

AVAILABLE FOR SALE

42 Units | 28,728 SF GBA

1905 E Pontiac Way

Blue Haven Apartments

Please contact:

Gor Hovhannisyan

Fresno Management Company

p 559-458-5406

Commercialfmc@luxaeril.com

DRE #01930950

fresnomanagementcompany.com

Fresno Management Company – Commercial Division, 7575 N. Del-Mar Ave., Suite 102, Fresno, CA 93711, t: (559) 438-9411,

e: commercialfmc@luxaeril.com

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1905 E Pontiac Way

FRESNO, CA

PROPERTY INFORMATION

Address:	1905 E Pontiac Way Fresno, CA 93726
# of Units:	42
SF GBA:	28,728
Parking Ratio:	1/unit
Year Built:	1978
Parking Type:	Surface, Free, and Assigned
Zoning:	R4 (<i>High-Density, Multiple-Family Residential districts</i>)

Acquire Blue Haven Apartments with a significant built-in financing advantage: an assumable loan of \$2,242,238 at a fixed 4.30% interest rate maturing April 2040, locking in below-market debt on day one, in a rate environment where comparable financing would cost materially more.

This 42-unit Fresno multifamily community is fully operational and income-producing, with occupancy set to hit 100% in the near term as tenants are already lined up and prepared to take occupancy on the remaining units. Current in-place gross rents stand at \$48,671/month, with that number climbing as the final units are filled.

The portfolio consists of 40 one-bedroom and 2 two-bedroom units across a gated, amenity-rich campus featuring a pool, on-site laundry, professional landscaping, and resident management. The stabilized infrastructure attracts and retains tenants without the heavy lift.

For the investor the math is straightforward: step into a near-fully-occupied, cash-flowing asset, assume the existing note, and deploy your equity where it works hardest. Whether you are building scale, completing a 1031 exchange, or looking for a Central Valley foothold with real upside potential, Blue Haven is positioned to perform from day one.

HIGHLIGHTS

- ASSUMABLE FINANCING | \$2,242,238 at 4.30% fixed through April 2040
- NEAR 100% OCCUPANCY | Tenants lined up to fill remaining units
- 42 UNITS | 40 one-bedroom and 2 two-bedroom across 5 buildings
- 1031 EXCHANGE READY | Stabilized asset, clean transition, priced to move
- CENTRAL FRESNO LOCATION | Blackstone and Ashlan corridor



Common Aera



Common Aera

\$135,000 Per/Unit

\$197/sqft

1905 E Pontiac Way
FRESNO, CA

Property
Aerial View



1905 E Pontiac Way

FRESNO, CA

AERIAL

MAP

