

FOR SALE

GATEWAY Commons

PORTFOLIO



AUBURN, CA

CBRE

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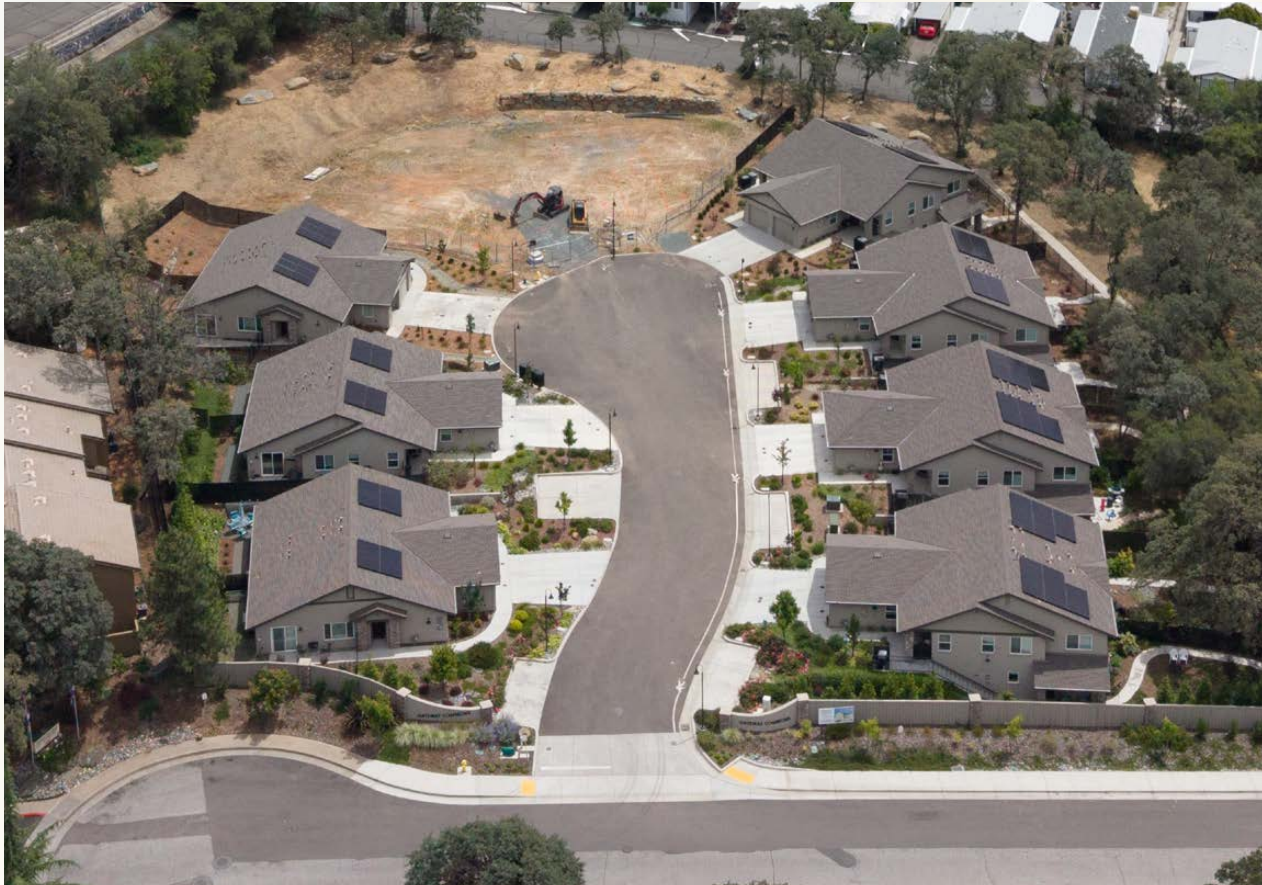


EXECUTIVE SUMMARY

THE OFFERING



We are pleased to present a rare opportunity to acquire a newly constructed multifamily portfolio consisting of seven (7) duplex-style “half-plex” / duet homes in the highly desirable Auburn submarket of Placer County.



