



Offering Memorandum

Giant Sequoia Village

40-Unit Multifamily (33 Two Bedroom and 7 Three Bedroom Units)

615 S. Demaree Street | Visalia, California

Jeff Kim
559 212 4489 | jeff.j.kim@colliers.com
CA Lic #01456017

Colliers

Offering Summary

Giant Sequoia Village is a 40-unit multifamily community located at **615 S Demaree St in Visalia, California**, the commercial and population hub of Tulare County. The property comprises 34,038 rentable square feet situated on a 1.41-acre lot in an established residential area of Visalia, offering residents convenient access to schools, shopping, employment centers, and the region's major transportation corridors.

The community is composed entirely of family-sized floor plans, a unit mix that sets it apart in the local rental market and supports consistent tenant demand and long-term occupancy. The 40 units break down into 33 spacious two-bedroom, one-bathroom residences and 7 three-bedroom, one-bathroom residences, averaging approximately 850 square feet per unit. With no studio or one-bedroom units, the property is well positioned to attract and retain quality, long-term residents seeking larger living spaces at an attainable price point.

Giant Sequoia Village offers a range of on-site amenities designed to enhance resident convenience and support the property's operational stability. The community features a swimming pool, two on-site laundry rooms equipped with washers and dryers leased through WASH, and professional on-site management. The property's straightforward, low-maintenance layout and established resident base make it an ideal fit for both regional operators and passive owners seeking a well-positioned Central Valley asset.

The units are individually metered for power and gas and paid by tenant.





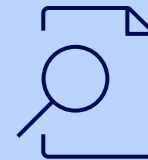
Investment Summary

Colliers



Price:

615 S. Demaree Street
\$6,290,000



Price Per Square Foot:

\$184.79

Price Per Door:

\$157,250

CAP Rate:

6.5%

GRM:

10.47

HIGHLIGHTS



40 total units across a well-maintained multifamily community



Family-sized floor plans averaging approximately 850 square feet



On-site management



34,038 rentable square feet on a 1.41-acre lot



Established residential location in Visalia, the hub of Tulare County



Swimming pool



Unit mix of 33 two-bedroom/one-bathroom and 7 three-bedroom/one-bathroom residences



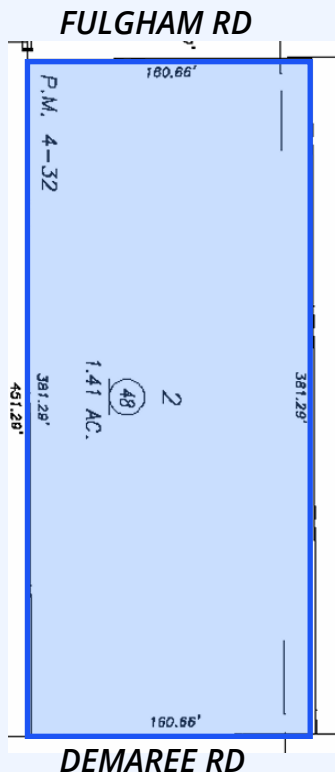
Two on-site laundry rooms with WASH-leased washers & dryers

Property Summary

Overview Highlights

Property Address: 615 S. Demaree St., Visalia, CA
 Building SF: ±34,038 SF
 Land Area: ±1.41 acres
 APN: 087-090-048-000
 Year Built: 1973
 Zoning: RM3

PARCEL MAP



Investment Proforma

Income	Current
Annual Scheduled Gross Rents	\$620,546.64
Laundry Income (Based on YTD)	\$18,176.83
Vacancy Allowance at 2%	\$12,410.93
Total Income	\$626,312.54
Expenses	
Insurance	\$30,000.00
Taxes (1.083% @ 6.299M)	\$68,120.70
Utilities - Gas & Electricity	\$15,799.87
Utilities - Water & Sewer	\$26,015.21
Gardner/Lawn Service	\$9,000.00
Pest Control	\$2,700.00
Repairs/Maintenance	\$25,000.00
Pool	\$6,000.00
Management Fees	\$19,960.00
On-Site Manager Expense	\$8,564.00
Total Recurring Expenses	(\$211,159.78)
Year 1 Estimated NOI	\$415,152.76
Year 1 Estimated CAP Rate	6.60%



