

OFFERING MEMORANDUM

VALLEY VISTA APARTMENTS

1832 MERCED ST
MADERA, CA 93638

UNITS	60
YEAR BUILT	1998
PROPERTY TYPE	FAMILY

LIHTC ADVISORS

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LIHTC ADVISORS

THE OPPORTUNITY

VALLEY VISTA APARTMENTS

1832 MERCED ST
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INVESTMENT HIGHLIGHTS

- » 60 income-restricted units serving low-income households under the LIHTC program.
- » All units are subject to LIHTC income and rent restrictions.
- » Built in 1998 as a two-story affordable housing community.
- » Stable demand supported by Madera's need for affordable rental housing and limited new supply.
- » Community amenities include laundry facilities, storage space, a pool, and basketball court.



60

UNITS



98%

OCCUPANCY



1998

YEAR BUILT

OPPORTUNITY SUMMARY

Valley Vista Apartments is located at 1832 Merced Street in the city of Madera, California, within Madera County in the central portion of the state. Madera is a growing community in the San Joaquin Valley, positioned north of Fresno and characterized by diverse residential and employment markets with ongoing demand for affordable housing. The property serves lower-income households in a market with limited affordable rental supply, supporting consistent demand for income-restricted housing. All 60 units at Valley Vista Apartments participate in the Low-Income Housing Tax Credit (LIHTC) program, providing long-term income and rent restrictions that support affordability and regulatory stability.

Valley Vista benefits from convenient access to State Route 99, providing regional connectivity to Fresno and surrounding Central Valley employment centers. The local market is characterized by a constrained supply of affordable housing, contributing to long-term occupancy stability and sustained demand for regulated rental units.

LIHTC PROPERTY

Valley Vista Apartments consists of 60 units with a mix of 2, 3, and 4 bedroom floorplans. All units are income- and rent-restricted pursuant to the property's Low-Income Housing Tax Credit (LIHTC) Land Use Restriction Agreement (LURA). The property remains subject to LIHTC regulatory requirements, supporting long-term affordability and operational stability.

EXCELLENT AMENITIES

Each apartment features air conditioning, efficient appliances, carpeting, window coverings, extra storage, and wheelchair access for resident comfort and accessibility. Residents benefit from access to community amenities, including on-site laundry facilities, on-site maintenance, on-site management, a pool, and a basketball court, providing convenience and support for daily living.

VALUE-ADD INVESTMENT OPPORTUNITY

The acquisition of Valley Vista Apartments presents a compelling value-add opportunity for investors seeking to capitalize on below-market in-place rents. With limited affordable housing in Madera and strong regional demand for income-restricted rental units, there is potential to enhance operational efficiencies, optimize management, and capture upside while maintaining full compliance with LIHTC and affordability requirements.

PROPERTY DETAILS

PROPERTY DESCRIPTION

NAME	Valley Vista
ADDRESS	1832 Merced St.
CITY, STATE, ZIP	Madera, CA 93638
COUNTY	Madera County
MARKET SEGMENT	Family
YEAR BUILT	1998
PLACED IN SERVICE	7/15/1999
DEFER CREDIT START YEAR?	No
END OF INITIAL TAX CREDIT COMPLIANCE PERIOD	12/31/14
END OF LIHTC RESTRICTIONS	12/31/54
QUALIFIED CONTRACT ELIGIBLE	No
QCT/DDA DESIGNATED	Yes - QCT
OPPORTUNITY ZONE	No
TOTAL NUMBER OF UNITS	60
NET RENTABLE SQUARE FEET	63,670 SF

CURRENT OWNERSHIP & MANAGEMENT

PARTNERSHIP ENTITY:	Madera Associates
PROPERTY MANAGER:	Infinity Management
LIHTC ALLOCATING AGENCY:	California Tax Credit Allocation Committee



