

**1712 | 1713 | 1718**

FILLMORE ST | FAIRFIELD, CA 94533



**OFFERING  
MEMORANDUM**

**ÀCRE**  
PARTNERS

**THREE 4-UNIT PROPERTIES  
FOR SALE | AVAILABLE  
INDIVIDUALLY OR AS A PORTFOLIO**

# CONFIDENTIALITY DISCLAIMER

## CONTACT

### DISCLAIMER

The information contained in this Offering Memorandum is confidential and is provided for the sole purpose of allowing persons to evaluate whether there is interest in proceeding with further discussions with the owner regarding a possible transaction with respect to the Property. The information contained herein shall not be photocopied or disclosed to any other party and shall not be used for any other purpose.

Neither the owner, nor AiCRE Partners, nor any of their officers, directors, employees or agents, assume any responsibility or make any representations or warranties, whether express or implied, by operation of law or otherwise, with respect to the Property or this Offering Memorandum or any information or statements (including financial statements and projections) contained herein or relating hereto, including the accuracy or completeness of such information or statements and the condition, quality or fitness of the Property. Such information and statements have in many circumstances been obtained from outside sources, have not been tested or verified and may be subject to errors or omissions. Projections, in particular, are based on various assumptions and subjective determinations as to which no guaranty or assurance can be given. Without limiting the foregoing, in the event this Offering Memorandum contains information relating any hazardous, toxic or dangerous materials in relation to the Property, such information shall in no way be construed as creating any warranties or representations, express or implied, by operation of law or otherwise, by any party, as to the existence or non-existence or nature of such materials in, under, on or around the Property. Potential investors are urged to perform their own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering Memorandum or any information or materials contained herein or otherwise provided.

The only party authorized to represent the owner of the Property is AiCRE Partners and the owner shall not be obligated to pay any fees or commissions to any other advisor, broker or representative. This Offering Memorandum is provided subject to prior sale or lease, change of price or terms and other changes to the materials, statements and information contained herein or relating to the Property, and is subject to withdrawal, all without notice or any liability. In no event shall the delivery or receipt of this Offering Memorandum be deemed to create any legal obligation to enter into any transaction with respect to the Property, and only a definitive agreement signed by all parties shall create a binding commitment to enter into a transaction.

### CONFIDENTIALITY

The Potential Buyer acknowledges that all information and materials furnished from the Landlord or Agent concerning the Property is confidential and may not be used for any purpose other than the Potential Buyer's evaluation for a possible purchase. Access to any information furnished by the Agent or Landlord will be limited to attorneys, accountants, financial representatives, and business advisors directly involved with the Property.

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# EXECUTIVE SUMMARY

**AiCRE Partners** is pleased to present a prime investment opportunity portfolio of three well-maintained fourplexes located at 1712, 1713, and 1718 Fillmore Street in Fairfield, California. This collection offers a rare opportunity to acquire 12 total units within a stable, high-demand rental market. Each property consists of four spacious 2-bedroom, 1-bathroom units, specifically designed to attract long-term tenants and maintain low vacancy rates. The portfolio has undergone significant capital improvements, ensuring reduced immediate maintenance costs and enhanced "turn-key" appeal for a new owner. Extensive interior renovations have been performed across the portfolio, including the installation of newer stoves and A/C units to modernize the living spaces. The buildings feature fresh exterior paint and newer windows, contributing to a clean, updated aesthetic that stands out in the neighborhood. Each property also includes on-site laundry facilities, providing tenants with added convenience while generating supplemental income for ownership. Fairfield does not currently have local rent control ordinances. While the properties remain subject to California State Rent Control (AB 1482), the lack of more restrictive local caps allows for greater flexibility in management and market-rate adjustments. Situated in a high-density residential zone (RH) near NorthBay Medical Center and Travis Air Force Base, these units cater to a consistent workforce and commuter demographic.