Financial Summary

Unit Mix & Rent

Colliers

Unit	Unit Type	Lease Start	Lease End	Current Rent	Market Rent	Unit	Unit Type	Lease Start	Lease End	Current Rent	Market Rent
1	2 bed / 1 bath	06/01/2026	05/31/2027		\$1,450	29	2 bed / 1 bath	10/03/2024	MTM	\$1,296	\$1,450
2	2 bed / 1 bath	04/10/2020	MTM	\$1,276	\$1,450	30	2 bed / 1 bath	11/03/2022	MTM	\$1,211	\$1,450
3	2 bed / 1 bath	03/26/2025	03/25/2026	\$1,400	\$1,450	31	2 bed / 1 bath	03/20/2026	03/19/2027	\$1,400	\$1,450
4	2 bed / 1 bath	01/07/2024	01/05/2025	\$1,221	\$1,450	32	2 bed / 1 bath	07/01/2024	MTM	\$1,282	\$1,450
5	2 bed / 1 bath	04/10/2020	MTM	\$1,211	\$1,450	33	2 bed / 1 bath	09/02/2025	09/01/2026	\$1,200	\$1,450
6	2 bed / 1 bath	05/06/2023	MTM	\$1,260	\$1,450	34	2 bed / 1 bath	03/01/2025	MTM	\$1,228	\$1,450
7	3 bed / 1 bath	10/03/2024	MTM	\$1,545	\$1,850	35	2 bed / 1 bath	11/26/2025	11/25/2026	\$1,300	\$1,450
8	3 bed / 1 bath	10/03/2024	MTM	\$1,453	\$1,850	36	2 bed / 1 bath	12/02/2025	12/01/2026	\$1,300	\$1,450
9	2 bed / 1 bath	12/22/2025	12/21/2026	\$1,300	\$1,450	37	2 bed / 1 bath	01/01/2025	MTM	\$1,228	\$1,450
10	2 bed / 1 bath	03/18/2022	03/17/2023	\$1,294	\$1,450	38	2 bed / 1 bath	01/01/2025	MTM	\$1,228	\$1,450
11	2 bed / 1 bath	03/10/2026	03/09/2027	\$1,400	\$1,450	39	2 bed / 1 bath	05/27/2023	MTM	\$1,194	\$1,450
12	3 bed / 1 bath	10/22/2021	MTM	\$1,507	\$1,850	40	2 bed / 1 bath	10/03/2024	MTM	\$1,217	\$1,450
13	2 bed / 1 bath	01/27/2026	01/26/2027	\$1,300	\$1,450	Totals				\$51,712	\$60,800
14	2 bed / 1 bath	07/23/2025	07/22/2026	\$1,300	\$1,450						
15	2 bed / 1 bath	01/01/2025	MTM	\$1,335	\$1,450						
16	2 bed / 1 bath	04/08/2026	04/07/2027	\$1,400	\$1,450						
17	3 bed / 1 bath	12/03/2025	12/02/2026	\$1,800	\$1,850						
18	2 bed / 1 bath	02/11/2026	02/10/2027	\$1,300	\$1,450						
19	2 bed / 1 bath	11/18/2025	11/17/2026	\$1,300	\$1,450						
20	2 bed / 1 bath	04/10/2020	MTM	\$1,276	\$1,450						
21	2 bed / 1 bath	02/18/2026	02/17/2027	\$1,400	\$1,450						
22	3 bed / 1 bath	01/01/2025	MTM	\$1,490	\$1,850						
23	3 bed / 1 bath	09/29/2025	09/28/2026	\$1,600	\$1,850						
24	2 bed / 1 bath	04/10/2020	04/09/2021	\$1,238	\$1,450						
25	2 bed / 1 bath	09/01/2023	MTM	\$1,222	\$1,450						
26	2 bed / 1 bath	12/03/2025	12/02/2026	\$1,300	\$1,450						
27	3 bed / 1 bath	02/09/2026	02/08/2027	\$1,200	\$1,850						
28	2 bed / 1 bath	01/09/2026	01/08/2027	\$1,300	\$1,450						

