CUSHMAN & WAKEFIELD

FOR SALE

5 UNIT MULTIFAMILY-VALUE ADD

4420 FJORD STREET
BAKERSFIELD, CA

CONFIDENTIAL OFFERING MEMORANDUM

OFFERING MEMORANDUM DISCLAIMER

This Confidential Offering Memorandum ("Memorandum") is being delivered subject to the terms of the Confidentiality Agreement (the "Confidentiality Agreement") signed by you and constitutes part of the Confidential Information (as defined in the Confidentiality Agreement). It is being given to you for the sole purpose of evaluating the possible investment in **4420 Fjord Street, Bakersfield, CA 93309** (the "Project"), and is not to be used for any other purpose or made available to any other party without the prior written consent of 6C Prop, LLC ("Managing Member"), or its exclusive broker, Cushman & Wakefield. This Memorandum was prepared by Cushman & Wakefield based primarily on information supplied by Managing Member. It contains select information about the Project and the real estate market but does not contain all the information necessary to evaluate the Project. The financial projections contained herein (or in any other Confidential Information) are for general reference only. They are based on assumptions relating to the overall economy and local competition, among other factors. Accordingly, actual results may vary materially from such projections. Various documents have been summarized herein to facilitate your review; these summaries are not intended to be a comprehensive statement of the terms or a legal analysis of such documents. While the information contained in this Memorandum and any other Confidential Information is believed to be reliable, neither Cushman & Wakefield nor Managing Member guarantees its accuracy or completeness. Because of the foregoing and since the investment in the Project is being offered on an "As Is, Where Is" basis, a prospective investor or other party authorized by the prospective investor to use such material solely to facilitate the prospective purchaser's investigation, must make its independent investigations, projections and conclusions regarding the investment in the Project without reliance on this Memorandum or any other Confidential Information. Although additional Confidential Information, which may include engineering, environmental or other reports, may be provided to qualified parties as the marketing period proceeds, prospective purchasers should seek advice from their own attorneys, accountants, engineers and environmental experts. Neither Cushman & Wakefield nor Managing Member guarantees the accuracy or completeness of the information contained in this Memorandum or any other Confidential Information provided by Cushman & Wakefield and Managing Member. Managing Member expressly reserves the right, at its sole discretion, to reject any offer to invest in the Project or to terminate any negotiations with any party at any time with or without written notice. Managing Member shall have no legal commitment or obligations to any prospective investor unless and until a written sale agreement has been fully executed, delivered and approved by Managing Member and any conditions to Managing Member's obligations thereunder have been satisfied or waived. Managing Member has retained Cushman & Wakefield as its exclusive broker and will be responsible for any commission due to Cushman & Wakefield in connection with a transaction relating to the Project pursuant to a separate agreement. Cushman & Wakefield is not authorized to make any representation or agreement on behalf of Managing Member. Each prospective investor will be responsible for any claims for commissions by any other broker in connection with an investment in the Project if such claims arise from acts of such prospective investor or its broker. This Memorandum is the property of Managing Member and all parties approved by Managing Member and may be used only by parties approved by Managing Member. No portion of this Memorandum may be copied or otherwise reproduced or disclosed to anyone except as permitted under the Confidentiality Agreement.

CAPITAL MARKET CONTACTS

Jeff Andrew
Executive Director
Lic.# 00941323
Direct: 661 633 3827
jeff.andrew@cushwake.com

Cushman & Wakefield
5060 California Avenue
Suite 1000
Bakersfield, CA 93309
LIC. 01880493
cushmanwakefield.com

OFFERING SUMMARY

4420 Fjord Street presents the opportunity to acquire a well-located five-unit multifamily property in an established residential neighborhood of Bakersfield, California. The asset offers investors stable in-place income at well below market rents with the potential to increase cash flow through strategic management, rental adjustments, and continued property improvements, where applicable.