UNIT MIX

UNIT TYPE	SET-ASIDE	NUMBER OF UNITS	UNIT SIZE (RSF)	ASKING RENT	ASKING RENT PSF	PROFORMA RENT	PROFORMA RENT PSF
2 BED x 1 BATH	45%	20	790	\$794	\$1.01	\$857	\$1.08
2 BD UNIT TOTAL		20	15,800	\$15,880		\$17,136	
2 BD UNIT AVG			790	\$794	\$1.01	\$857	\$1.08
3 BED x 2 BATH	45%	20	1,201	\$905	\$0.75	\$969	\$0.81
3 BED x 2 BATH	45%	10	1,000	\$905	\$0.91	\$969	\$0.97
3 BD UNIT TOTAL		30	34,020	\$27,150		\$29,075	
3 BD UNIT AVG			1,134	\$905	\$0.80	\$969	\$0.85
4 BED x 2 BATH	45%	9	1,385	\$996	\$0.72	\$1,059	\$0.76
4 BED x 2 BATH	MGR	1	1,385	\$0	\$0.00	\$0	\$0.00
4 BD UNIT TOTAL		10	13,850	\$8,964		\$9,535	
4 BD UNIT AVG			1,385	\$896	\$0.65	\$954	\$0.69
TOTAL		60	63,670	\$51,994		\$55,746	
AVERAGE			1,061	\$867	\$0.82	\$929	\$0.88



PROFORMA & FINANCIAL ANALYSIS

	YE 2024	PER UNIT	T-12 (09/30/2025)	PER UNIT	09/30/2025 RR / UNDER- WRITTEN EXP	PER UNIT	PROFORMA	PER UNIT			
INCOME											
Gross Potential Rent	\$608,911	\$10,149	\$617,943	\$10,299	\$635,260	\$10,894	\$650,651	\$10,844	(1)		
Subsidy Income	\$18,968	\$316	\$17,879	\$298	\$18,380	\$306	\$18,296	\$305			
Gain (Loss) to Lease	0.00%	\$0	0.00%	\$0	(1.99%)	(\$12,996)	(\$217)	(0.25%)	(\$28)		
POTENTIAL RENTAL INCOME	\$627,879	\$10,465	\$635,822	\$10,597	\$640,644	\$10,677	\$667,274	\$11,121			
<i>% Increase over Prior Year</i>	5.82%		1.27%		0.76%		4.16%				
<i>Economic Loss</i>											
Vacancy Loss	0.50%	(\$3,133)	1.30%	(\$8,242)	1.25%	(\$8,008)	(\$133)	1.00%	(\$6,673)	(\$111)	
Bad Debt	0.02%	(\$100)	0.02%	(\$133)	0.02%	(\$134)	(\$2)	0.02%	(\$139)	(\$2)	
Concessions	(0.01%)	\$69	0.00%	\$0	0.00%	\$0	\$0	0.00%	\$0	\$0	
TOTAL ECONOMIC LOSS	0.50%	(\$3,164)	1.32%	(\$8,375)	1.27%	(\$8,142)	(\$136)	1.02%	(\$6,812)	(\$114)	
NET RENTAL INCOME	\$624,715	\$10,412	\$627,447	\$10,457	\$632,502	\$10,542	\$660,462	\$11,008			
<i>Other Income</i>											
Laundry	\$55	\$1	\$785	\$13	\$809	\$13	\$809	\$13			
Misc. Other Income	\$1,882	\$31	\$2,689	\$45	\$2,770	\$46	\$2,770	\$46			
TOTAL OTHER INCOME	\$1,937	\$32	\$3,474	\$58	\$3,578	\$60	\$3,578	\$60			
EFFECTIVE GROSS INCOME	\$626,652	\$10,444	\$630,921	\$10,515	\$636,081	\$10,601	\$664,041	\$11,067			
EXPENSES											
<i>FIXED OPERATIONAL EXPENSE</i>											
Total Real Estate Property Taxes	0.00%	\$0	0.00%	\$0	0.00%	\$0	\$0	0.00%	\$0	\$0	(2)
Total Property Insurance Expense	4.07%	\$25,523	2.60%	\$16,418	2.84%	\$18,060	\$301	2.72%	\$18,060	\$301	(3)
Total Property Utility Expense	10.83%	\$67,882	8.98%	\$56,629	8.78%	\$55,860	\$931	8.41%	\$55,860	\$931	(4)
TOTAL FIXED OPERATIONAL EXP	14.91%	\$93,406	11.58%	\$73,047	11.62%	\$73,920	\$1,232	11.13%	\$73,920	\$1,232	
<i>VARIABLE OPERATIONAL EXPENSE</i>											
Total Maint. Contract Services	19.35%	\$121,243	16.53%	\$104,303	14.62%	\$93,000	\$1,550	14.01%	\$93,000	\$1,550	(5)
Total Repairs & Maintenance	3.74%	\$23,428	3.09%	\$19,499	3.09%	\$19,680	\$328	2.96%	\$19,680	\$328	(6)
Total Administrative Expenses	2.62%	\$16,393	2.64%	\$16,667	2.08%	\$13,200	\$220	1.99%	\$13,200	\$220	(7)
Total Leasing & Marketing	0.01%	\$32	0.00%	\$0	0.00%	\$0	\$0	0.00%	\$0	\$0	
Total Payroll and Salary Expenses	11.17%	\$69,989	11.35%	\$71,633	10.86%	\$69,060	\$1,151	10.40%	\$69,060	\$1,151	(8)
Property Management Fee	8.32%	\$52,159	8.34%	\$52,590	5.00%	\$31,804	\$530	5.00%	\$33,202	\$553	(9)
Non-Profit Fee	0.00%	\$0	0.00%	\$0	0.94%	\$6,000	\$100	0.90%	\$6,000	\$100	(10)
TOTAL VARIABLE OPERATIONAL EXP	45.20%	\$283,245	41.95%	\$264,693	36.59%	\$232,744	\$3,879	35.26%	\$234,142	\$3,902	
TOTAL FIXED & VARIABLE EXPENSES	60.11%	\$376,650	53.53%	\$337,740	48.21%	\$306,664	\$5,111	46.39%	\$308,062	\$5,134	
Reserves & Replacements		\$21,000		\$21,000		\$21,000	\$350		\$21,000	\$350	(11)
TOTAL OPERATING EXPENSES	63.46%	\$397,650	56.86%	\$358,740	51.51%	\$327,664	\$5,461	49.55%	\$329,062	\$5,484	
NET OPERATING INCOME	\$229,002	\$3,817	\$272,182	\$4,536	\$308,417	\$5,140	\$334,979	\$5,583			