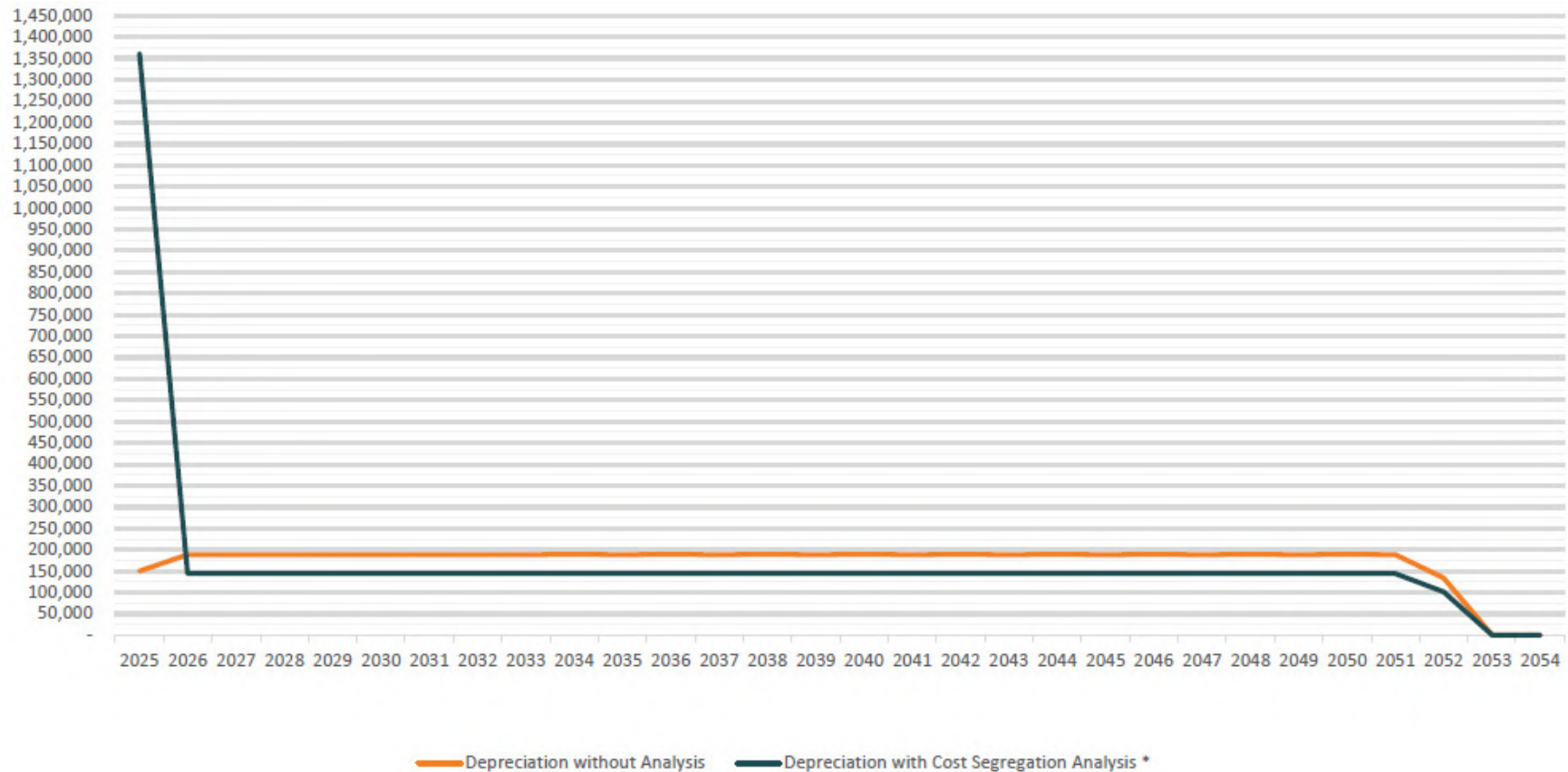


This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

Multiple Property Analysis Summary

Property	Basis	In Service Date	Projected Additional Depreciation*	Tax Savings Before Fees*	Tax Savings After Fees*	Study Fees	After Tax Study Cost
TOTALS	\$5,199,999		\$1,212,070	\$448,466	\$441,221	\$11,500	\$7,245
615 S. Demaree St., Visalia, CA 93277	\$5,199,999	--	\$1,212,070	\$448,466	\$441,221	\$11,500	\$7,245

