

OFFERING MEMORANDUM

NUT TREE APARTMENT DEVELOPMENT

VACAVILLE, CA

Multi-Family Development Project
±12.01 Acres / 216 Units / Entitled
Market Rate or Affordable!

\$6,500,000

RIC RUSSELL
Executive Vice President
925.708.7820
ric.russell@kidder.com

LIC N° 00848691

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*Exclusively
Listed by*

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Executive Vice President
925.708.7820
ric.russell@kidder.com
LIC N° 00848691

KIDDER.COM



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PRIME LOCATION ADJACENT TO NUT TREE PLAZA

The Nut Tree Apartment Development Site is a multi-family development project located in Vacaville, CA. 216 units situated on 12.01 acres; the project will be fully entitled at closing. Density of just 18 units per acre allows for true garden style living. Amenities include a pool/spa, dog park, bocce ball courts and a luxurious clubhouse.

The property is immediately adjacent to Nut Tree Plaza, a ±392,00 SF retail and commercial center featuring restaurants, retails, banks, and service providers. The Nut Tree Apartments have direct pedestrian access to the Plaza giving tenants a full live/shop experience.

The Property is being offered for either market rate or affordable development.

PRICE	\$6,500,000
SITE AREA	12.01 Acres
MARKET RATE UNITS	100% - 216 Units
UNITS PER ACRE	18
CLUBHOUSE	(1) ±5,160 SF
RESIDENTIAL BUILDINGS	(9) ±226,176 SF
GARAGES/PARKING SPACES	136/401
AVERAGE UNIT SIZE	±1,047 SF
FLOORS	3



INVESTMENT HIGHLIGHTS



**PLANS UPDATED TO 2022
BUILDING CODE**



PREVAILING WAGE REQUIRED



**IF DEVELOPED AS MARKET RATE
NO BMR REQUIRED**



**IF DEVELOPED AFFORDABLE
SECTION 8 VOUCHERS AVAILABLE**



**9 BUILDINGS 3-STORY GARDEN
STYLE BUILDINGS**



**OFFICE, CLUBHOUSE, AND
FITNESS CENTER**



**401 PARKING STALLS
(INCLUDES 137 GARAGE)**



**INCREDIBLE LOCATION
ADJACENT TO NUT TREE PLAZA**



**PEDESTRIAN ACCESS TO
SHOPPING/COMMERCIAL CENTER**

LOCATION OVERVIEW

NUT TREE PLAZA



VACAVILLE PREMIUM OUTLETS



Ideally located near various retail amenities and a short ride from major cities

35 MILES

FROM WALNUT CREEK

55 MILES

FROM SAN FRANCISCO

45 MILES

FROM OAKLAND

SUBJECT PROPERTY

MARKET RATE FINANCIAL PROJECTIONS

Type	#	Size	Total SF	Rent	Total \$	Price/SF
Studio	27	±556	±15,012	\$2,000	\$54,000	\$3.60
1Br/1B	81	±803	±65,043	\$2,500	\$202,500	\$3.11
2BR/2B	81	±1,293	±104,733	\$3,000	\$243,000	\$2.32
3BR/2B	27	±1,533	±41,391	\$3,500	\$94,500	\$2.28
Total/Av	216	±1,047	±226,179	\$2,750	\$594,000	\$2.63
Garage	136	±200	±27,200	\$195	\$318,240	\$0.97



Nut Tree Stabilized Budget

Income

Rent	\$7,128,000
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Vacancy (5%)	(\$356,400)
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Other Rent Loss (1%)	(\$71,280)
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Garages	\$318,240
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Utility Bill Back (RUBS)	\$247,200
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Other Income	\$130,000
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Total Income	\$7,395,760
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Expenses (27% of SGR; \$8,910/unit; \$8.51/SF)	(\$1,924,560)
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Net Operating Income	\$5,471,200
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MARKET SUMMARY

VACAVILLE APARTMENT RENTAL MARKET JULY 2026

In understanding occupancy and rental rates in the Vacaville Apartment market it is important to distinguish between properties built before 2000 and those few properties developed after that time. The majority of the rental stock in Vacaville is over 25 years old. This includes many quality properties, however, upgrades and management cannot change the fact that these are not “modern” apartments projects.