UNDERWRITING NOTES

- (1) Gross potential rent is projected to grow 5% over the T-12 period, driven by (i) the 2026 rent limit increase and (ii) the elimination of the current loss-to-lease gap as in-place rents align with allowable maximums. Occupancy is assumed at 99% with minimal turnover, and subsidy income remains consistent with current levels.
- (2) Property Taxes – \$0 (0.0% of EGI) The property benefits from a full property tax exemption through its ownership structure, which includes a qualified nonprofit general partner. This exemption is provided under California Revenue and Taxation Code §214(g) — commonly referred to as the “Welfare Exemption” — which allows nonprofit-owned affordable housing properties to be fully exempt from ad valorem property taxes when (i) the property is used exclusively for charitable purposes (i.e., low-income housing), (ii) rents are restricted to qualifying households, and (iii) the nonprofit maintains an ownership interest and participates materially in operations. This exemption substantially enhances net operating income and long-term financial performance relative to comparable taxable properties.
- (3) Property Insurance – \$18,361 (\$301/unit, 2.7% of EGI) Reflects stabilized premiums secured through portfolio-level coverage. No extraordinary risk adjustments or premium increases are anticipated.
- (4) Utilities – \$56,791 (\$931/unit, 8.4% of EGI) Utility costs are consistent with recent historical performance and reflect moderate conservation savings and stable rate assumptions.
- (5) Maintenance & Contract Services – \$94,550 (\$1,550/unit, 13.9% of EGI) Includes janitorial, landscaping, pest control, and contracted maintenance. Reduced from prior year due to normalized vendor pricing and lower turnover-related repairs.
- (6) Repairs & Maintenance – \$20,008 (\$328/unit, 3.0% of EGI) Budgeted based on stabilized operating averages and typical aging for the asset class. Major capital replacements are excluded and addressed through reserves.
- (7) Administrative Expenses – \$13,420 (\$220/unit, 2.0% of EGI) Reduced from historical levels due to the removal of the annual audit expense. Remaining items include office supplies, compliance reporting, and echnology/software costs.
- (8) Payroll & Salaries – \$70,211 (\$1,151/unit, 10.3% of EGI) Represents on-site management and maintenance staffing at stabilized wage levels. Payroll efficiencies were achieved through refined scheduling and shared resources.
- (9) Property Management Fee – \$33,965 (\$557/unit, 5.0% of EGI) Calculated at 5.0% of EGI, consistent with standard management fees for stabilized affordable assets.
- (10) Nonprofit / Compliance Fee – \$6,100 (\$100/unit, 0.9% of EGI) Represents the annual asset management and compliance oversight fee payable to the nonprofit general partner.
- (11) Replacement Reserve – \$30,500 (\$500/unit) Standard allocation consistent with lender and investor expectations, ensuring adequate long-term funding for capital repairs.