**1712 FILLMORE ST**  
CAP RATE: 6.35%  
SALE PRICE: \$921,973



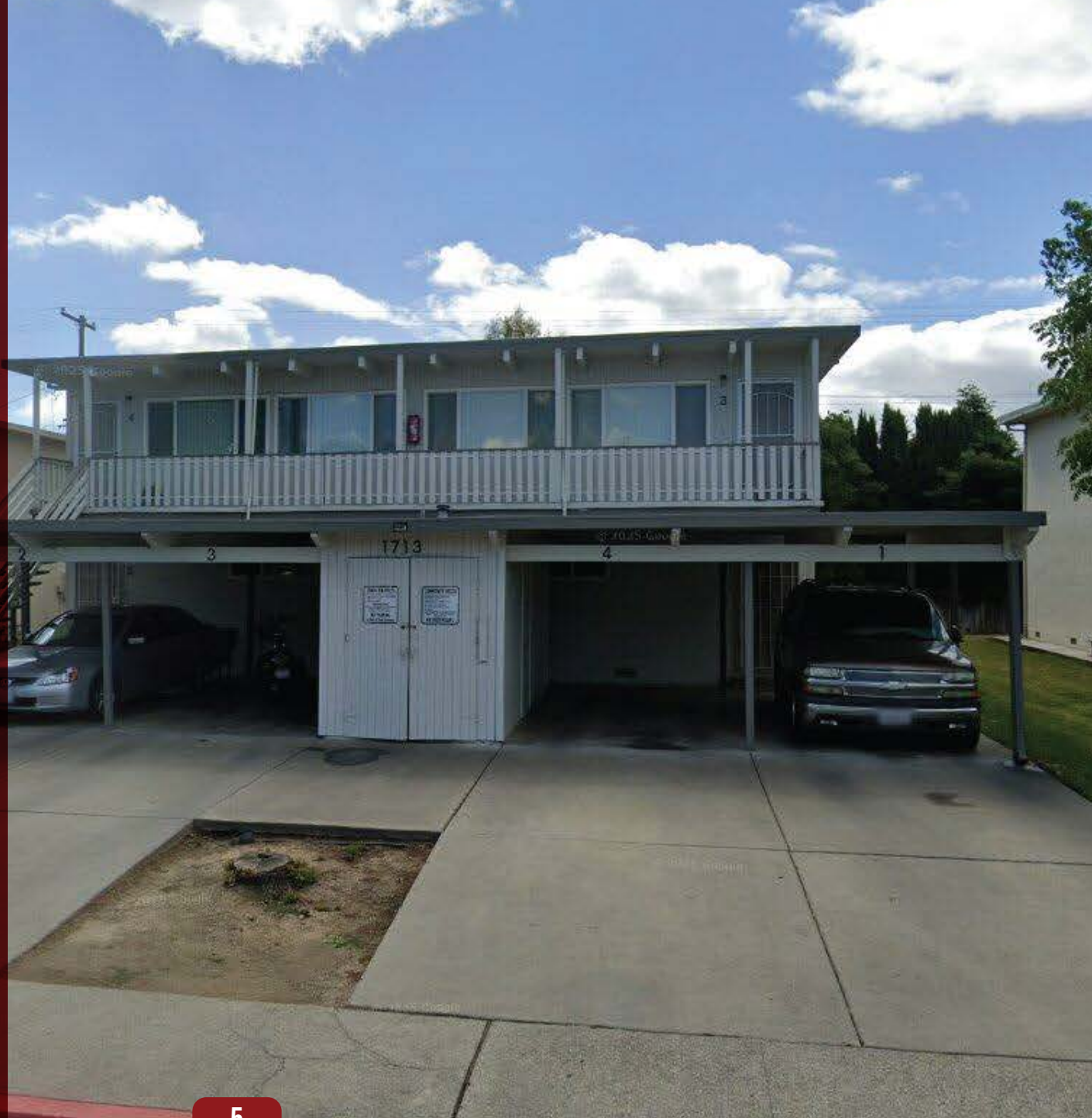
**1713 FILLMORE ST**  
CAP RATE: 6.35%  
SALE PRICE: \$933,000