Property	Date	# Units	Vacant Units	Available (Aug-Sept)	Total
The Commons	2002	208	2 (0.96%)	5 (2.40%)	7 (3.36%)
Morgan Park	2003	148	2 (1.35%)	4 (2.70%)	6 (4.05%)
Quinn Crossing	2015	222	7 (3.15%)	7 (3.14%)	14 (6.37%)
North Village	2017	228	2 (0.88%)	5 (2.19%)	7 (3.07%)
Total		806	13 (1.61%)	21 (1.60%)	34 (4.22%)
Strada	2020	245	1 (0.41%)	4 (1.63%)	5 (2.04%)
Preserve	2023	160	2 (1.25%)	4 (2.50%)	6 (2.75%)
Arrive	2025	120	1 (0.83%)	7 (5.83%)	8 (6.67%)
Total		525	4 (0.76%)	15 (2.86%)	19 (3.62%)

Newer modern properties are operating extremely well in the Vacaville market. **Properties built since 2020 have only a 0.76% Actual Vacancy Rate and a 2.86% Availability Rate.** See Rent Comparables - Apartments.com July 21, 2026 which follows herein. The Vacaville apartment rental market is extremely strong for newer modern projects. The Nut Tree Apartments are expected to perform as well, if not better than the competitive set. Featuring:

THE NUT TREE APARTMENTS

Excellent location	Adjacent to Nut Tree shopping center; freeway access	
Low Density	18 Units / Acre	
Unit Mix	27 Stu @ 556 SF	81 1x1 @ 803 SF
	81 2x2 @ 1,293 SF	27 3x2 @ 1,533 SF

COMPARABLES

ARRIVE VACAVILLE

148 Peabody Rd, Vacaville, CA

Availability Summary

NOW	1
AUG	4
SEPT	3
AVAILABILITY	7 (5.83%)

01

Year Built	Style	# Units	Sq Ft	Rent	Rent/Sq Ft	Available Unit	Available Date
2025	1x1	6	722	—	—		Not Available
	1x1	36	724	\$2,425	\$3.35	#1306	Sept 11
	1x1			\$2,425	\$3.35	#6104	Aug 21
	1x1			\$2,425	\$3.35	#6204	Aug 21
	2x2*	6	988	\$2,685	\$2.72	#2101	Sept 21
	2x2*	40	991	—	—		Not Available
	2x2*	8	1053	\$2,763	\$2.62	#5301	Aug 25
	2x2*			\$2,765	\$2.63	#6308	Sept 21
	2x2*	12	1109	—	—		Not Available
	3x3*	8	1311	\$3,580	\$2.73	#3102	Now
	3x3*			\$3,580	\$2.73	#3207	Aug 21
	3x3*	4	1369	—	—		Not Available

Total Units: 120

Notes: * 2x2 actually 1.75 baths; * 3x2 actually 2.75 baths

PRESERVE @ HARBISON

3501 Harbison Dr, Vacaville, CA

Availability Summary

NOW	2
AUG	1
SEPT	1
AVAILABILITY	4 (2.50%)

02

Year Built	Style	# Units	Sq Ft	Rent	Rent/Sq Ft	Available Unit	Available Date
2023	2x2.5 TH	64	1156	\$3,135	\$2.71	#0706	Now
				\$3,135	\$2.71	#1003	Now
				\$3,135	\$2.71	#1703	Aug 13
	3x2.5 TH	30	1259	—	—		Not Available
	3x2.5 TH	24	1338	—	—		Not Available
	3x2.5 TH	42	1375	\$3,623	\$2.63	#1507	Sept 10

Total Units: 160

COMPARABLES CONT.