Positioned within convenient proximity to major employment centers, retail amenities, schools, parks, and transportation corridors, the property benefits from strong local rental demand and broad tenant appeal. Its efficient unit mix and neighborhood setting make it attractive to both long-term residents and investors seeking dependable multifamily performance.

This offering represents an opportunity for investors pursuing immediate cash flow, long-term appreciation with rent increases, and value-add potential in one of California's most affordable multifamily investment markets. Maintained as a stabilized income-producing asset and enhanced through operational improvements, 4420 Fjord Street offers a compelling addition to any investment portfolio.

Prospective purchasers are encouraged to perform their own independent due diligence regarding all aspects of the property, including financial performance, physical condition, zoning, and market conditions.

**Please be advised do not contact or disrupt tenants.*

ASKING PRICE
$775,000

PRICE UNIT
$155,000

CAP RATE
4.0%
Rents 10%-30% below market

NET OPERATING INCOME
ACTUAL $30,918
MARKET $42,378

PERCENT LEASED
100%

NUMBER OF UNITS
5 (2BD, 2BA)

GROSS RENT MULTIPLIER
11.84
Due to low rents

INVESTMENT HIGHLIGHTS

- Five-unit multifamily investment opportunity.
- Located in an established Southwest Bakersfield neighborhood.
- Stable residential asset with diversified rental income from long term tenants.
- Opportunity to increase revenue through rental optimization and operational efficiencies, subject to market conditions.
- Rents are 10%-30% below market
- Strong demand for workforce housing in the Bakersfield rental market.
- Convenient access to shopping, dining, schools, medical services, and recreational amenities.
- Easy connectivity to major transportation corridors serving the Bakersfield metropolitan area.
- Attractive opportunity for both private investors and 1031 exchange buyers.
- Potential for long-term appreciation supported by Bakersfield's continued population and employment growth.
- 14 on-site parking with 2 garages
- On-site laundry facility

PROPERTY OVERVIEW	
Property Address	4420 Fjord Street, Bakersfield, Ca
Gross Building Area	±4,551 SF
Units	5 - 2bd, 2ba
Parcel Number	164-232-59-00-8
Land Area	0.35 acres / 15,245 square feet
Zoning	Residential – City of Bakersfield
Percent Leased	100%
Number of Tenants	5
Parking	14

**Please be advised do not contact or disrupt tenants.*

RENT ROLL

FINANCIAL ANALYSIS

Tenant	Lease Start	Lease End	Bed/Bath	Square Footage	Rent Cycle	Rent Start	Current Rent	Market Rent	Max Rent w/AB 1482 Yr 1	Max Rent w/AB 1482 Yr 2	Deposit Held	Notes
Unit A	8/1/2026	7/31/2027	2 Bed/2 Bath	894-921	1 Yr.	8/1/2026	$1,295	$1,300	$1,300	$1,300	$1,295	Remodeled
Unit B	10/7/2020	At will	2 Bed/2 Bath	894-921	Mo. to Mo.	3/1/2024	$982	$1,300	$1,067	$1,158	$1,275	
Unit C	9/26/2023	At will	2 Bed/2 Bath	894-921	Mo. to Mo.	9/26/2023	$1,195	$1,300	$1,299	$1,409	$2,390	Remodeled
Unit D	2/4/2020	At will	2 Bed/2 Bath	894-921	Mo. to Mo.	3/1/2024	$1,050	$1,300	$1,141	$1,238	$1,625	Remodeled
Unit E	7/16/2012	At will	2 Bed/2 Bath	894-921	Mo. to Mo.	11/1/2025	$885	$1,300	$962	$1,044	$660	
							$5,407	**$6,500**	**$5,770**	**$6,150**	**$7,245**	
							$64,884	**$78,000**	**$69,237**	**$73,796**	**$86,940**	

