



Marcus & Millichap
THE DELONEY GROUP

6546 Auburn Boulevard, Citrus Heights, CA 95621

Rindle Ranch Senior Apartments

Beautifully renovated, single-story 55+ age-restricted senior apartment offering in suburban Sacramento

| 292 Units | Built 1973 | Renovated 2025 | Price TBD by Market

TABLE OF CONTENTS

6546 Auburn Boulevard, Citrus Heights, CA 95621

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from Marcus & Millichap - The DeLoney Group its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Marcus & Millichap - The DeLoney Group its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Marcus & Millichap - The DeLoney Group will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Marcus & Millichap - The DeLoney Group makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Marcus & Millichap - The DeLoney Group does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Marcus & Millichap - The DeLoney Group in compliance with all applicable fair housing and equal opportunity laws.

TABLE OF CONTENTS

OFFERING SUMMARY	3
PROPERTY SUMMARY	4
UNIT MIX SUMMARY	5
PROPERTY DESCRIPTION	6
CLUBHOUSE AMENITY PHOTOS	7
GROUNDS AMENITY PHOTOS	8
INTERIOR PHOTOS	9
REGIONAL MAP	10
RETAILER MAP	11
AERIAL PHOTOS	12
COMPARABLES	13
SALE COMPS MAP & SUMMARY	14
RENT COMPS	15
RENT COMPS MAP	16

1. OFFERING SUMMARY

Property Summary

Unit Mix Summary

Property Description

Clubhouse Amenity Photos

Grounds Amenity Photos

Interior Photos

Regional Map

Retailer Map

Aerial Photos



PROPERTY SUMMARY

6546 Auburn Boulevard, Citrus Heights, CA 95621



OFFERING SUMMARY

Sale Price:	TBD by Market
Number of Units:	292
Lot Size:	15.24 Acres
Density	19.16 Units / Acre
Building Size:	186,188 SF
Windows	Single Pane
Roofs	Pitched with Flat Portions on Top
HVAC	Split Central HVAC On Roof
Electrical	Zinsco Breakers & Subpanels; Copper Wiring in Units
Parking	294 Spaces
Parking Ratio	1.01 / Unit

INVESTMENT HIGHLIGHTS

- Coveted low density (19.16 units per acre) single-story 55+ age-restricted apartments
- Extensively renovated over the past few years interior and exterior
- Value-add potential through electrification of master mastered gas appliances
- Incredible amenity offering including bingo hall, commercial kitchen, pool, spa, billiards room, library, card room, rose garden and more

PARTIAL LIST OF RECENT RENOVATIONS

- New board-and-batten, stucco and fiber cement shingles and full modern paint scheme
- New grand entrance including clubhouse and leasing office refresh
- Substantial landscape overhaul
- New lighting and signage
- More than half of units upgraded since 2021

UNIT MIX SUMMARY

6546 Auburn Boulevard, Citrus Heights, CA 95621

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	SIZE SF	RENT	RENT/SF	MARKET RENT	MARKET RENT/SF
Studio	-	1	48	16.40%	506 SF	\$1,308	\$2.58	\$1,369	\$2.71
1BD 1BA	1	1	192	65.80%	642 SF	\$1,516	\$2.36	\$1,600	\$2.49
2BD 1BA	2	1	52	17.80%	743 SF	\$1,758	\$2.37	\$1,800	\$2.42
TOTALS/AVERAGES			292	100.00%	638 SF	\$1,525	\$2.40	\$1,598	\$2.51



PROPERTY DESCRIPTION

6546 Auburn Boulevard, Citrus Heights, CA 95621



WHY INVEST IN RINDLE RANCH SENIOR APARTMENTS?

Rindle Ranch Senior Apartments is a beautifully remodeled, single-story community that is marketed to seniors. When it was first built the property was a Section 231 seniors-only property but the property was taken out of that program in 1986. There is currently no deed restriction on the property; it is governed by the Housing for Older Persons Act ("HOPA"). In other words, ownership could opt out of HOPA in the future. Rent comps suggest significant upside in market rents if vacant units were made available to the general public, although existing residents are often attracted to Rindle Ranch precisely because of the HOPA restriction.

