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OFFERING MEMORANDUM

# 1527 N Van Ness Avenue

Fresno, California 93728

**10-UNIT MULTIFAMILY INVESTMENT OPPORTUNITY**

Fresno Historic District | Fully Occupied | Two Buildings

**\$1,700,000**

LIST PRICE

**10**

UNITS

**5.97%**

CAP RATE

**\$170,000**

PRICE / UNIT

PRESENTED BY

**Ian V. Hall**

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## Executive Summary

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Real Broker is pleased to present 1527 N Van Ness Avenue, a fully occupied 10-unit multifamily investment located in Fresno's Historic District. The offering consists of two buildings on a single 6,150-square-foot parcel, totaling approximately 6,700 square feet of rentable area, and includes five garages and five storage units.

The property is 100% occupied with a demonstrated rental history, offering an investor immediate, stabilized cash flow from day one. Ownership recently completed a fresh exterior paint job, improving curb appeal and reflecting a history of pride of ownership.

The location provides tenants with convenient access to Fresno City College, Fresno High School, and the Tower District's shopping, dining, and entertainment corridor, along with quick connections to Highway 41 and Highway 180 for commuters throughout the greater Fresno area.

### Investment Highlights

- 100% occupied at close — no lease-up risk
- Two-building configuration with 5 garages and 5 storage units for ancillary income potential
- Recently repainted exterior; well-maintained pride-of-ownership asset
- Located in Fresno's Historic District, near Fresno City College, Fresno High School, and the Tower District
- Convenient freeway access via Highway 41 and Highway 180
- Public water and sewer; tenants responsible for electricity
- Sister property available: owner also holds a 16-unit building at 1561 N Van Ness, just north of this asset

## Property Overview



Item	Detail	Item	Detail
Address	1527 N Van Ness Ave, Fresno, CA	Property Type	Multifamily (5–15 Units)
APN	451-051-16	Total Units	10
Year Built	1935	Stories	Two
Building Size	±6,700 SF	Lot Size	6,150 SF (0.1412 AC)
Beds / Baths (total)	8 / 10	Garages / Storage	5 / 5
Roof	Composition	Exterior	Stucco
Heat / Cool	Window or Wall A/C	Foundation	Both
Water / Sewer	Public Water, Public Sewer	Gas & Electric	Public Utilities
County / Area	Fresno / Area 728	Cross Streets	E. McKinley Ave / Van Ness Ave
School District	Fresno Unified	Schools	Heaton / Fort Miller / Fresno High

### Note on Historic Status

The property is listed on Fresno's historic register. Buyers should independently verify with the City of Fresno Historic Preservation office what obligations or restrictions this designation may carry.

## Financial Summary

<b>\$1,700,000</b> LIST PRICE	<b>5.97%</b> CAP RATE	<b>13.50</b> GRM	<b>\$253.73</b> PRICE / SF
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Financial Metric	Annual
Gross Scheduled Income (per listing)	\$125,938
Total Operating Expenses	\$24,368
Net Operating Income	\$101,570
Price per Unit	\$170,000
Price per Square Foot	\$253.73

*Note: Current in-place rents (see Rent Roll) total \$11,440/month, or \$137,280 annualized. The gross income figure reported on the MLS listing (\$125,938) reflects the owner/property manager's reported income, which the stated expense schedule notes already accounts for a vacancy factor. Buyers should verify actual trailing income and expenses during due diligence.*

### Operating Expenses Include

- Management
- Gardener
- Maintenance & Repair
- Insurance
- Accounting / Legal
- Water & Sewer
- Property Taxes
- Vacancy Factor

Tenants are responsible for electricity.

## Rent Roll

Unit	Building	Type	Beds	SF	Monthly Rent	Occupied
1	Building 1	1 Bed	1	1,200	\$1,535	Yes
2	Building 1	1 Bed	1	600	\$1,200	Yes
3	Building 1	Studio	0	400	\$975	Yes
4	Building 1	Studio	0	300	\$925	Yes
5	Building 1	1 Bed	1	650	\$950	Yes
6	Building 1	1 Bed	1	650	\$1,100	Yes
7	Building 1	1 Bed	1	650	\$1,100	Yes
8	Building 1	1 Bed	1	650	\$1,095	Yes
9	Building 2	1 Bed	1	800	\$1,350	Yes
10	Building 2	1 Bed	1	800	\$1,210	Yes

**Total:** 10 units | 6,700 SF | \$11,440/month | \$137,280/year (current rent roll, 100% occupied)

*Income includes both month-to-month tenancies and executed leases. Rent roll available upon request.*

## Location

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1527 N Van Ness Avenue sits within Fresno's Historic District, an established residential neighborhood close to Fresno City College and Fresno High School. The Tower District — Fresno's arts, dining, and entertainment hub — is within easy reach, giving tenants walkable access to restaurants, boutiques, and live entertainment venues.

The property is well positioned for commuters, with quick access to both Highway 41 and Highway 180, connecting residents to downtown Fresno and the broader metropolitan area.

## Directions

From Highway 41, head west on McKinley Avenue. Turn south on Maroa Avenue, then east on Home Avenue. Head north on Van Ness Avenue (one-way); the property is on the west side of the street.

## Showing Instructions & Contact

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This is an occupied, income-producing asset. Please do not disturb tenants — drive-by exterior viewing only. Contact the listing agent for interior access or additional property information. Ownership maintains on-site security, primarily during nighttime hours.

- All offers are contingent upon a full property inspection.
- Offers should be submitted via email with proof of funds or a pre-approval letter.
- Rent roll available upon request.



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