to the sides, a sparkling central pool with vast lawn area to the center, two onsite laundry rooms, and a dedicated rental office towards the front entrance. Unit interiors are in superior condition with turnovers benefiting from full kitchen remodel which includes new cabinets, countertops, new stainless-steel appliances. Unit amenities include garbage disposals, dishwashers, electric stoves, gas wall heaters, individual a/c units, and ceiling fans in most units. The complex is separately metered for PG&E, with RUBS reimbursement in place. The property is professionally managed with long-term onsite and off-site management in place. Offered for sale, for the first time in several decades, this asset provides a compelling value add opportunity for a new investor.



INVESTMENT HIGHLIGHTS

- Superior unit mix of eleven-1bed/1bath, one-2bed/1bath, twenty-eight-2bed/1.5bath, and twenty-two-3bed/1.5bath floorplans. Oversized units averaging 983 square feet across the complex, with patios for select ground floor units.
- Pricing Metrics: 6.62% Current / 7.37% Market CAP Rate / \$258.19 per square foot / 9.81 Current / 9.02 Market GRM.
- Tremendous rental and economic market drivers, as property is located just minutes from the massive planned "California Forever Project" a private development project backed by Silicon Valley billionaires to construct a massive new city and industrial hub from the ground up in Solano County. The proposed project will contain the Solano Foundry, a 2,100-acre advanced manufacturing and technology hub along with a plan for 170,000 new homes over next 40-years which will provide tremendous demand during buildout for housing needed by contractors, sub-contractors, and vendors.
- Strong commuter location equidistant to Sacramento and San Francisco Bay Area job centers provides robust access to California's top employment ensuring tenant demand.
- Easy commute to Travis Air Force Base, 4.5 miles away, provides over 10,000 jobs in immediate vicinity to subject property. Attractive garden style community built circa 1978 on two parcels with approximately 3.12 combined acres. Property benefits from ample parking, sparkling pool, two laundry facilities, and a dedicated leasing office.
- Extensive recent capital improvements including new pitched composite roofs on all buildings, recently resurfaced pool, and extensive unit remodels upon turnover.

PROPERTY & UNIT AMENITIES

Designed to provide both convenience and a relaxed living environment, Autumn Oaks includes a thoughtful mix of community amenities (estimated 4,000+SqFt. of non-rentable common area) and in-unit features. Residents enjoy a resort-style swimming pool, landscaped courtyard, two on-site laundry facilities, assigned parking, 24-hour emergency maintenance, and professional on-site management. Individual units are equipped with eco-friendly stainless-steel appliances, gourmet kitchens with refrigerator, dishwasher, and garbage disposal, upgraded custom flooring, large closets, private patios, ceiling fans in many units, and cable-ready connections, with select two and three-bedroom townhomes offering 1.5 bathrooms.

Autumn Oaks Apartments delivers a balanced combination of location, amenities, and functional living spaces, providing residents with an attractive and accessible housing option in Suisun City.



Common Area Amenities

- Refreshing recently resurfaced pool
- Assigned parking
- Ample open space with central lawn area.
- Two on-site laundry rooms
- Dedicated rental office.
- Multiple storage and common areas

Unit Amenities

- Stainless steel appliances & updated gourmet kitchens.
- Dishwashers & garbage disposals.
- Upgraded custom flooring and large closets.
- Private patios for select units.



Offering Synopsis

This 62-unit multifamily asset in Suisun City, CA, offers a strategic, value-add opportunity driven by its prime Solano County location, exceptional regional connectivity via Hwy 80 and the Suisun-Fairfield Amtrak station, and proximity to major employment hubs like Travis Air Force Base, and the proposed California Forever development. The property is uniquely positioned to benefit from billions in projected regional economic growth and downtown revitalization.

Key Economic Drivers

- **Major Regional Employment Hubs:** The property is a short distance from Travis Air Force Base, Solano County's largest employer, supporting over 10,000 jobs and generating a (\$1.6) billion regional economic impact. Additional economic anchors include the biotechnology and advanced manufacturing sectors in neighboring Vacaville and Fairfield, including major operations by Thermo Fisher Scientific and Lonza Bioscience.
- **Billion-Dollar Economic Expansion:** Suisun City is a focal point of the historic Suisun Expansion Plan and the Solano Shipyard. Backed by significant private capital, this initiative is slated to inject approximately (\$215) billion into the regional economy over the next several decades, creating tens of thousands of high-paying jobs in advanced manufacturing and driving immediate, compounding housing demand.
- **Downtown Waterfront Revitalization:** Backed by development groups like California Forever, Suisun City is undergoing heavy investment in the Historic Waterfront District. With city-adopted strategic economic plans driving these improvements, the area is seeing increased foot traffic, premium dining, and lifestyle amenities that enhance local property values and tenant retention.
- **Exceptional Commuter Connectivity:** Suisun City serves as a premier residential refuge for broader Bay Area commuters. The local Amtrak and Capitol Corridor station provides direct, traffic-free transit into San Francisco, Oakland, and Silicon Valley job centers, commanding strong rental interest from professionals seeking higher living space per dollar.
- **Favorable Supply-Demand Dynamics:** Surrounded by geographic and legislative growth barriers, Suisun City faces a massive shortage in localized workforce housing. This lack of new multifamily inventory, paired with median home prices exceeding (\$530,000), forces a large portion of the local demographic to rent rather than own, underpinning long-term occupancy and organic rent growth. Strategic Value Proposition.