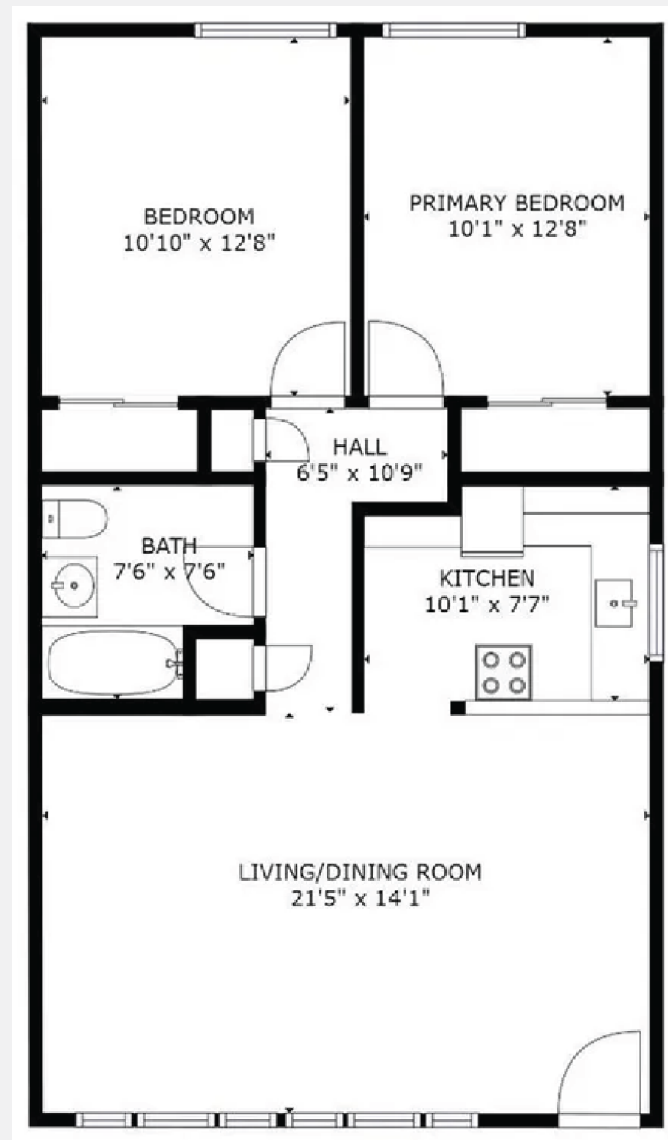
**1718 FILLMORE ST**  
CAP RATE: 6.00%  
SALE PRICE: \$959,150

## PROPERTY HIGHLIGHTS:

- **Modernized Electrical Systems:** Every property has been upgraded with new electrical panels as of 2024, significantly reducing the risk of utility-related maintenance issues and ensuring the buildings meet modern safety standards.
- **Recent Interior Capital Upgrades:** Each building has undergone interior renovations that include the installation of newer stoves and A/C units, providing immediate value to tenants and minimizing short-term appliance replacement costs for the owner.
- **Enhanced Building Envelope & Curb Appeal:** All three properties benefit from exterior paint and newer windows, which not only improves energy efficiency and tenant comfort but also provides a uniform, well-maintained aesthetic that supports higher rental valuations. Properties can be sold all together or individually Buyers to Coop with sellers 1031 exchange.



