Barcelona Apartments

2910-2920 E. HUNTINGTON BLVD, FRESNO, CALIFORNIA 93721
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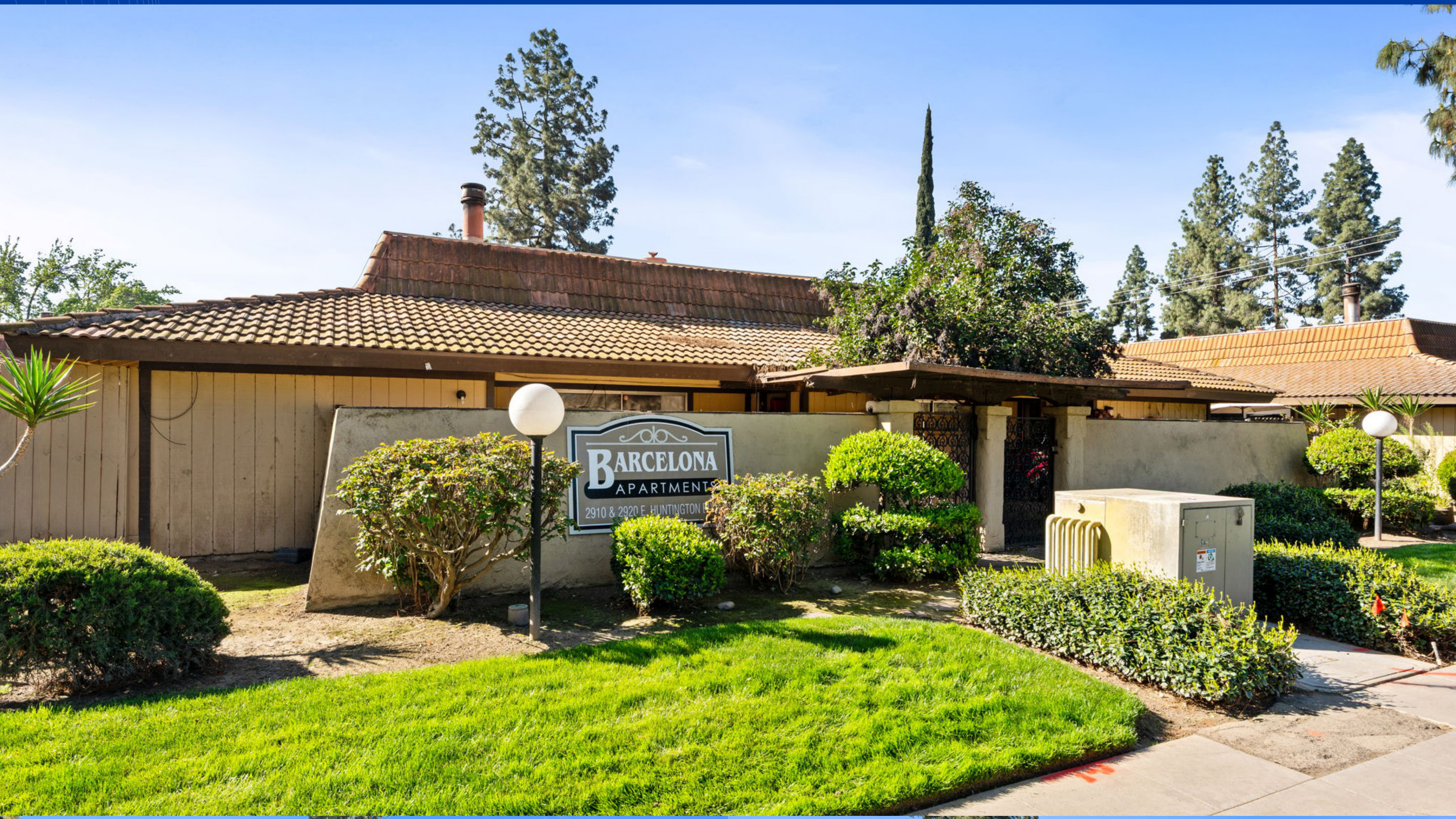

