

INVESTMENT OFFERING

7089 N. Howard St

Fresno, California 93720

\$1,100,000

Asking Price

5 Units

Units

\$102,000/yr

Proforma GSI

5.60%

Proforma Cap Rate



7089 N. Howard St, Fresno, CA 93720



Property Type	5-Unit Multifamily
Asking Price	\$1,100,000
Price Per Unit	\$220,000
Year Built	1978
Unit Mix	5 × 2BD / 1BA
Unit Size	1,120 SF / Unit
Occupancy	80% — 4/5 Units
Proforma GSI	\$102,000

7089 N. Howard Street presents a rare opportunity to acquire a fully occupied 5-unit multifamily asset in North Fresno. Built in 1978, the property comprises five spacious 2BD/1BA units at 1,120 SF each (5,600 SF total). All units have been renovated with new LVP flooring, updated kitchens with granite countertops, and refreshed bathrooms.

Living Spaces & Kitchens



Updated Living Room



Renovated Kitchen



Open Living/Dining

Bedrooms & Bathrooms



Updated Bathroom



Spacious Bedroom



Modern Bathroom

Executed Estoppel Certificates on File — Occupied Units Current

Unit	Occupant	Lease Start	Lease Expiry	Monthly Rent	Annual Rent	Proforma Rent	Proforma Annual Rent
101	Tenant on File	1/1/2026	1/1/2027	\$1,471	\$17,652	\$1,700	\$20,400
102	Tenant on File	5/1/2025	5/1/2026	\$1,402	\$16,824	\$1,700	\$20,400
103	VACANT	7/1/2024	MTM	\$1,673 [†]	\$20,076	\$1,700	\$20,400
104	Tenant on File	2/1/2026	MTM	\$1,624	\$19,488	\$1,700	\$20,400
105	Tenant on File	4/20/2026	4/20/2027	\$1,655	\$19,860	\$1,700	\$20,400
TOTAL MONTHLY / ANNUAL				\$7,825	\$93,900	\$8,500	\$102,000

[†] \$1,673 reflects the previous tenant's rent; tenant vacated 6/30/26.

2025 Actual vs. Year 1 Pro Forma | Reassessed at \$1,100,000 Purchase Price

	2025 ACTUAL	YR 1 PRO FORMA
INCOME		
Rents Received	\$83,180	\$102,000
Other Income	\$6,000	—
GROSS INCOME	\$89,180	\$102,000
EXPENSES		
Property Tax	\$8,416	\$13,404
Insurance	\$5,943	\$6,000
Utilities	\$6,629	\$6,800
Repairs	\$19,781	\$10,000
Landscaping	\$1,200	\$1,200
Legal	\$3,610	\$3,000
TOTAL EXPENSES	\$45,579	\$40,404
NET OPERATING INCOME	\$43,601	\$61,596

† Property tax reassessed: $1.2186152\% \times \$1,100,000 = \$13,404/\text{yr.}$

YEAR 1 PRO FORMA

\$102,000

Proforma Gross Income
 Proforma Market Rents — \$1,700/Unit

\$61,596

Net Operating Income
 After Reassessed Expenses

5.60%

Proforma Cap Rate
 $\text{NOI} \div \$1,100,000$

10.78x

Gross Rent Multiplier
 $\$1,100,000 \div \$102,000$

Why 7089 N. Howard Street



Fully Renovated Units

All five units feature new LVP flooring, updated kitchens with granite countertops, refreshed bathrooms with modern vanities — minimizing near-term capital needs.



Rental Upside Opportunity

Proforma rents of \$102,000/yr exceed 2025 actuals by ~\$12,800, reflecting a repositioning to \$1,700/unit market rents across all five units.



Turnkey Investment

With estoppels executed, renovations complete, and four of five units occupied, this is a near-day-one cash-flowing asset — ideal for a 1031 exchange buyer or passive investor.



80% Occupied — Estoppels in Hand

Four of five units are occupied by tenants current on rent, each with an executed estoppel certificate on file. The vacant unit offers a buyer immediate upside to lease at market rent.



North Fresno Location

Located in one of Fresno's most desirable residential corridors, near top-rated schools, major retail, and employment centers with strong tenant demand.



Attractive Basis

At \$210,000 per unit and a 10.29x GRM on proforma rents, the property offers a competitive entry point relative to recent North Fresno multifamily trades.



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Offered at \$1,100,000 | 5 Units