The property has seen extensive upgrades and renovations since 2021, including new exterior siding, a new front entrance to the office and clubhouse, new signage, new trash enclosures, new lighting, renovated landscaping including a new bark park and renovated clubhouse interior. Roughly 55% of the units have received interior upgrades including new flooring, light fixtures and countertops. The amenities spaces are a huge draw to prospective residents; they can enjoy a billiards room, library, commercial kitchen attached to a bingo hall, extra office space and gathering rooms, a gym and huge heated swimming pool complemented by a spa. The grounds feature meandering paths amongst the lush landscaping that includes a gorgeous rose garden.

The next owner will be inheriting a property in good physical condition and stable, strong operating history. One way to boost NOI would be to address the centrally metered gas utility bill that is currently paid by the owner. Residents currently use gas for heating, cooking and hot water. The next owner may consider exploring converting the existing HVAC system to be entirely electric, which would mean that residents would now be responsible for the bills associated with the heating of their units in the colder seasons. This can be explored in conjunction with swapping out Zinsco branded electrical subpanels that are currently in the vast majority of the units. PG&E gas bills at Rindle Ranch appear to run roughly 8.5x higher in January of 2026 versus June of 2025, meaning substantial utility expense savings could be shifted to metered electrical usage for the residents.

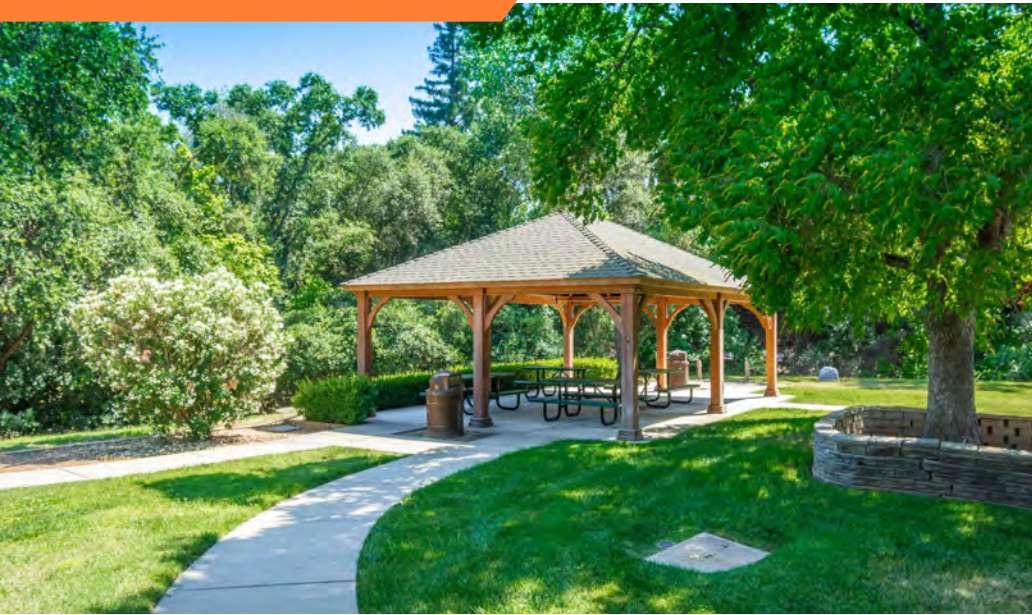
CLUBHOUSE AMENITY PHOTOS

6546 Auburn Boulevard, Citrus Heights, CA 95621