Asset Opportunity

By acquiring this 62-unit asset, investors gain immediate scale in an under-supplied market with explosive macroeconomic upside. The property stands to capture immense value from an incoming influx of high-earning industrial and construction talent, all while maintaining the core stability of a transit-oriented Bay Area multifamily asset







TWO ONSITE LAUNDRY ROOMS







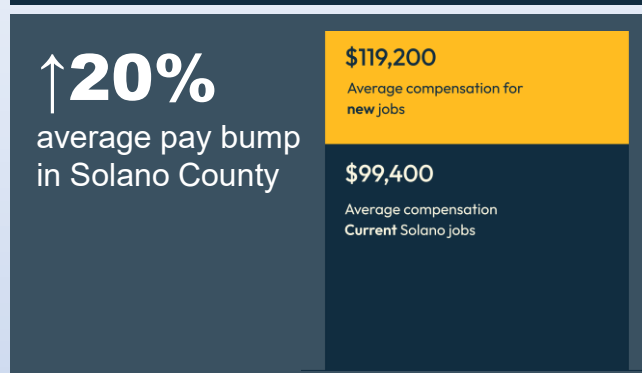
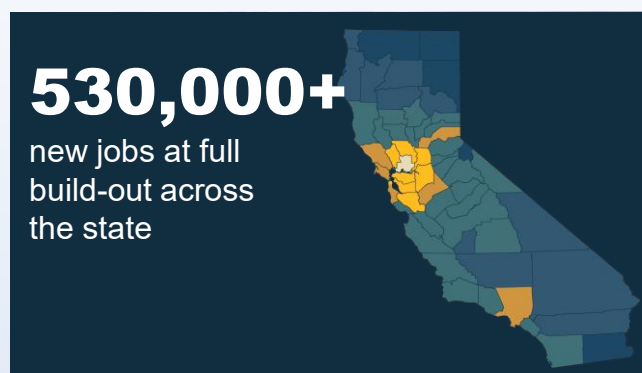
LOCATION HIGHLIGHTS:

- Steady rent growth of 2.3% annually over trailing five-years.
- Business friendly city with 5-year Waterfront Specific Plan fostering economic growth.
- Central location within easy commute to Sacramento, Napa, Walnut Creek, Downtown Oakland, and San Francisco.
- Easy access to shopping and commerce at nearby Heritage Park and Sunset Center.
- Supply constrained market with low 5% current vacancy as of May 2026.



DRIVERS OF GROWTH – “CALIFORNIA FOREVER”

The California Forever initiative is a large-scale, master-planned expansion proposed just east of Suisun City, designed to create a new walkable, mixed-use community focused on housing, job creation, and infrastructure. According to the developer, the project aims to deliver tens of thousands of new homes, over 19,000 permanent jobs by 2035, and significant investment into transportation, parks, and local amenities while being privately funded so that existing residents are not responsible for development costs. The plan also includes major economic drivers such as advanced manufacturing, a shipyard, and commercial districts, positioning the area for long-term employment growth and reduced commuter outflow. For Suisun City, the project has the potential to dramatically expand the local tax base, enhance infrastructure, and drive sustained demand for housing, supporting long-term property value appreciation.



DRIVERS OF GROWTH – TRAVIS AIR FORCE BASE

The Autumn Oaks Apartments and City of Suisun City benefits greatly from Travis Airforce Base which supplies a steady demand of gainfully employed tenants. The subject property provides a convenient 4.5-mile commute to the air force base with a hassle-free direct commute. Travis Air Force Base (AFB), located in Solano County, California, is one of the most strategically important military installations in the United States due to its central role in global logistics, rapid military deployment, and national defense readiness.

At its core, Travis serves as the largest air mobility hub in the U.S. Air Force, operating a fleet of C-5, C-17, and KC-46 aircraft that enable worldwide transport of troops, equipment, and fuel. The base handles more cargo and passengers than any other military air terminal in the country, making it the backbone of U.S. military logistics. Its primary mission is to provide rapid, reliable airlift and aerial refueling anywhere on Earth, ensuring U.S. forces can respond immediately to conflicts, disasters, or emerging threats.

Travis is widely known as the “Gateway to the Pacific,” reflecting its critical geographic position for operations across the Indo-Pacific region—one of the most strategically important theaters for U.S. national security. From this location, the base supports military operations, deterrence efforts, and alliances across Asia and beyond, allowing the U.S. to project power and maintain a global presence. Travis AFB has a major impact on the community as a number of military families and retirees have chosen to make Fairfield their permanent home. It is the largest employer in the city and Solano County as well, and the massive Travis workforce has a local economic impact of more than \$1 billion annually. The base also contributes many highly skilled people to the local labor pool.