*First Year Calculation



Tax Methods from:

Cost Segregation Analysis



Property Address	615 S. Demaree St., Visalia, CA 93277
Property Type	Residential
Acquisition Price	\$5,199,999.20
Acquisition Date	--

Benefit of Cost Segregation Analysis at End of Ownership	
Cumulative Present Value of Tax Impact	302,798
Cumulative Future Value with Cost Segregation	889,375

Rate of Return	8.0%
Last Year Owned	2040

Property Class	Breakdown with Cost Segregation		Breakdown without Cost Segregation	
	% of Acq. Cost	Depr. Basis	% of Acq. Cost	Dep. Basis
5-Year	16.0%	832,000	0.0%	--
7-Year	0.0%	--	0.0%	--
15-Year	8.0%	416,000	0.0%	--
27.5-Year	76.0%	3,951,999	100.0%	5,199,999
Total	100.0%	5,199,999	100.0%	5,199,999

Study Fees	11,500.00
Estimated Tax Rate	37.0%
After-Tax Study Fees	7,245.00

**Assumes 100% bonus in first year*

Depreciation with Cost Segregation Analysis*						Depreciation without Analysis	Depreciation Difference	Tax Impact on Depreciation Difference (Fees included)	Cummulative Present Value of Tax Impact	Cummulative Future Value with Cost Segregation
Year	5-Year	7-Year	15-Year	27.5-Year	Total					
2025	832,000	--	416,000	113,778	1,361,778	149,708	1,212,070	441,221	441,221	1,295,951
2026	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	425,675	1,250,290
2027	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	411,281	1,208,011
2028	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	397,952	1,168,863
2029	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	385,612	1,132,616
2030	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	374,185	1,099,053
2031	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	363,605	1,067,977
2032	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	353,808	1,039,203
2033	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	344,737	1,012,560
2034	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	336,336	987,884
2035	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	328,559	965,041
2036	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	321,356	943,886
2037	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	314,689	924,302
2038	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	308,514	906,164
2039	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	302,798	889,375
2040	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	--	--
2041	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	--	--
2042	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	--	--
2043	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	--	--
2044	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	--	--
2045	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	--	--
2046	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	--	--
2047	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	--	--
2048	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	--	--
2049	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	--	--
2050	--	--	--	143,734	143,734	189,124	(45,390)	(16,794)	--	--
2051	--	--	--	143,695	143,695	189,072	(45,377)	(16,790)	--	--
2052	--	--	--	101,804	101,804	133,952	(32,148)	(11,895)	--	--
2053-2064	--	--	--	--	--	--	--	--	--	--

Loan Quote from: BLUE POINT COMMERCIAL MORTGAGE



Property Address: 615 S. Demaree Street, Visalia, CA 93277

Purchase Price: \$6,290,000

	Option 1 3 Year Fixed	Option 2 5 Year Fixed	Option 3 7 Year Fixed
LOAN TERMS			
Loan Amount	\$4,220,000	\$4,140,000	\$4,140,000
Interest Rate	6.25%	6.15%	6.25%
Initial Fixed Rate Period	3 years	5 years	7 years
Monthly Payment	\$25,983	\$25,222	\$25,491
Amortization Period	30 years	30 years	30 years
Loan Term	15 years	15 years	15 years
Rate Adjustments (afterfixed period)	Every 5 Years	Monthly	Monthly
Adjustment Index	5 Year CMT	1 Month SOFR	1 Month SOFR
Adjustment Margin	2.50%	2.25%	2.25%
Interest Rate Floor	Initial Rate	Initial Rate	Initial Rate
Interest Rate Ceiling	None	11.15%	11.25%
Prepayment Penalty	3 years (3, 2, 1)	3 years (3, 2, 1)	4 years (4, 3, 2, 1)
Minimum DSCR	1.20x	1.20x	1.20x
Maximum Loan-To-Value	65.00%	70.00%	70.00%
Recourse	Yes	Yes	Yes
Early Rate Lock	Yes	Yes	Yes
TRANSACTION COSTS			
BluePoint Fee	1% of Loan Amount	1% of Loan Amount	1% of Loan Amount
Lender Fee	0.50% of Loan Amount	Waived	Waived
Lender Processing Fee	\$2,000 (est.)	\$1,350 (est.)	\$1,350 (est.)
Third Party Reports	\$4,500 (est.)	\$5,000 (est.)	\$5,000 (est.)
Misc Fees (est.)	\$300 (est.)	\$300 (est.)	\$300 (est.)
Total Estimated Fees	\$70,100	\$46,701	\$46,701