GROUPS AMENITY PHOTOS

6546 Auburn Boulevard, Citrus Heights, CA 95621



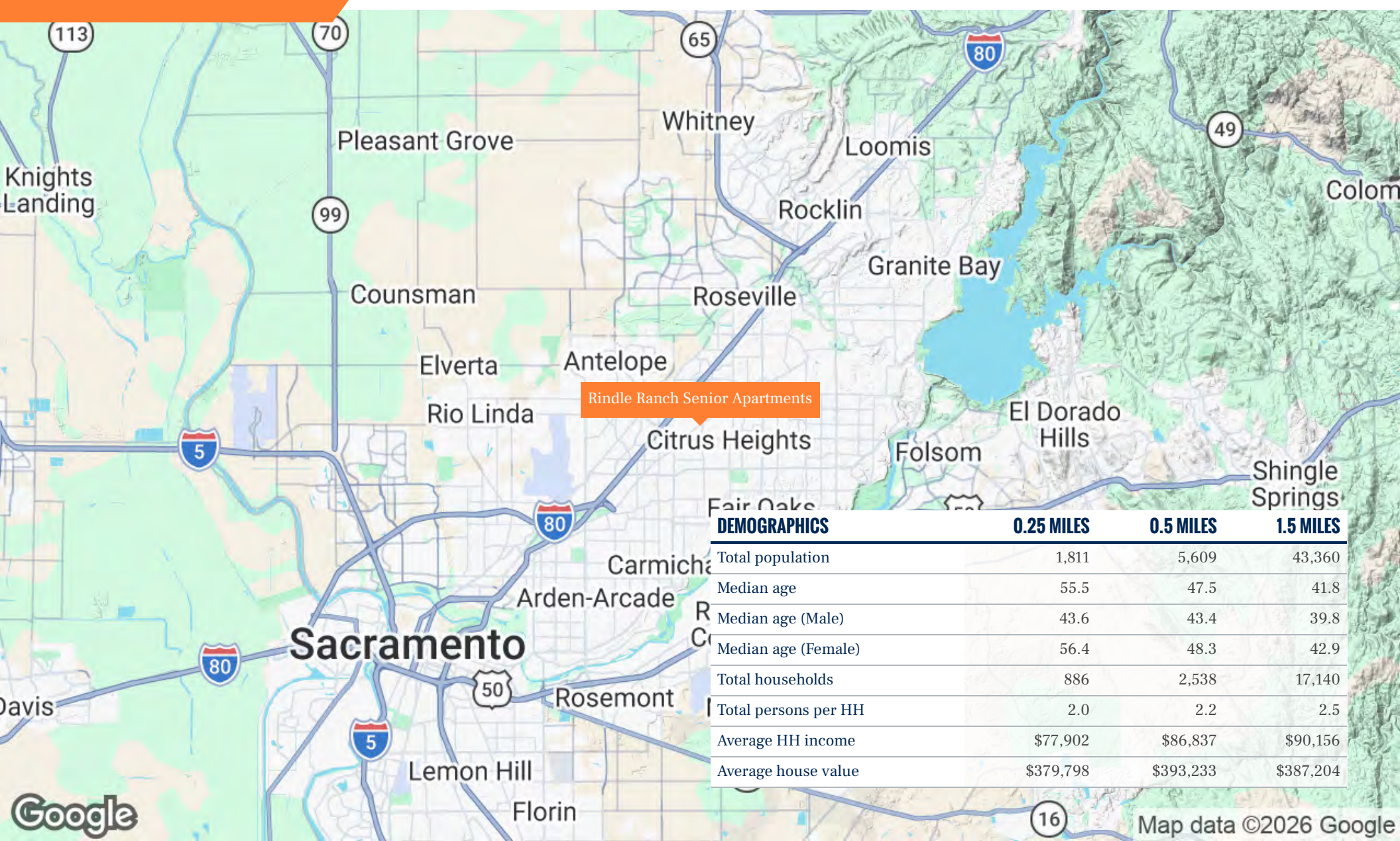
INTERIOR PHOTOS

6546 Auburn Boulevard, Citrus Heights, CA 95621



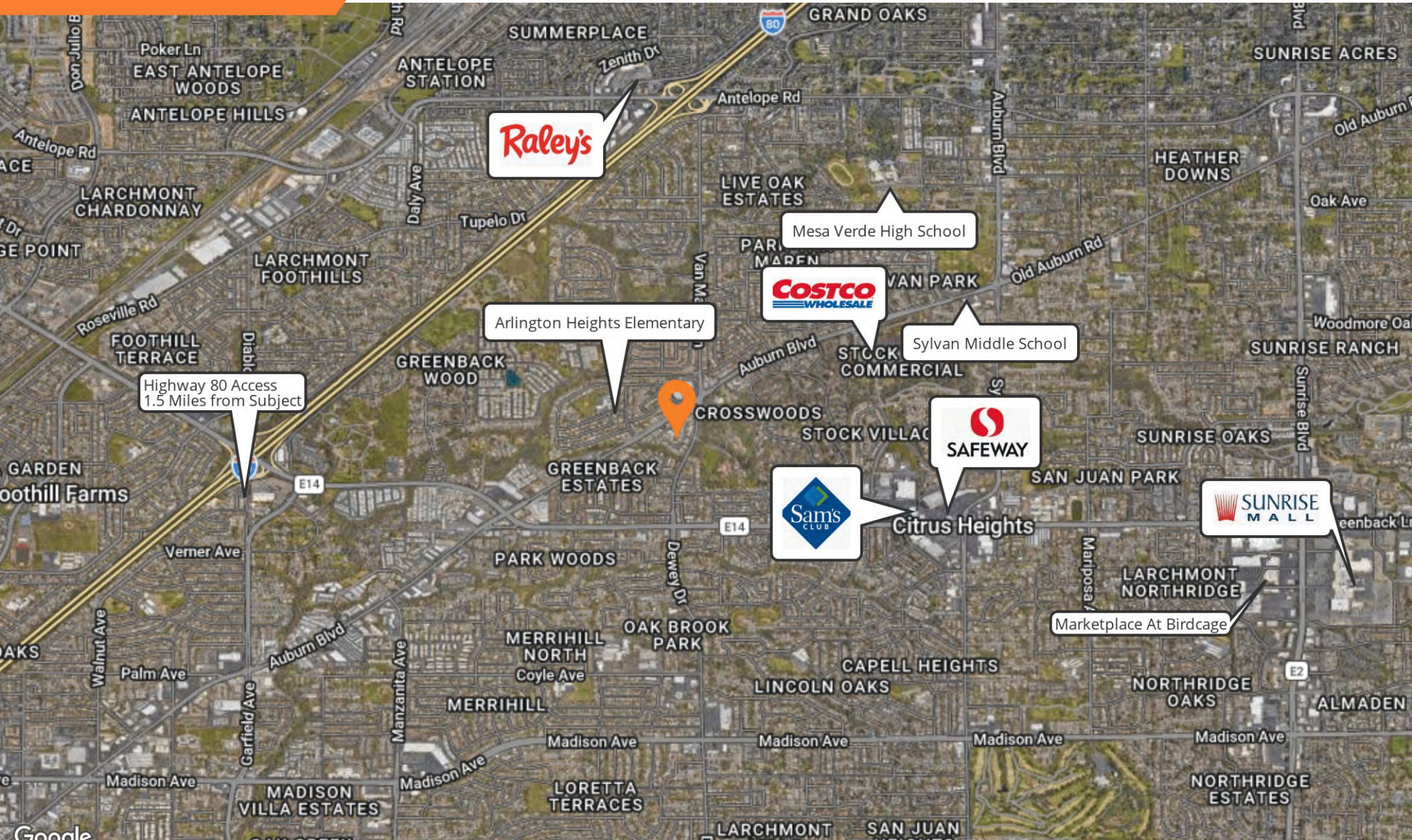
REGIONAL MAP

6546 Auburn Boulevard, Citrus Heights, CA 95621



RETAILER MAP

6546 Auburn Boulevard, Citrus Heights, CA 95621



AERIAL PHOTO

6546 Auburn Boulevard, Citrus Heights, CA 95621



2. COMPARABLES

Sale Comps Map & Summary

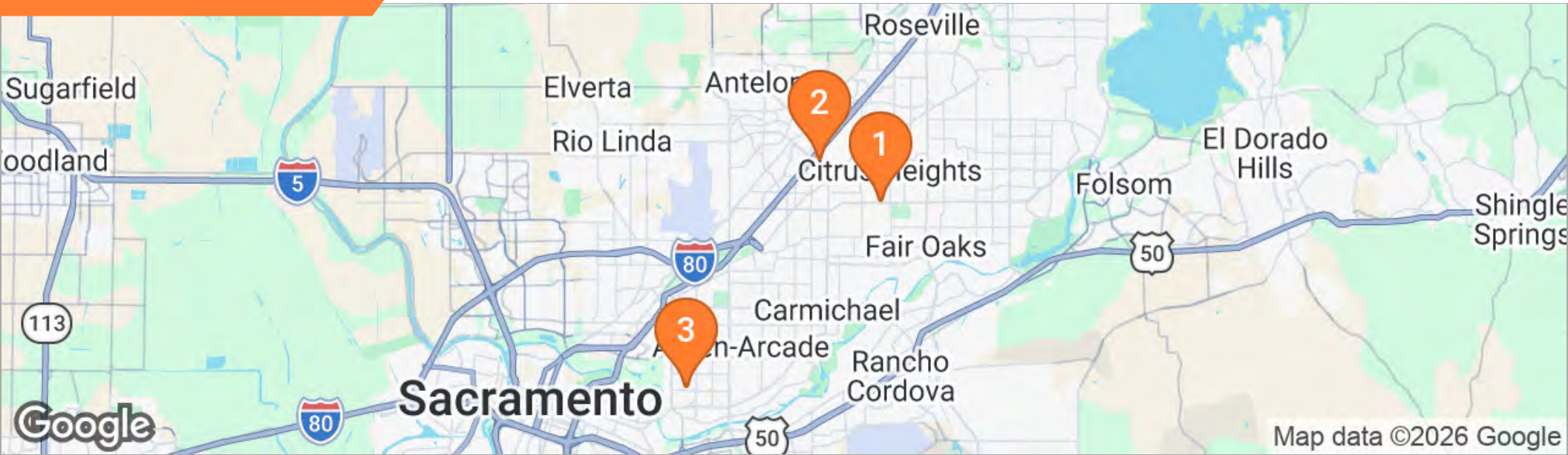
Rent Comps

Rent Comps Map



SALE COMPS MAP & SUMMARY

6546 Auburn Boulevard, Citrus Heights, CA 95621



NAME/ADDRESS		PRICE	NO. UNITS	YEAR BUILT	PRICE/SF	PRICE/UNIT
1	Coyle Creek 7061 Madison Ave Fair Oaks, CA 95628	\$10,500,000	48	1979	\$232.71	\$218,750
2	Copper Creek 6430 Verner Ave Sacramento, CA 95841	\$54,600,000	268	1986	\$304.53	\$203,731
3	The Falls at Arden 2345 Northrop Ave Sacramento, CA 95825	\$54,600,000	272	1986	\$295.68	\$200,735
AVERAGES		\$39,900,000	196	1983	\$277.64	\$207,739

RENT COMPS

6546 Auburn Boulevard, Citrus Heights, CA 95621

1



THE ARLO (BUILT IN 1986)

6011 Shadow Ln, Citrus Heights, CA 95621

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 Bedroom	\$1,752	639 SF	\$2.74
2 Bedroom	\$1,901	821 SF	\$2.32
2 Bedroom	\$2,031	920 SF	\$2.21

2



COPPER CREEK (BUILT IN 1987)

6430 Verner Ave, Sacramento, CA 95841

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 Bedroom	\$1,500	569 SF	\$2.64
1 Bedroom	\$1,415	605 SF	\$2.34
2 Bedroom	\$1,950	842 SF	\$2.32

3



SHADOW RIDGE (BUILT IN 1985)

6111 Shupe Dr, Citrus Heights, CA 95621

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1 Bedroom	\$1,650	666 SF	\$2.48
2 Bedroom	\$1,725	853 SF	\$2.02
2 Bedroom	\$1,850	918 SF	\$2.02