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LOCATION SUMMARY

MADERA, CA

MADERA | CALIFORNIA

Madera, California is a vibrant Central Valley community located north of Fresno, known for its strong agricultural economy, familyfriendly neighborhoods, and easy access to regional employment centers. The city offers a relaxed suburban-rural lifestyle with convenient connections to schools, shopping, and outdoor recreation, including nearby Sierra Nevada destinations. Madera's housing market remains relatively affordable compared to the larger Fresno metropolitan area, yet continues to see steady demand driven by population growth and limited multifamily inventory. Rental housing options are in high demand, creating strong long-term investment potential in this stable, communityfocused market.



67,133
RESIDENTIAL
POPULATION



26,500
LABOR
FORCE



\$63,619
MEDIAN
HOUSEHOLD
INCOME



\$408,000
MEDIAN
HOME SALE
PRICE



33.6
MEDIAN
AGE OF
RESIDENTS



3
RESIDENTS PER
HOUSEHOLD



MADERA CALIFORNIA

Madera, California is a welcoming Central Valley community located north of Fresno, nestled in the heart of one of the state's most productive agricultural regions. With a population of approximately 68,000 and a median age of 33 years, the city blends a family-oriented atmosphere with relatively affordable housing compared with larger nearby markets.

The area's housing market remains accessible while experiencing steady demand as residents seek value and space. In 2023, the median household income stood at roughly \$63,000, while the median home value was near \$417,000—highlighting attractive opportunities for renters and investors alike.

Madera County continues to benefit from its proximity to the Fresno metropolitan area, strong agricultural employment, and a working-class demographic with limited multifamily inventory. These factors support solid rental fundamentals and suggest long-term investment potential in multifamily assets.

For investors seeking a stable market driven by affordability, regional connectivity, and constrained multifamily supply, Madera offers a compelling alternative to more expensive urban areas while providing reliable occupancy and growth potential.

Together, the combination of Madera's community-focused character, agricultural heritage, and access to the Fresno metro area positions the city as an appealing market in California's Central Valley. With limited multifamily housing options and steady regional demand, properties like Valley Vista Apartments are well-positioned to benefit from these dynamics—offering stable long-term occupancy, dependable rent growth potential, and a strong investment opportunity within a growing, supply-constrained market.



RECREATION

- » Lions Town & Country Park – Playground, sports fields, and picnic areas
- » Madera Municipal Golf Course – 18-hole golf course and driving range
- » Madera Sunrise Rotary Sports Complex – Soccer, baseball, and walking paths
- » Swimming Pool Park – Community pool and splash areas
- » Madera Wine Trail – Vineyards with wine tasting
- » Corlieu Falls Hiking Area – Scenic waterfall and nature trail
- » Skaggs Bridge Park – Fishing, picnicking, and river access
- » Sierra Foothills – Hiking, camping, and outdoor recreation
- » Courthouse Park – Historic downtown park and events
- » Pan-American Community Center – Fitness classes and community programs

CONVENIENCES

GROCERY & PHARMACY

- » Vallarta Supermarkets – 1467 Country Club Dr
- » Save Mart Supermarkets – 1504 Howard Rd
- » Food 4 Less – 2360 W Cleveland Ave
- » Walgreens Pharmacy – 2020 W Cleveland Ave

DINING & COFFEE

- » Axis Coffee Bar & Eatery – 4150 Town Center Blvd
- » Dutch Bros Coffee – Madera – 1447 Country Club Dr
- » Emmie's Sidewalk Café – 2175 North Schnoor St
- » Frosty Palace – 32 E Idaho Ave
- » Idaho Pizza Company – 138 E Idaho Ave