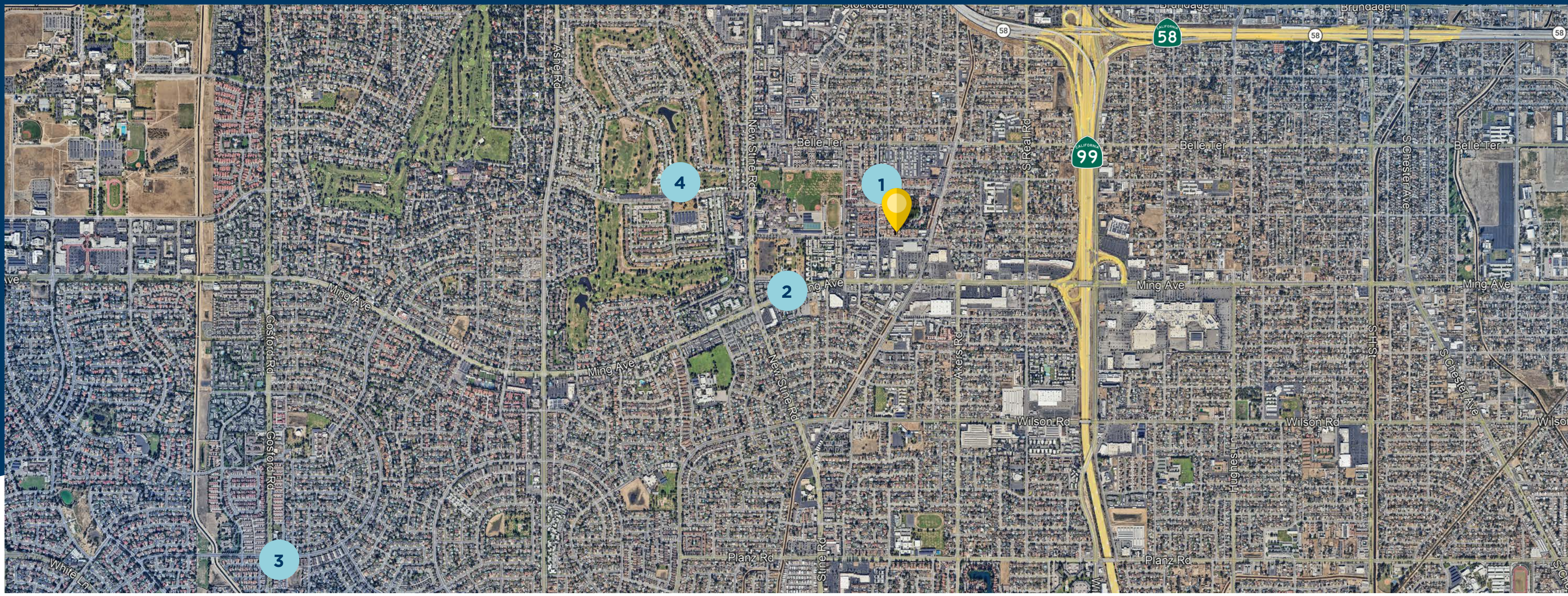
**Please be advised do not contact or disrupt tenants.*