# 1712 FILLMORE ST FLOORPLAN



# FINANCIAL SUMMARY

	1718	1713	1712
<b>GROSS INCOME</b>			
RENT	\$88,052.11	\$88,620.00	\$88,440.00
LAUNDRY	\$1,479.65	\$1,206.90	\$1,840.79
TOTAL INCOME	\$91,779.65	\$89,826.90	\$90,280.79
CLEANING & MAINTENANCE	\$300	\$400	\$700
INSURANCE	\$3,188	\$3,681.22	\$3,249
REPAIRS	\$968.30	\$1,172	\$1,101.44
TAXES	\$8,242.96	\$8,020.05	\$10,458.68
UTILITIES	\$11,649.97	\$7,737.44	\$6,897.08
ANNUAL FIRE INSPECTION	\$511.37	\$511.38	\$511.38
HOA	\$5,460	\$5,460	\$5,460
<b>TOTAL EXPENSES</b>	\$30,320.60	\$26,982.09	\$28,377.58
<b>NOI</b>	\$61,459.05	\$62,844.81	\$61,903.21

## 1718 CAPITAL IMPROVEMENTS

- New Roof 2023
- New Electrical Panel 2024
- Interior Renovation
- Including Stove and A/C Unit
- \$12,564.74
- Exterior Paint
- Newer Windows
- All Four Units 2/1's

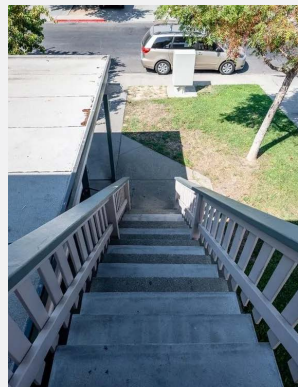
## 1713 CAPITAL IMPROVEMENTS

- New Electrical Panel 2024
- Interior Renovation
- Including Stove and A/C Unit
- \$5,170.93
- Exterior Paint
- Newer Windows
- All Four Units 2/1's

## 1712 CAPITAL IMPROVEMENTS

- New Electrical Panel 2024
- Interior Renovation
- Including Stove and A/C Unit
- \$25,726.11
- Exterior Paint
- Newer Windows
- All Four Units 2/1's

# PROPERTY PHOTOS





# RETAIL MAP



# POPULATION AT A GLANCE



**128,976**

5-Mile  
Population



**\$101,006**

5-Mile Median  
Household Income



**42,542**

5-Mile  
Households

## DEMOGRAPHICS

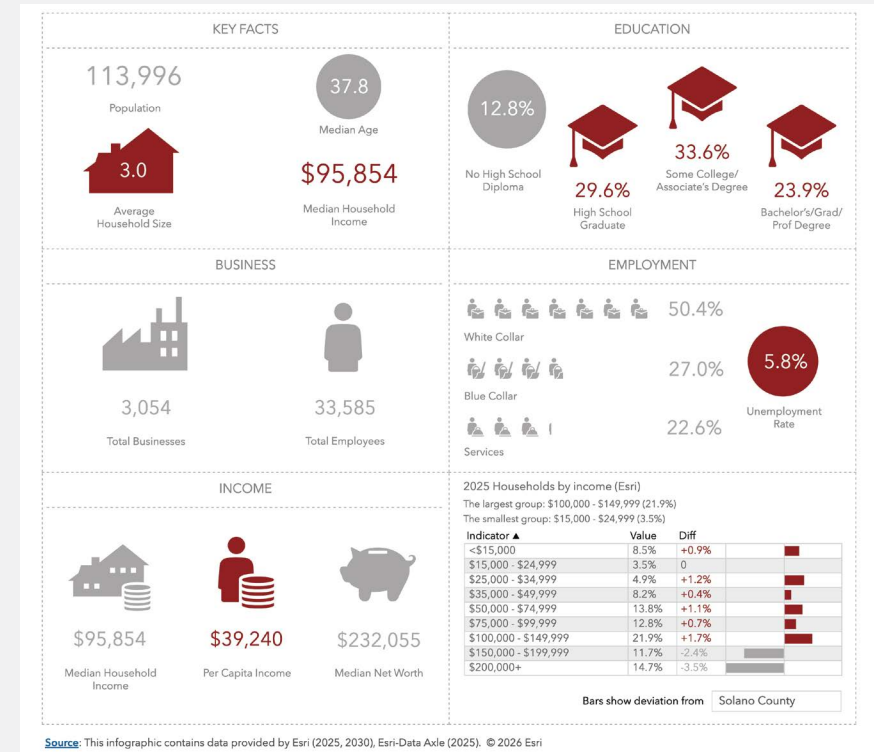
### 2025 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	27,406	113,996	128,976
Households	8,695	37,673	42,542
Families	6,164	27,308	31,201
Average Household Size	3.12	3.01	3.01
Owner Occupied Housing Units	3,485	22,452	25,965
Renter Occupied Housing Units	5,210	15,221	16,577
Median Age	33.6	37.8	37.7
Median Household Income	\$72,676	\$95,854	\$101,006
Average Household Income	\$90,841	\$118,654	\$124,332