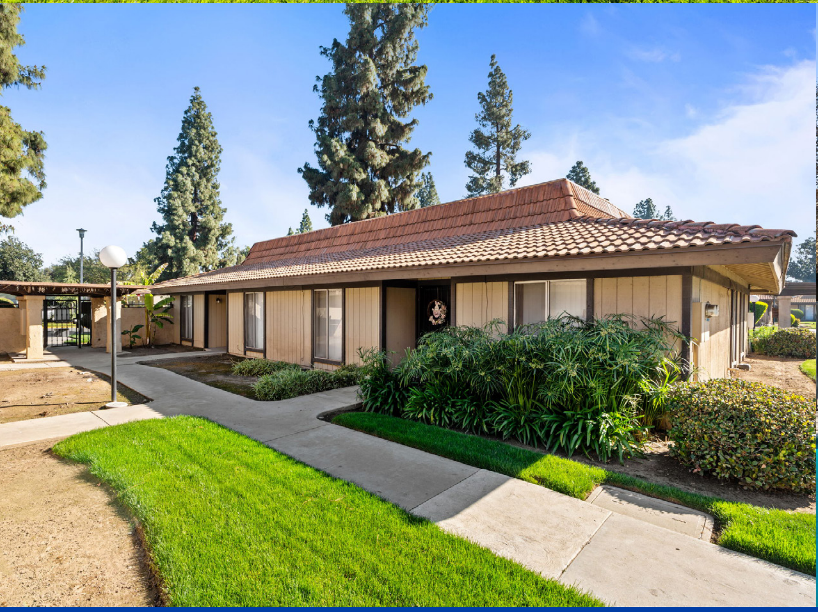

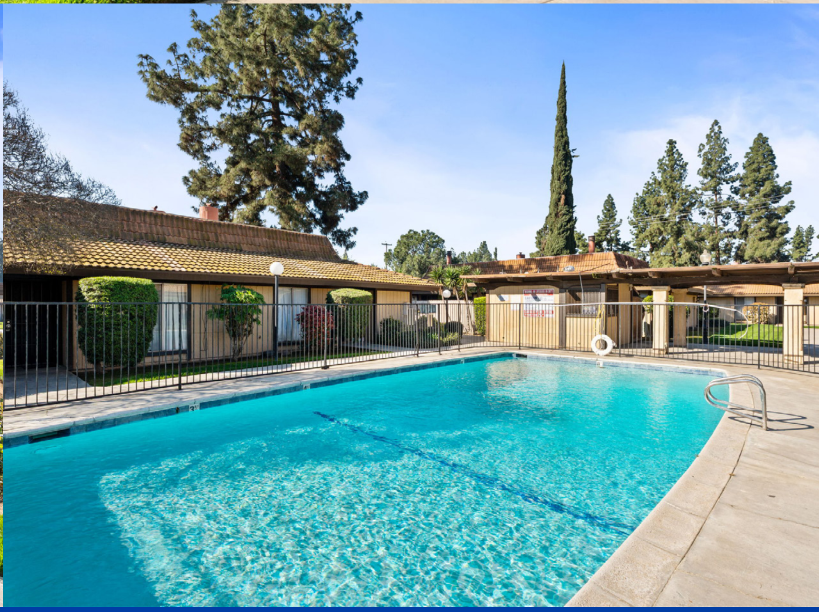

INVESTMENT SALES

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Investment Opportunity

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EXECUTIVE SUMMARY

STRATEGIC CENTRAL FRESNO LOCATION
Situated at 2910-2920 E. Huntington Blvd with immediate access to CA-41, CA-168, and CA-180, providing excellent connectivity to regional employment hubs.

ATTRACTIVE ACQUISITION BASIS
Offered at **$3,075,000** (**$139,773/unit**; **$163.56/SF**), representing a competitive entry point relative to recent Fresno and Clovis multifamily trades.

STABLE CASH FLOW WITH UPSIDE
Currently 100% occupied with a **6.41% Market Cap Rate** and clear "mark-to-market" potential as in-place rents ($1,424 avg) trail market competitors ($1,521+ avg).

LOW-DENSITY RESIDENTIAL PROFILE
A 22-unit community featuring 10 single-story buildings on a 1.38-acre site, offering a quiet, high-demand environment for workforce renters.

VERSATILE UNIT MIX
Includes a functional blend of 1BR, 2BR, and 3BR floor plans with a generous average unit size of 855 SF.

PROXIMITY TO MAJOR ANCHORS
Located near Fresno State University (24,000+ students), Fresno City College, and the Fashion Fair Mall, ensuring a consistent pipeline of tenant demand.

VALUE-ADD POTENTIAL
Opportunity to drive NOI growth through light-touch interior cosmetic upgrades and standardized management of contract services and utilities.