4



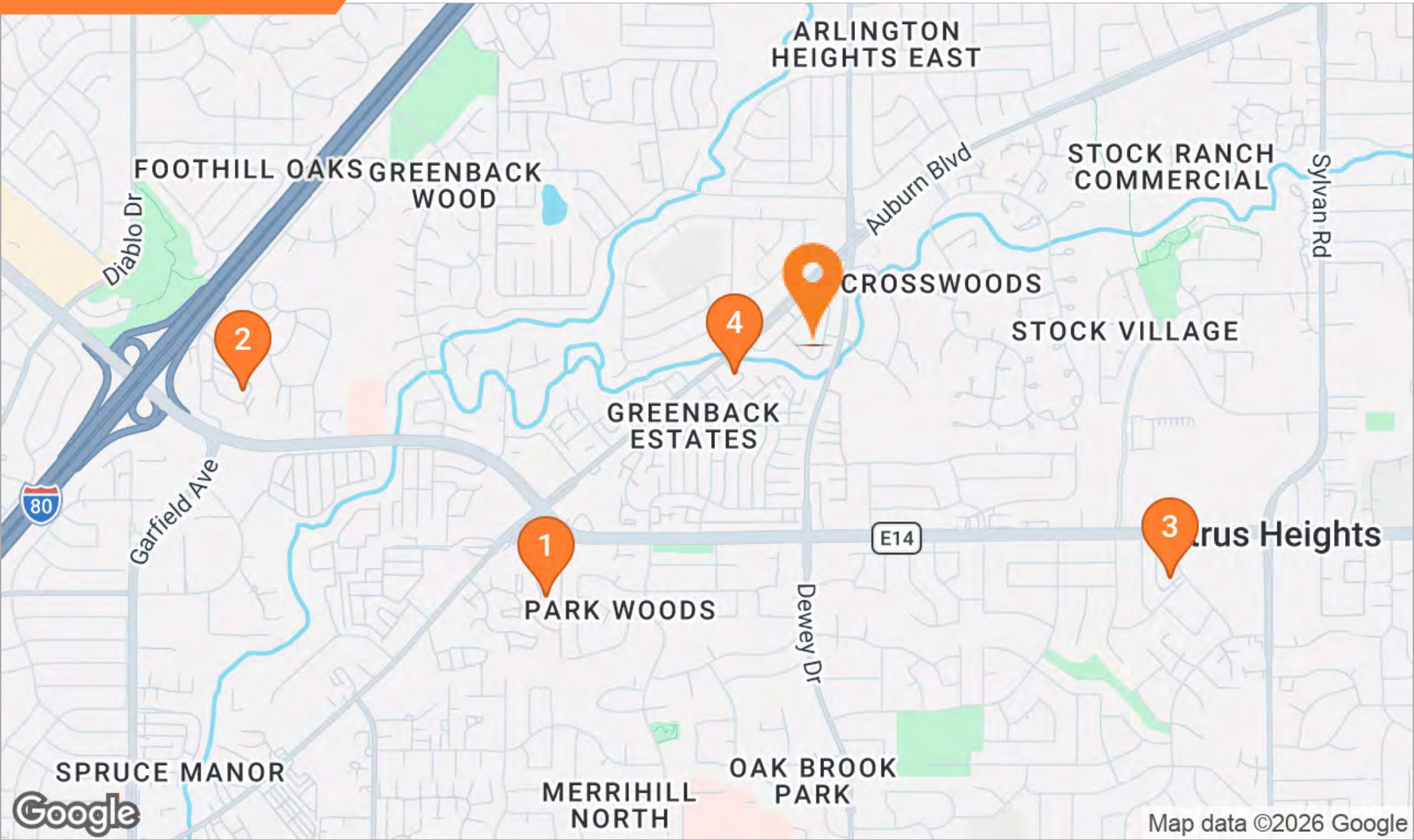
THE OAKS AT ARCADE CREEK (BUILT IN 2004)

6544 Auburn Blvd, Citrus Heights, CA 95621

UNIT TYPE:	RENT:	SIZE SF:	RENT/SF:
1BD 1BA	\$1,695	708 SF	\$2.39
2BD 2BA	\$1,950	964 SF	\$2.02

RENT COMPS MAP

6546 Auburn Boulevard, Citrus Heights, CA 95621



6546 Auburn Boulevard, Citrus Heights, CA 95621

RINDLE RANCH SENIOR APARTMENTS

Exclusively Listed By

Marcus & Millichap THE DELONEY GROUP

3741 Douglas Boulevard, Suite 200
Roseville CA, 95661
916.724.1363
deloneygroup.com



TONY DELONEY

Senior Managing Director Investments
Direct: 916.833.8346
tony.deloney@marcusmillichap.com
CalDRE #01920427



DUSTY HAELING

Managing Director, Investments
Direct: 916.724.1359
dhaeling@marcusmillichap.com
CalDRE #01292212



DAVID DELONEY

Managing Director, Investments
Direct: 916.832.8571
ddeloney@marcusmillichap.com
CalDRE #02045150