HEALTHCARE & SERVICES

- » Camarena Health – 44 E 6th Street
- » Almond Urgent Care – 760 E Almond Avenue
- » Gateway Public Health Center – 324 S Gateway Drive
- » Adventist Health Medical Office – 11976 Road 37

RETAIL & ESSENTIALS

- » Walmart Supercenter – Discount groceries & Goods
- » GBS Hardware – Home improvement Supplies
- » Madera Marketplace – Retail and Services Hub

BANKING & ATM'S

- » Bank of America – 501 E Yosemite Ave
- » Wells Fargo Bank – 201 E Yosemite Ave
- » JP Morgan Chase Bank – 2147 W Cleveland Ave

FUEL STATIONS

- » 76 Gas Station – 1501 E Yosemite Ave
- » Mobil/Exxon – 1030 N Gateway Dr.
- » Sinclair Gas Station – 37275 Avenue 12



RENTAL MARKET OVERVIEW

FRESNO CALIFORNIA



95.5%
OCCUPANCY



1,289
12-MONTH
DELIVERIES

Fresno is the economic and cultural hub of California's Central Valley, serving as a regional center for agriculture, education, healthcare, and logistics. The metro benefits from steady population growth, migration from higher-cost coastal areas, and a comparatively affordable cost of living. Anchored by California State University, Fresno, and major employers in healthcare and agribusiness, the region continues to strengthen its workforce and economic diversity.

After a period of elevated construction, the Fresno multifamily market is stabilizing. Vacancy remains near 5.8%, and annual rent growth has moderated to around 1.5%. New deliveries have slowed to roughly 1,000 units over the past year, supporting absorption in well-located suburban and workforce-driven submarkets.



\$1,429
MARKET
ASKING RENT
PER UNIT



1.8%
ANNUAL
MARKET RENT
GROWTH

For investors, Fresno offers an appealing balance of affordability, regional connectivity, and consistent renter demand. With average asking rents around \$1,450 per unit, limited new supply, and ongoing job and population growth, the metro remains one of California's most stable and investable secondary markets.