QUOTE PROVIDED BY:
Reese Iyer
BluePoint Commercial Mortgage
 655 Redwood Highway, #311
 Mill Valley, CA 94941
 P: 916 768 9664
reese@bluepointcm.com

This is an indicative quote and not to be considered a loan commitment. Terms may fluctuate due to underwriting due diligence, loan approval requirements, and/or changes in market rates. Rates and programs quoted as of July 5, 2026 and are subject to change.



PROPERTY PHOTOS

615 S. Demaree Street **Visalia, CA**



PROPERTY PHOTOS

615 S. Demaree Street **Visalia, CA**

The City of Visalia

Market Overview



Visalia is a charming city located in the heart of California’s San Joaquin Valley in Tulare County. It’s known for its agricultural heritage, with a significant focus on farming. Visalia is often referred to as the “Gateway to the Sequoias” because it is near the Sequoia and Kings Canyon National Parks, where visitors can see the famous giant sequoia trees, including the General Sherman Tree, the largest tree on earth.

This prime location also puts Visalia within easy reach of several iconic natural attractions. Yosemite National Park, Sierra National Forest, Kings Canyon National Park, and Sequoia National Park are all within a days driving distance, offering endless opportunities for outdoor recreation.

The city has a rich history, dating back to the mid-1800s, and features a blend of old and new architecture. The downtown area is filled with quaint shops, restaurants, and historical buildings, offering a vibrant local culture. Visalia also boasts a growing arts scene, with galleries, theaters, and festivals throughout the year.

In addition to its natural beauty and historical significance, Visalia has become a hub for people who want a quieter lifestyle while being within driving distance to major California cities like Fresno, Bakersfield, and even the coastal areas.

Metro Highlights



Agriculture Base. Favorable growing conditions support a thriving agricultural industry centered around fruits, vegetables, nuts, dairy and meat generating more that \$8 billion annually. Companies in this sector are notable employers.



Transit Connectors. Visalia has access to the Bay Area and Los Angeles via Highway 99.



Outdoor-Oriented Tourism. Tulare County’s proximity to three national parks - Yosemite, Kings Canyon and Sequoia - supports the local tourism industry.

Economy Highlights

- Health care providers, such as Kaweah Health Medical Center, is one of the largest employers in the city.
- Sizable agricultural companies with a local presence include Sunkist Growers, Blue Diamond Growers, The Wonderful Company and many more.
- The College of the Sequoias serves as an important educational and employment resource for residents in the region.
- Compared to larger cities in California, Visalia offers more affordable housing options, attracting individuals and families looking for a balance of urban amenities and suburban living.

Major Employers

Employer	Employees
The Wonderful Company	9,000
Kaweah Health Medical Center	5,000
Ruiz Food Products, Inc	3,500
Visalia Unified School District	1,181
Tulare County	1,177
Sierra View District Hospital	1,000
Amazon Distribution	1,000
Blue Diamond Growers	987
College of the Sequoias	825
UPS	274
Adventist Health Community Care	200
Tulare County Office of Education	125
Foster Poultry Farms	74