This quality portfolio offers investors a low-maintenance, stabilized income stream in a supply-constrained rental market with strong long-term fundamentals.

Strategically positioned along the Highway 49 corridor, the properties benefit from exceptional access, visibility, and proximity to major retail, employment hubs, and commuter routes.



INVESTMENT HIGHLIGHTS



New Construction

The property offers the advantages of new construction, featuring modern design, efficient building systems, and contemporary finishes that align with current renter preferences. This translates to a low-maintenance investment profile with minimal near-term capital requirements, while positioning the asset competitively against newer product in the Auburn market.



Flexible Investment Strategy

The asset presents a compelling opportunity for a range of investment strategies, from long-term hold for stable cash flow to a more active approach focused on rent growth as the submarket tightens. The combination of new construction quality and a supply-constrained market allows investors to capitalize on both operational stability and future upside.



Strong Rental Demand

The Auburn submarket continues to benefit from steady renter demand driven by limited housing supply, regional population growth, and inbound migration from more expensive urban areas. Combined with the property's modern unit design and functional layouts, the asset is well-positioned to support stable occupancy and consistent leasing performance over the long term.



Affordable Alternative

The property offers an attractive housing option relative to higher-cost markets within the Sacramento region, appealing to renters seeking quality, space, and lifestyle at a more attainable price point. This positioning broadens the tenant base and supports resilient demand across market cycles, particularly as affordability remains a key driver in renter decision-making.



Favorable Lifestyle Location

Situated within the highly desirable Placer County foothills, the property offers residents access to a unique blend of natural surroundings, walkable amenities, and convenient regional connectivity. Proximity to local retail, dining, and recreational opportunities enhances daily livability and supports sustained demand for well-located housing in Auburn's lifestyle-driven environment.



Proximity to Major Employers & Healthcare Hub

The property benefits from close proximity to key employment drivers in the Auburn and greater Placer County area, including Sutter Auburn Faith Hospital, regional medical offices, and a broad base of government, education, and service-sector employers. This employment anchor supports a stable and diversified renter base, with consistent demand from healthcare professionals and local workforce tenants. Access to these major employment centers enhances leasing resiliency and reinforces the property's positioning within a fundamentally sound, needs-based rental market.

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PROPERTY DESCRIPTION

PROPERTY OVERVIEW

The residences at Gateway Commons offer a thoughtfully designed new construction product within one of Auburn's most accessible residential settings. Each home features a functional two-bedroom, two-bathroom layout across approximately 954 square feet, complemented by contemporary finishes including quartz countertops, energy-efficient appliances, and a blend of durable, modern flooring.

Interiors are highlighted by open living areas, vaulted ceilings, and well-appointed primary suites with walk-in closets and dual vanities, creating a balanced mix of comfort and livability. Additional features such as in-unit laundry, attached garages, and private outdoor space enhance day-to-day convenience, while energy-efficient elements—including dual-pane windows and tankless water heaters or high efficiency heat pump water heaters.

Situated within a professionally maintained planned community, the property benefits from landscaped surroundings and proximity to transportation, retail, and major commuter routes, positioning Gateway Commons as a highly attractive, low-maintenance housing option in the Auburn market.