INCOME

Income	Current	Market	Max with AB 1482 Yr 1	Max with AB 1482 Yr 2
Rents	$64,884	$78,000	$69,237	$86,940
Late Fees	$300	$300	$300	$300
Laundry Income	$650	$650	$650	$650
Total Adjusted Income	**$65,834**	**$78,950**	**$70,187**	**$87,890**
Expenses				
Management Fees (5% of Rents)	$3,244	$3,900	$3,462	$4,347
Landscaping ($130 per month)	$1,560	$1,560	$1,560	$1,560
Maintenance & Repairs ($400 per month)	$4,800	$4,800	$4,800	$4,800
Service Contracts ($50 per HVAC unit per quarter)	$0	$1,000	$1,000	$1,000
Pest Control ($40 per unit per quarter)	$800	$800	$800	$800
Taxes (1.6% of asking Price)	$12,400	$12,400	$12,400	$12,400
Insurance (Seller actual paid 9/2026)	$4,800	$4,800	$4,800	$4,800
Common Area Utilities				
Gas	$250	$250	$250	$250
Trash	$2,712	$2,712	$2,712	$2,712
Water	$3,500	$3,500	$3,500	$3,500
Electricity	$350	$350	$350	$350
Legal & Professional	$500	$500	$500	$500
Total Expenses	$34,916	$36,572	$36,134	$37,019
Expenses as a Percent of Gross Income (Due to Low Rents)	53.0%	46.3%	51.5%	42.1%
Net Operating Income	$30,918	$42,378	$34,053	$50,871
Implied Cap Rate (NOI / Asking Price)	4.0%	5.47%	4.39%	6.56%
Cap Rate Pricing				
Based on a cap rate of				
5.00%	$618,356	$847,560	$681,062	$1,017,420
4.50%	$687,062	$941,733	$756,735	$1,130,467
4.00%	$772,945	$1,059,450	$851,327	$1,271,775
Gross Rent Multiplier (Due to Low Rents)	$775,000	$775,000	$775,000	$775,000
	11.94	9.94	11.19	8.91
Price Per Unit	**$155,000**	**$155,000**	**$155,000**	**$155,000**