Area Demographics

615 S. Demaree Street | Visalia, CA



POPULATION	1 Mile	3 Miles	5 Miles
2026 Population	13,946	112,742	156,392
2031 Projected Population	13,977	115,197	160,788
2000 Census Population	13,249	78,387	100,874
Daytime Population	17,051	116,436	163,010
Employed Age 16+	6,585	55,094	76,222
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2026 Households	5,225	37,983	52,220
2031 Projected Households	5,307	39,249	54,300
2000 Census Households	4,966	26,497	33,887
2026 - 2031 Annual HH Change	0.31%	0.66%	0.78%
HOUSEHOLD INCOME	1 Mile	3 Miles	5 Miles
2026 Average HH Income	\$97,111	\$109,103	\$109,072
2031 Average HH Income	\$105,502	\$121,140	\$120,870
2026 Median HH Income	\$75,478	\$82,314	\$83,649
2031 Median HH Income	\$79,736	\$91,089	\$92,355
2026 Per Capita Income	\$36,708	\$37,071	\$36,615
HOUSEHOLD UNITS	1 Mile	3 Miles	5 Miles
2026 Housing Units	5,481	39,811	54,721
Owner Occupied	2,734	22,967	32,973
Renter Occupied	2,491	15,016	19,247
Vacant	256	1,828	2,501
2031 Housing Units	5,579	41,068	56,698
Owner Occupied	2,797	24,002	34,625
Renter Occupied	2,511	15,247	19,676
Vacant	272	1,819	2,398
2000 Census Housing Units	5,222	28,027	35,830
Owner Occupied	2,898	16,218	21,448
Renter Occupied	2,068	10,278	12,440
Vacant	256	1,531	1,942

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
By Age			
2026 Total Population	13,946	112,742	156,392
Under 20	25.2%	28.5%	28.7%
20 to 34 Years	21.1%	21.0%	21.1%
35 to 39 Years	7.8%	7.1%	7.3%
40 to 49 Years	11.9%	13.4%	13.3%
50 to 64 Years	15.3%	15.3%	15.1%
Age 65+	18.9%	14.7%	14.6%
Median Age	37.5	35.4	35.2
By Educational Attainment			
2026 Population Age 25+	9,497	72,752	100,602
Less than 9th Grade	3.8%	5.8%	6.2%
9th - 12th Grade, No Dipolma	5.7%	5.3%	5.8%
High School Graduate	29.9%	23.0%	23.3%
GED/Alternative Credential	1.9%	4.1%	4.6%
Some College, No Degree	23.2%	21.9%	21.3%
Associate Degree	13.0%	12.6%	12.6%
Bachelor's Degree	16.1%	17.3%	16.3%
Graduate/Professional Degree	6.4%	10.0%	9.9%
By Gender			
2026 Total Population	13,946	112,742	156,392
Male Population	6,875	55,798	77,467
Female Population	7,071	56,944	78,925
By Marital Status			
2026 Population Age 15+	11,401	89,350	123,664
Never Married	4,494	32,878	45,488
Married	4,714	43,039	59,948
Widowed	718	4,257	5,757
Divorced	1,475	9,176	12,471

Area Demographics

615 S. Demaree Street | Visalia, CA

Colliers



Population

In the identified area, the current year population is 13,946. The 2010 Census population count in the area was 13,719, and 14,145 in 2020, a 0.3% annual growth rate. The rate of growth since 2020 was -0.2% annually. The five-year projection for the population in the area is 13,977 representing a change of 0.0% annually. Currently, the population is 49.3% male and 50.7% female. The median age in this area is 37.5, compared to U.S. median age of 39.6.



Housing

Currently 52.3% of the 5,481 housing units in the area are owner occupied; 47.7% renter occupied; and 4.7% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 5,365 housing units in the area - 49.7% owner occupied, 44.0% renter occupied, and 6.3% vacant. The annual rate of change in housing units since 2020 is 0.3%. Median home value in the area is \$395,412, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$484,992, compared to a median home value of \$440,921 in the US.



Households

The household count in this area has changed from 5,122 in 2020 to 5,225 in the current year, a change of 0.32% annually. The five-year projection of households is 5,307, a change of 0.31% annually from the current year total. Average household size is currently 2.58, compared to 2.67 in the year 2020. The number of families in the current year is 3,386 in the specified area.



Income

Current median household income is \$75,478 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$79,736 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$97,111 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$105,502 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$36,708 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$40,431 in five years, compared to \$50,744 for all U.S. households.



Location Map

615 N. Demaree Street

Central Valley
Christian
High school

Mineral King Plaza

Northside
Shopping Center

Visalia Marketplace

Visalia
Courthouse

College of
the
Sequoias

Royal Oak
Elementary

40-UNIT COMMUNITY

Offering Memorandum

Jeff Kim
Broker Associate
559 212 4489
jeff.j.kim@colliers.com
CA Lic #01456017

Colliers
7485 N. Palm Avenue, #110
Fresno, California 93711
559 221 1271
colliers.com/fresno

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers Tingey International, Inc.

Colliers