STRONG SUBMARKET FUNDAMENTALS
Positioned in a supply-constrained rental market with a 98% average submarket occupancy and diverse economic drivers in healthcare and education.

Property Information

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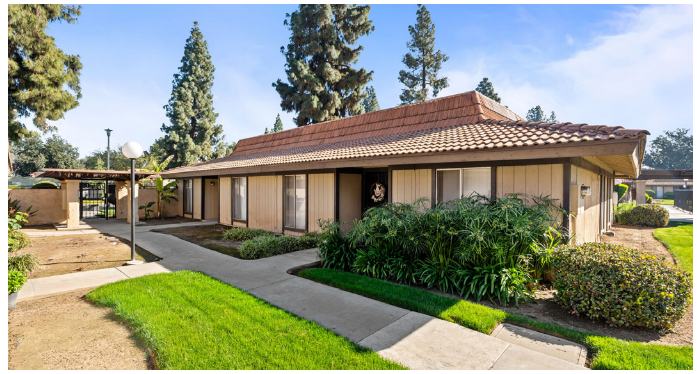
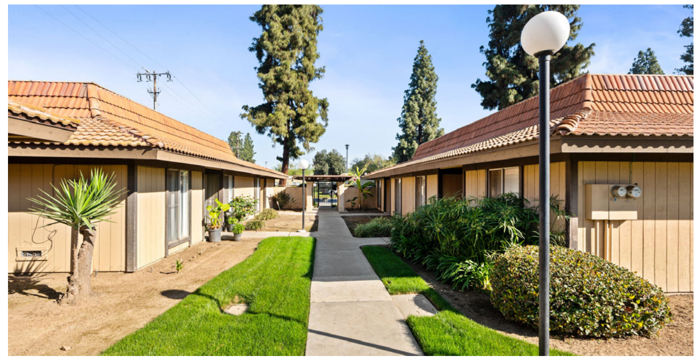
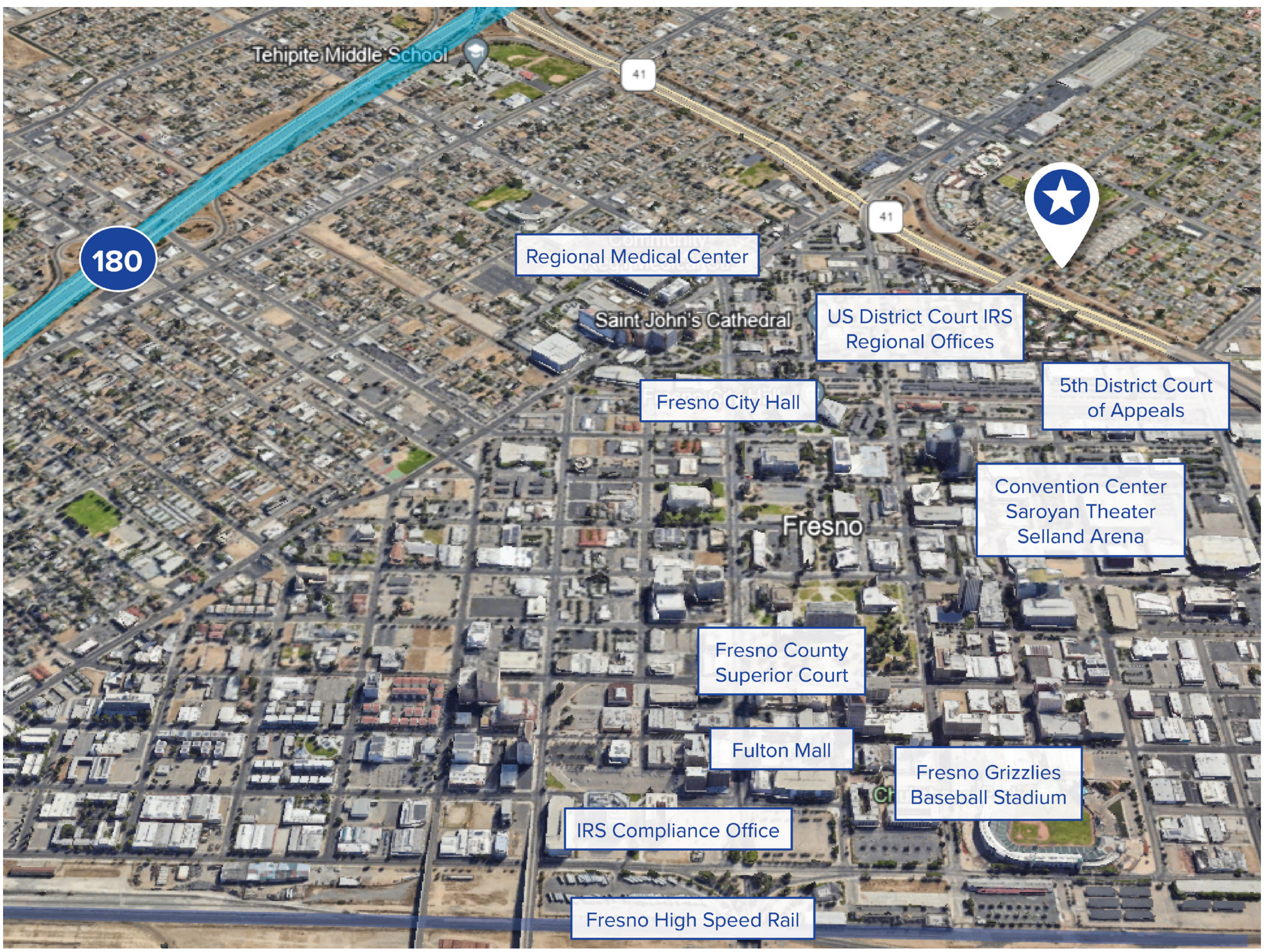
SITE DESCRIPTION