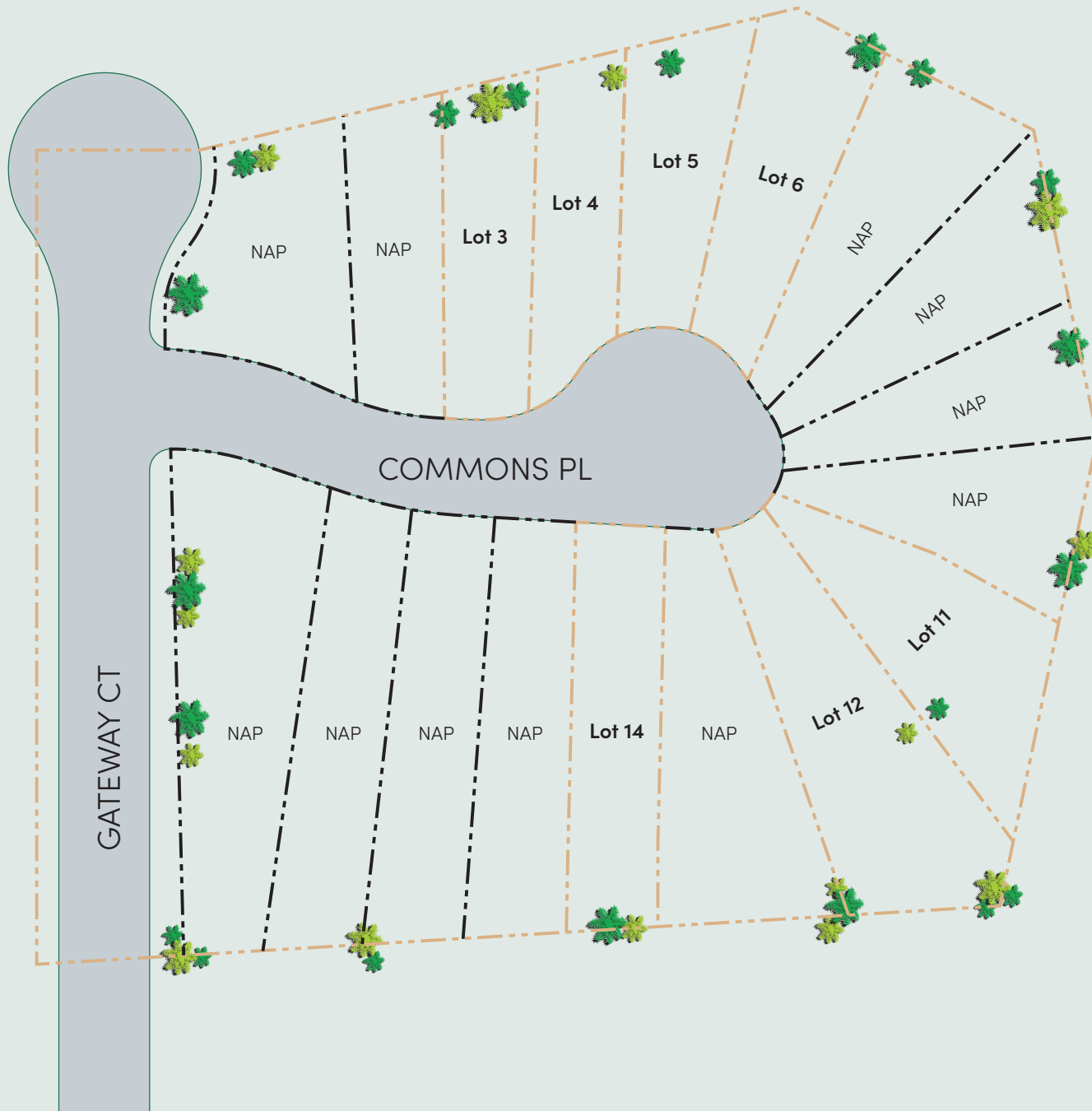




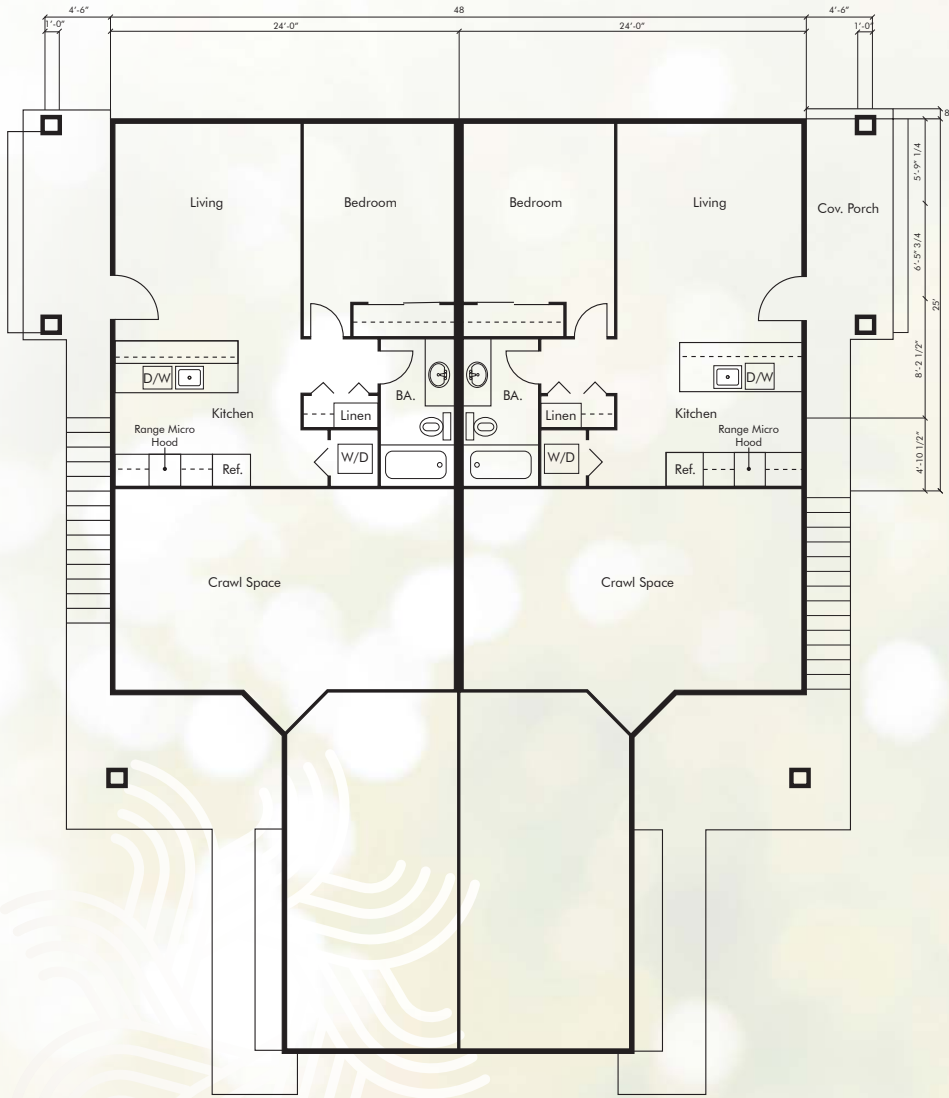
Gateway Commons Portfolio Overview

Address	2707 Commons Place	2697 Commons Place	2677 Commons Place	2667 Commons Place	2654 Commons Place	2664 Commons Place	2694 Commons Place
Lot Number	Lot 3	Lot 4	Lot 5	Lot 6	Lot 11 + ADU	Lot 12 + ADU	Lot 14+ ADU
APN	052-500-003-000	052-500-004-000	052-500-005-000	052-500-006-000	052-500-11-000	052-500-012-000	052-500-014-000
Model Type	B	B	C	C	A	A	A
Unit Count	1	1	1	1	1	1	1
SqFT	946	946	954	954	1,548	1,548	1,548
Bedrooms	2	2	2	2	2	2	2
Bathrooms	2	2	2	2	2	2	2
Year Built	2025	2025	2025	2025	2025	2025	2025
Lot Size	3,502	3,794	3,846	3,848	4,154	3,773	3,782