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LOCAL SALES

COMPARABLES

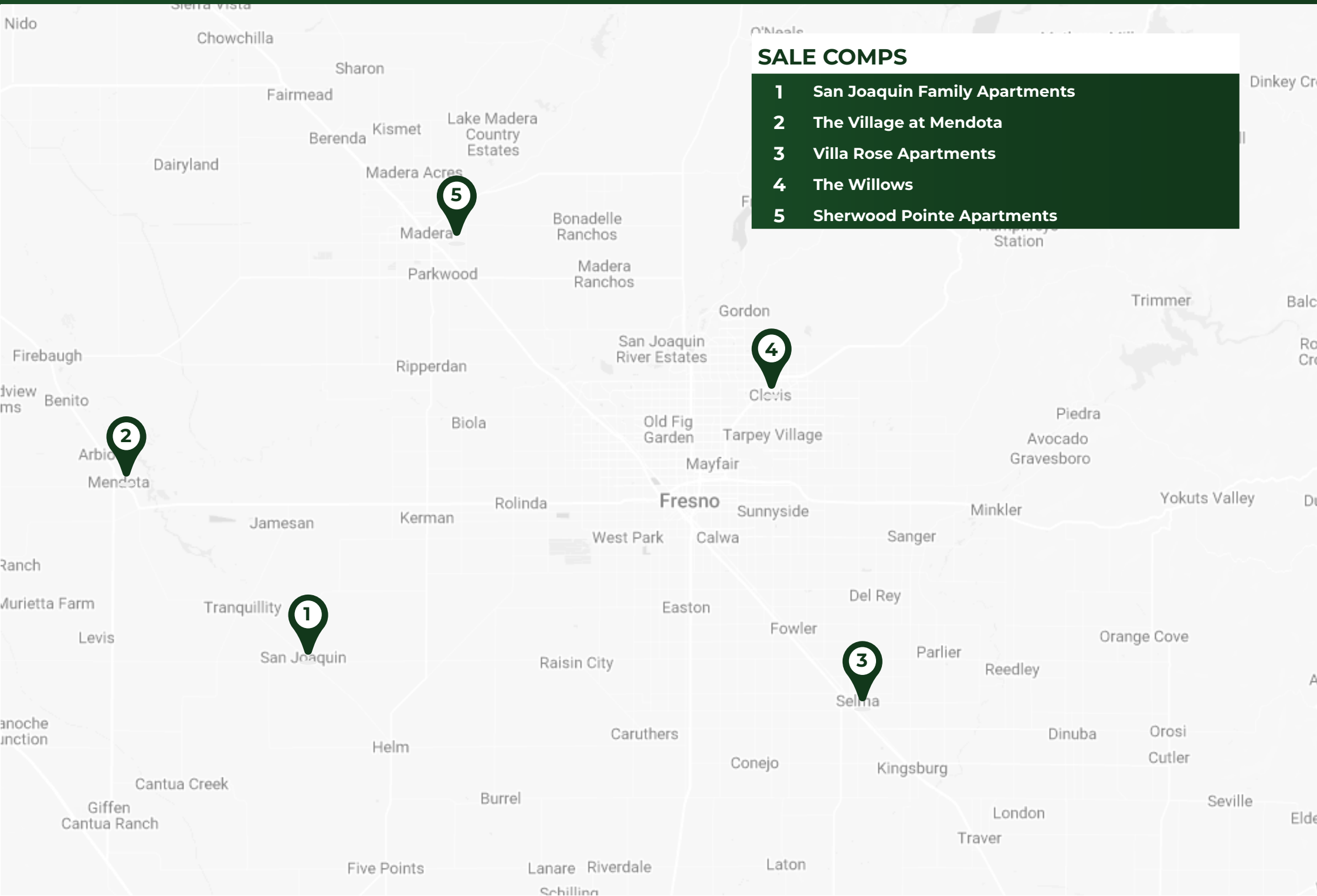


SALES COMPS

	PROPERTY NAME	PROPERTY CITY	PROPERTY STATE	SALE DATE	NUMBER OF UNITS	SALE PRICE	PRICE PER UNIT	YEAR BUILT
1	San Joaquin Family Apartments	San Joaquin	CA	9/3/2025	38	\$3,222,500	\$84,803	1994
2	The Village at Mendota	Mendota	CA	7/1/2025	81	\$3,400,000	\$41,975	2003
3	Villa Rose Apartments	Selma	CA	7/1/2025	53	\$2,700,000	\$50,943	2005
4	The Willows	Clovis	CA	7/19/2024	77	\$10,250,000	\$133,117	2005
5	Sherwood Pointe Apartments	Madera	CA	8/31/2021	81	\$10,400,000	\$128,395	2004
	AVERAGES				66	\$5,994,500	\$87,847	2002

SALE COMPS

- 1 San Joaquin Family Apartments**
- 2 The Village at Mendota**
- 3 Villa Rose Apartments**
- 4 The Willows**
- 5 Sherwood Pointe Apartments**





1 SAN JOAQUIN FAMILY APARTMENTS SAN JOAQUIN, CA

SALE PRICE	\$3,222,500
PRICE PER UNIT	\$84,803
UNITS	38
YEAR BUILT	1994



2 THE VILLAGE AT MENDOTA MENDOTA, CA

SALE PRICE	\$3,400,000
PRICE PER UNIT	\$41,975
UNITS	81
YEAR BUILT	2003



3 VILLA ROSE APARTMENTS SELMA, CA

SALE PRICE	\$2,700,000
PRICE PER UNIT	\$50,943
UNITS	53
YEAR BUILT	2005



4 THE WILLOWS CLOVIS, CA

SALE PRICE	\$10,250,000
PRICE PER UNIT	\$133,117
UNITS	77
YEAR BUILT	2005



5 SHERWOOD POINTE APARTMENTS

MADERA, CA

SALE PRICE	\$10,400,000
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PRICE PER UNIT	\$128,395
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UNITS	81
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YEAR BUILT	2004
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VALLEY VISTA APARTMENTS PROPERTY PHOTOS





PROPERTY PHOTOS

LIHTC ADVISORS

21 CONFIDENTIALITY --- & DISCLAIMER





CONFIDENTIALITY & DISCLAIMER

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