**Please be advised do not contact or disrupt tenants.*

RENT COMPS

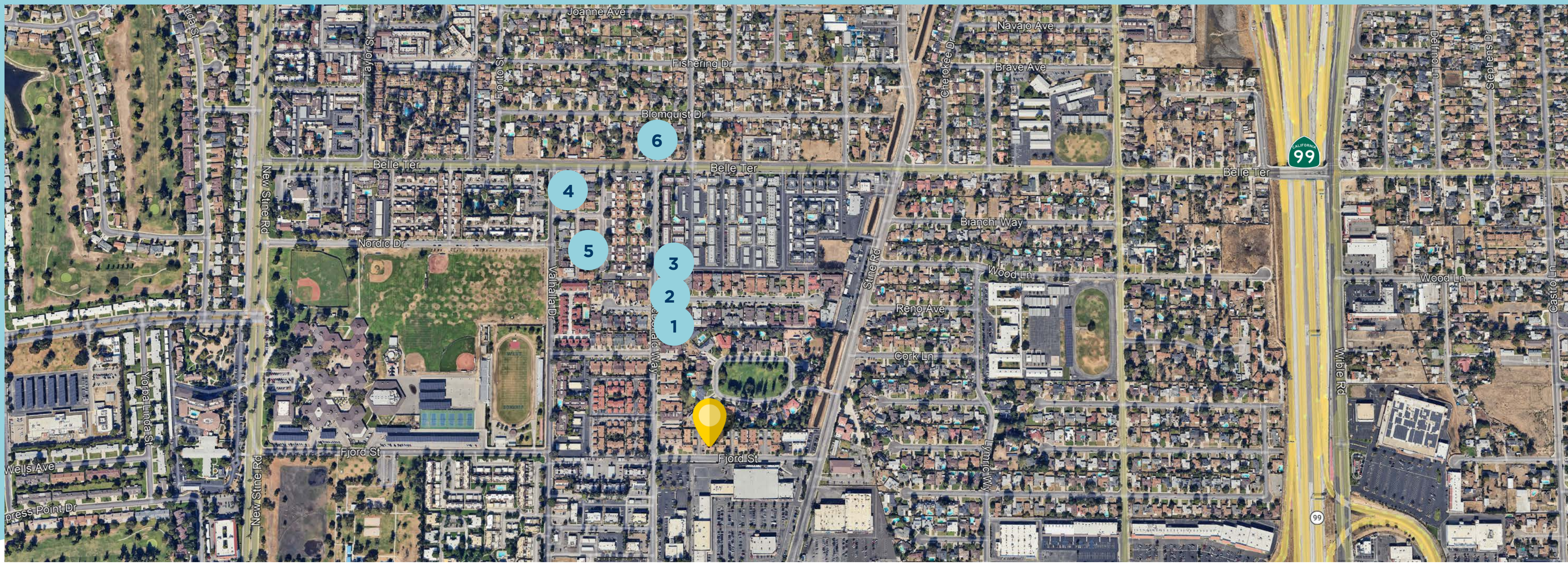


RENT COMPS

	Address	Unit	Size (SF)	Baths	Asking Rent
	Subject Property 4420 Fjord Street	2 BR	894-921 SF	2	$1,375
1	1200 McDonald Way #C	2 BR	1,056	2	$1,600
2	Raintree Garden, 5051 Ming Ave	2 BR	950	1	$1,495
3	Cedar Oaks, 3300 Gosford Rd	2 BR	950	1	$1,655+
4	5804 Sundale Ave	2 BR	1,079	2	$1,850

**Please be advised do not contact or disrupt tenants.*

SALE COMPS



SALE COMPS

	Address	Date Sold	Number Units	Building SF	Sale Price	Price /sf	Price /Door
	Subject Property 4420 Fjord Street	TBD	5	4551	$775,000	$170.29	$155,000
1	1200 McDonald Way	Aug-25	4	4224	$550,000	$130.21	$137,500
2	1108 McDonald Way	Aug-25	4	4227	$750,000	$177.43	$187,500
3	1040 McDonald Way	Oct-25	4	4486	$716,000	$159.61	$179,000
4	912 Vahalla Dr.	May-26	4	3696	$625,000	$169.10	$156,250
5	1017 Nimrod Crt.	May-26	3	3120	$575,000	$184.29	$191,666
6	4512 Belle Terrace Way	Sep-25	4	4104	$790,000	$192.50	$197,500
	Average		**3.83**	**3976**	**$667,666**	**$168.86**	**$174,902**

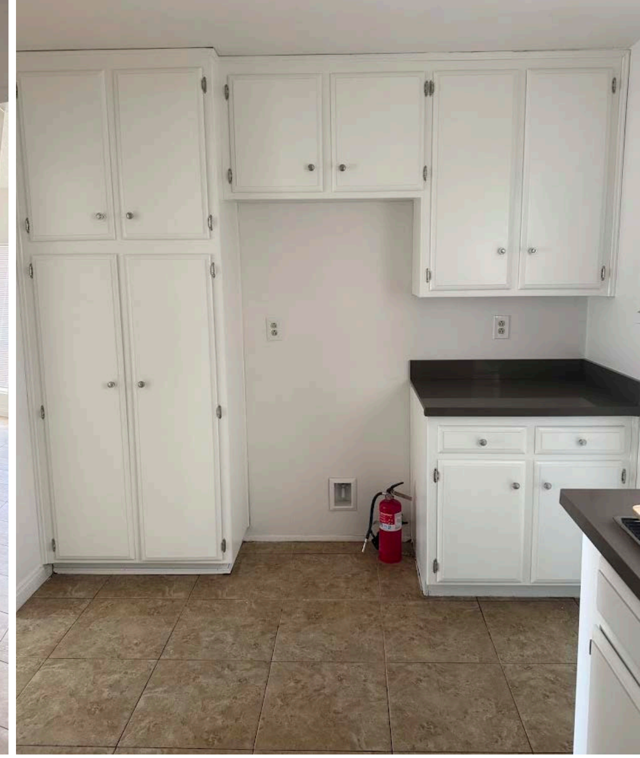
**Please be advised do not contact or disrupt tenants.*

AERIAL MAP


NEW STINE ROAD
FJORD STREET
STINE ROAD
MING AVENUE
MING AVENUE
AKERS ROAD
STINE ROAD
24,431 VPD
31,085 VPD
50,417 VPD
157,328 VPD
22,369 VPD
99

PROPERTY PHOTOS






CAPITAL MARKET CONTACTS

Jeff Andrew
Executive Director
Lic.# 00941323
Direct: 661 633 3827
jeff.andrew@cushwake.com

Cushman & Wakefield
5060 California Avenue
Suite 1000
Bakersfield, CA 93309
LIC. 01880493
cushmanwakefield.com