### 2030 SUMMARY

	1 MILE	3 MILE	5 MILE
Population	27,279	115,196	131,611
Households	8,652	38,017	43,285
Families	6,120	27,514	31,744
Average Household Size	3.12	3.01	3.02
Owner Occupied Housing Units	3,569	23,021	26,957
Renter Occupied Housing Units	5,083	14,996	16,328
Median Age	34.6	39.1	38.9
Median Household Income	\$81,471	\$107,012	\$112,387
Average Household Income	\$101,902	\$131,223	\$138,099

## 3- MILE DEMOGRAPHIC SUMMARY



"FAIRFIELD'S STRATEGIC LOCATION ALONG THE I-80 CORRIDOR AND ITS PRO-BUSINESS ENVIRONMENT CONTINUE TO ATTRACT A DIVERSE RANGE OF INDUSTRIES, SUPPORTING SUSTAINED ECONOMIC GROWTH AND INVESTMENT. THE CITY'S ONGOING INFRASTRUCTURE IMPROVEMENTS AND ACCESS TO A SKILLED REGIONAL WORKFORCE FURTHER POSITION IT AS A COMPETITIVE HUB FOR BUSINESS EXPANSION."

[WWW.FAIRFIELD-CITY.ORG/ECONOMIC-DEVELOPMENT](http://WWW.FAIRFIELD-CITY.ORG/ECONOMIC-DEVELOPMENT)

## FAIRFIELD OVERVIEW

Located in the North Bay region of the San Francisco Bay Area, Fairfield offers a strategic and business-friendly environment for commercial real estate investment. Positioned between San Francisco and Sacramento, Fairfield benefits from its central location along the I-80 corridor, providing direct access to key economic hubs throughout Northern California. The city is also home to Travis Air Force Base, a major regional employer that contributes to economic stability and consistent demand for commercial services.

With a population of over 120,000 residents, Fairfield continues to experience steady growth, supported by a diverse economic base that includes healthcare, logistics, manufacturing, and retail. Its proximity to major transportation infrastructure—including Interstate 80, State Route 12, and nearby rail lines—enhances distribution capabilities and regional connectivity, making it an attractive location for businesses seeking efficient operations.

Fairfield's pro-business climate, ongoing development initiatives, and availability of competitively priced commercial properties position it as a compelling alternative to more saturated Bay Area markets. Additionally, the city offers a high quality of life, with proximity to renowned destinations such as Napa Valley, abundant parks, and family-friendly neighborhoods. These factors, combined with a skilled workforce and strong community infrastructure, make Fairfield an appealing choice for both investors and tenants seeking long-term growth and stability.



## FAIRFIELD HIGHLIGHTS

- **Strategic Location:** Positioned along Interstate 80 between San Francisco and Sacramento offering excellent connectivity.
- **Population Growth:** Home to over 120,000 residents, Fairfield continues to experience steady growth.
- **Diverse Economy:** A well-balanced mix of industries, including logistics, healthcare, manufacturing, and retail.
- **Development Opportunities:** Pro-business environment with ongoing infrastructure investment, new commercial developments, and competitively priced real estate compared to core Bay Area markets.

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