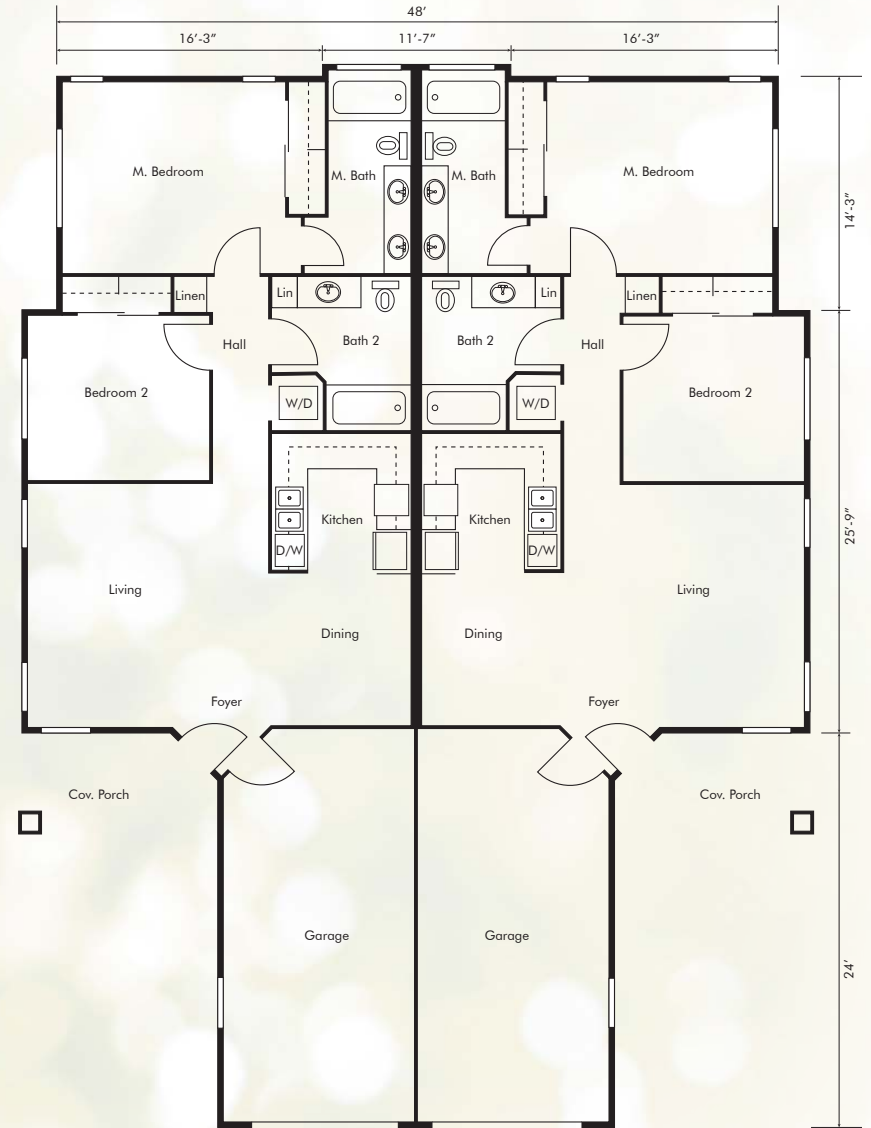
Parcel Map



Floor Plans - Model A



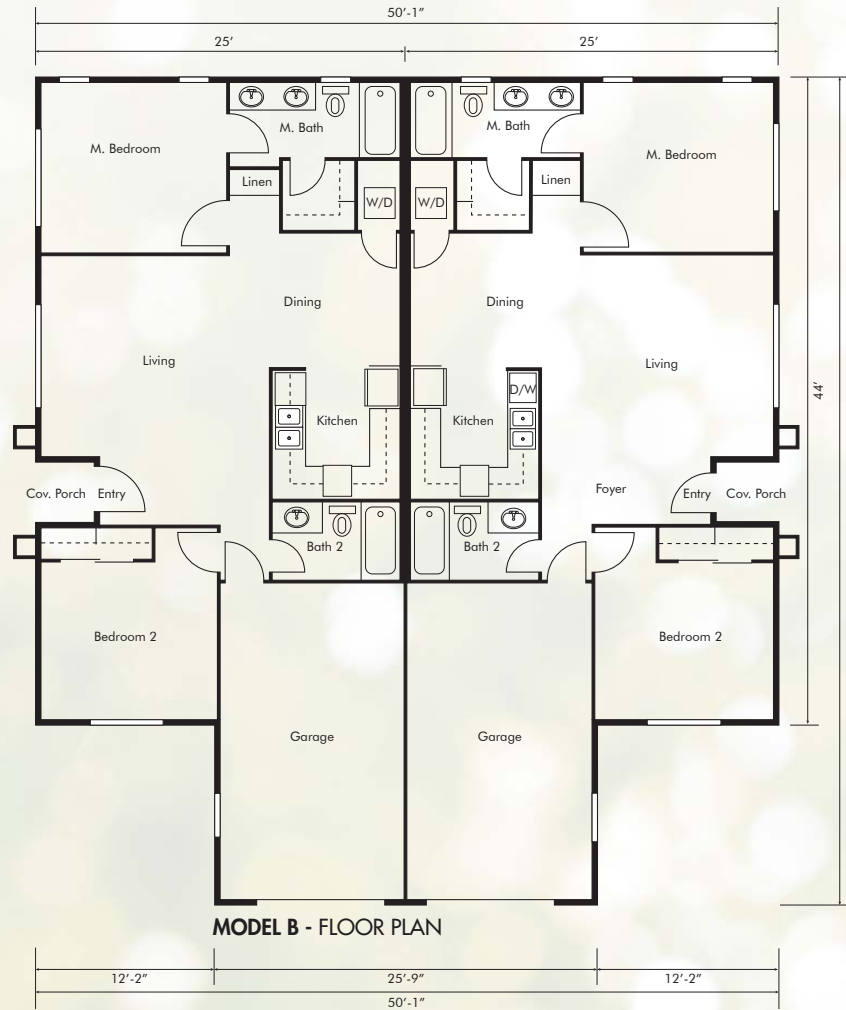
MODEL A - LOWER - FLOOR PLAN



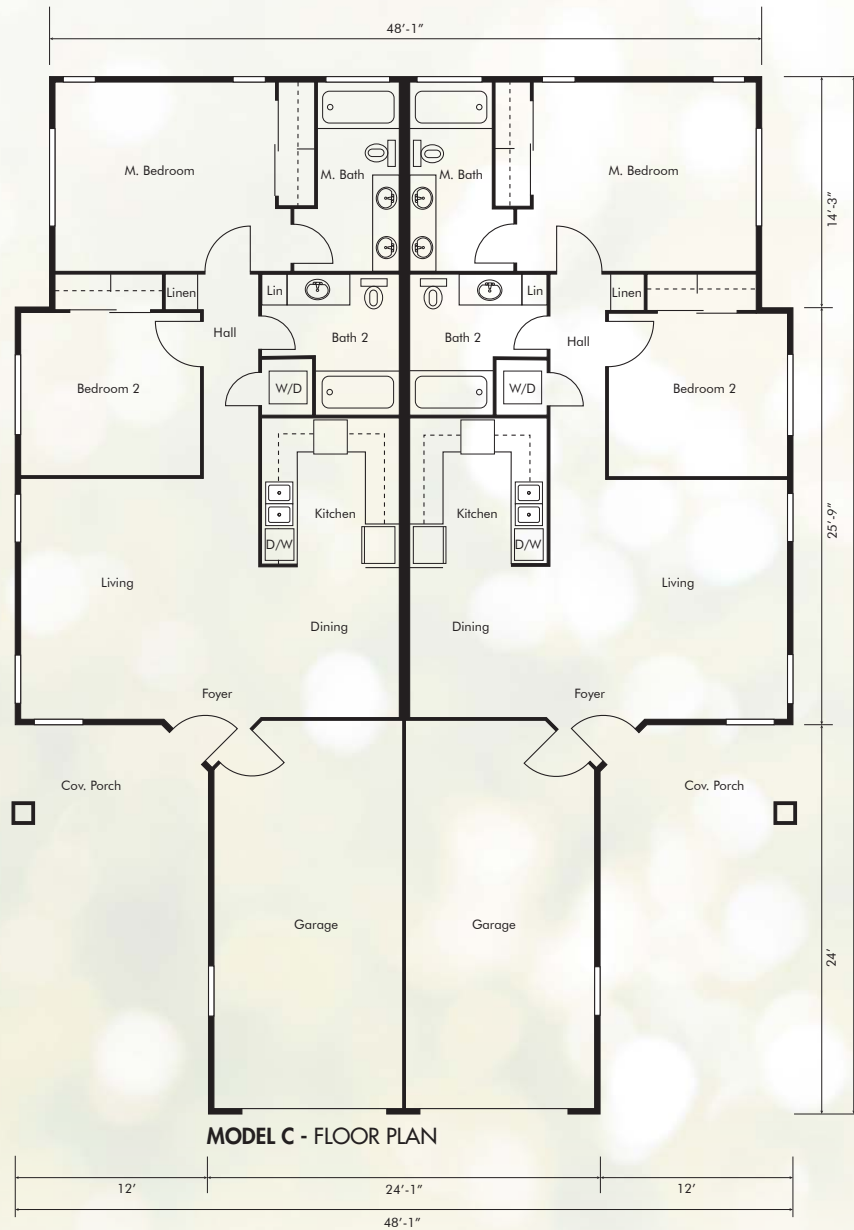
MODEL A - FLOOR PLAN



Floor Plan - Model B



Floor Plan - Model C



Overall Site Plan



Property Details

	Rooms	Bedroom(s), Living Room, Family Room, Master Bedroom, Full Bath(s), Garage, Kitchen, Street Entrance		Interior Features	Cathedral Ceiling
	Bedrooms	2		Heating/Cooling	Central, Natural Gas
	Master Bathroom Features	Shower Stall(s), Double Sinks, Tile, Walk-In Closet, Quartz		Window Features	Dual Pane Full