STRADA 1200

1200 Allison Dr, Vacaville, CA

Availability Summary

NOW	1
AUG	4
SEPT	0
AVAILABILITY	5 (2.04%)

03

Year Built	Style	# Units	Sq Ft	Rent	Rent/Sq Ft	Available Unit	Available Date
2020	S	28	568	\$2,026	\$3.58	#1109	Aug 8
				\$2,041	\$3.59	#1104	Now
	1x1	98	662	\$2,399	\$3.62	#2203	Aug 6
	2x2	42	951	\$2,799	\$2.94	#4306	Aug 13
	2x2			\$2,799	\$2.90	#5304	Aug 11
	2x2	42	1000	–	–		Not Available
	2x2	21	1012	–	–		Not Available
	3x2	14	1360	–	–		Not Available
Total Units:		245					

VILLAS @ NORTH VILLAGE

300 Crescent Dr, Vacaville, CA

Availability Summary

NOW	2
AUG	4
SEPT	1
AVAILABILITY	7 (3.07%)

04

Year Built	Style	# Units	Sq Ft	Rent	Rent/Sq Ft	Available Unit	Available Date
2017	1x1	72	860	\$2,266	\$2.63	#222	Aug 9
				\$2,415	\$2.81	#325	Now
				\$2,266	\$2.63	#345	Aug 17
	2x2	84	1092	\$2,612	\$2.39	#304	Sept 5
				\$2,662	\$2.44	#318	Aug 21
				\$2,612	\$2.39	#341	Now
				\$2,612	\$2.39	#375	Aug 10
	2x2	72	1142	–	–		Not Available
Total Units:		228					

COMPARABLES CONT.

QUINN CROSSING

5085 Quinn Rd, Vacaville, CA

Availability Summary

NOW	7
AUG	6
SEPT	1
AVAILABILITY	14 (6.37%)

05

Year Built	Style	# Units	Sq Ft	Rent	Rent/Sq Ft	Available Unit	Available Date
2015	1x1	36	705	\$2,184	\$3.01	#211	Now
				\$2,334	\$3.31	#7202	Now
				\$2,234	\$3.17	#7302	Now
	1x1	24	712	\$2,160	\$3.03	#4306	Aug 30
				\$2,160	\$3.03	#7307	Aug 18
	1x1	15	743	–	–		Not Available
	1x1	18	825	\$2,669	\$3.25	#1312	Aug 29
	1x1.5	18	949	–	–		Not Available
	2x2	30	1076	\$2,593	\$2.41	#2303	Aug 14
				\$2,693	\$2.50	#4207	Now
				\$2,593	\$2.41	#4307	Aug 18
				\$2,648	\$2.46	#7203	Sept 18
				\$2,693	\$2.50	#8207	Now
	2x2	15	1193	\$2,869	\$2.40	#3309	Now
	3x3	9	1346	\$3,189	\$2.37	#3307	Now
				\$3,329	\$2.47	#5112	Aug 15
Total Units:		222					

COMPARABLES CONT.

MORGAN PARK

3500 Harbison Dr, Vacaville, CA

Availability Summary

NOW	2
AUG	3
SEPT	1
AVAILABILITY	6 (4.05%)

06

Year Built	Style	# Units	Sq Ft	Rent	Rent/Sq Ft	Available Unit	Available Date
2003	1x1	66	943	\$2,370	\$2.51	#432	Aug 2
				\$2,370	\$2.51	#783	Now
				\$2,370	\$2.51	#823	Aug 2
	2x2	66	1134	\$2,511	\$2.21	#521	Aug 2
				\$2,511	\$2.21	#534	Sept 4
				\$2,516	\$2.22	#728	Now
	3x3 TH	8	1424	—	—		Not Available
	3x3 TH	8	1590	—	—		Not Available
Total Units:		148					

THE COMMONS

1300 Burton Dr, Vacaville, CA

Availability Summary

NOW	2
AUG	3
SEPT	2
AVAILABILITY	7 (3.36%)

07

Year Built	Style	# Units	Sq Ft	Rent	Rent/Sq Ft	Available Unit	Available Date
2002	1x1	64	790	\$2,444	\$3.09	#189	Aug 1
	1x1	24	932	—	—		Not Available
	2x2	56	1,136	\$2,651	\$2.33	#122	Aug 7
				\$2,686	\$2.36	#304	Now
				\$2,642	\$2.33	#322	Sept 18
				\$2,611	\$2.30	#337	Aug 12
	2x2	48	1240	\$2,794	\$2.25	#256	Now
				\$2,822	\$2.28	#286	Sept 1
	3x2	16	1454	—	—		Not Available
	Total Units:		208				



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