Location	2910-2920 E. Huntington Blvd, Fresno, CA 93721
List Price	$3,075,000
Total Units	22
Year Built	1969
NRSF	±18,800
Land Size (AC)	±1.38
Number of Buildings	10
Zoning	R3
Submarket	Huntington







Financial Overview

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PRO FORMA & INCOME EXPENSES

Income		NM Pro Forma	June 2026 RR/ T12 Exp. (Adjusted)
Scheduled Market Rent		$401,520	$375,960
Less: Vacancy	5.00%	($20,076)	($18,798)
Net Rental Income		**$381,444**	**$357,162**
Plus: Sec Dep Refunds		$2,200	$2,200
Plus: Laundry Income		$2,600	$2,600
Plus: Other Income		$5,000	$5,000
Total Operating Income (EGI)		**$391,244**	**$366,962**

Expenses	Per Unit		
Administrative/Legal & Professional	$136	$3,000	$3,000
Advertising & Promotion	$27	$600	$600
Payroll	$886	$19,500	$19,500
Repair, Maintenance & Turnover	$1,000	$22,000	$22,000
Contract Services	$932	$20,500	$20,500
Management Fee	$889	$19,562	$18,348
Utilities	$1,409	$31,000	$31,000
Real Estate Taxes (Adjusted to Offering Price)	$1,656	$36,439	$36,439
Insurance	$1,455	$32,000	$32,000
Capital Expenses/Replacement Reserve	$300	$6,600	$6,600
Total Expenses		**$194,281**	**$193,006**
	Per Unit:	$8,831	$8,773
	Per SF:	$10.33	$10.27
Net Operating Income		**$196,963**	**$173,956**
Less: Debt Service		($129,203)	($129,203)
Projected Net Cash Flow		$67,760	$44,753
Cash-on-Cash Return		5.43%	3.58%
Debt Service Coverage		1.52	1.35
List GRM		7.66	8.18

Cap Rate Analysis	Price	Price/Unit	Price/Foot	Cap Rate	Cap Rate
Offering Price	$3,075,000	$139,773	$163.56	6.41%	5.66%

All Financing	Total Loan Amount	Down Payment	LTV	Monthly Payment	Debt Constant
	$1,845,000	$1,248,450	60%	($10,767)	7.0%

Proposed Mortgage	LTV for this loan	Amount	Interest Rate	Amortization	Payment	Fees	I/O Term (yrs)
	60%	$1,845,000	5.75%	30	($10,767)	1.00%	10 yrs

UNIT MIX

Units	Type	Avg. Unit SF	Avg. Rent	Rent/SF	Market Rent	Rent/SF
6	1 Bed/1 Bath	700	$1,159	$1.56	$1,190	$1.70
6	2 Bed/1 Bath	850	$1,317	$1.55	$1,395	$1.64
10	3 Bed/2 Bath	950	$1,648	$1.73	$1,795	$1.89
22		**855**	**$1,424**	**$1.67**	**$1,521**	**$1.78**

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