	Bath Features	Tile, Tub w/Shower Over, Quartz		Property Condition	New Construction
	Living Room Features	Cathedral/Vaulted		Patio And Porch Features	Uncovered Patio
	Dining Room Features	Dining/Family Combo, Formal Area		Fencing	Back Yard, Metal, Chain Link, Wood
	Kitchen Features	Quartz Counter, Slab Counter, Stone Counter, Kitchen/Family Combo		Roof	Composition
	Appliances	Free Standing Gas Range, Free Standing Refrigerator, Dishwasher, Disposal, Microwave, Tankless Water Heater, ENERGY STAR Qualified Appliances		Lot Features	Auto Sprinkler F&R, Cul-De-Sac, Curb(s)/Gutter(s), Street Lights, Landscape Back, Landscape Front, Low Maintenance
	Laundry Features	Laundry Closet, Dryer Included, Stacked Only, Washer Included, Washer/Dryer Stacked Included, Inside Area		Distance To Public Transportation	2 Blocks
	Flooring	Carpet, Tile, Vinyl, Wood		Utilities	

03

FINANCIAL ANALYSIS



Proforma

UNITS 3, 4, 5, 6

Rent	2,495
HOA	\$157
Property Tax	\$470
Insurance	\$80
MMV	\$100
Pest	\$37
Monthly Income	\$1,651
Yearly Income	\$19,812
Sales Price Per Unit	524,000

UNITS 11, 12, 14

Rent	\$4,190
HOA	\$157
Property Tax	\$615
Insurance	\$138
MMV	\$150
Pest	\$37
Monthly Income	\$3,093
Yearly Income	\$37,116
Sales Price per unit	\$671,000
Total Price:	\$4,109,000
NOI for all:	\$190,596
	4.6%



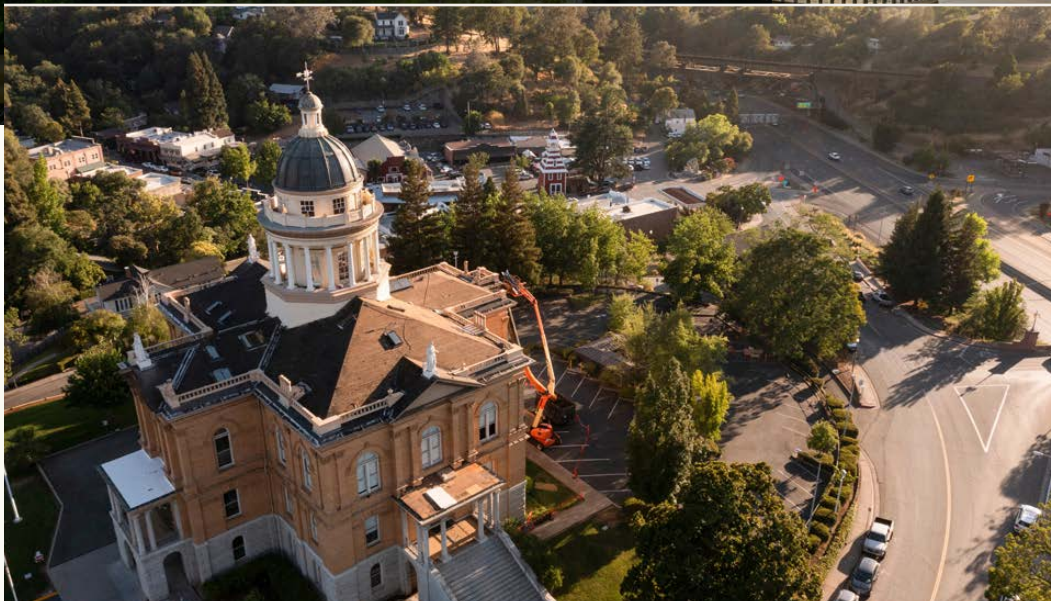
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04

LOCATION OVERVIEW



Set within the rolling landscape of Placer County's foothills, Auburn presents a uniquely charming and highly livable residential setting that continues to attract renters seeking both lifestyle and connectivity. Known for its historic character, vibrant local culture, and immediate access to outdoor recreation—from hiking and biking trails to the American River—Auburn offers an experience that stands apart from more urban environments across the Sacramento region. Tree-lined streets, a walkable downtown core, and a strong sense of community further enhance its appeal, making it an increasingly desirable destination for residents looking to balance work, lifestyle, and affordability.



Positioned just 30 miles northeast of Sacramento along Interstate 80, Auburn benefits from convenient regional access while maintaining the feel of a boutique foothill community. This strategic location has helped drive steady housing demand from renters priced out of core metro areas, as well as those seeking a quieter, more lifestyle-oriented alternative without sacrificing accessibility to major employment hubs.

Nearby Amenities



05



MARKET OVERVIEW



Positioned at the gateway to the Sierra Nevada foothills, Auburn represents one of the Sacramento region’s most distinctive and supply-constrained rental markets—where lifestyle appeal, limited new development, and strong underlying demand converge to create a compelling long-term investment narrative. Defined by its historic charm, outdoor accessibility, and proximity to major employment corridors, the submarket continues to attract renters seeking a more curated, community-oriented living experience without sacrificing regional connectivity.

DEMOGRAPHIC BRIEF		1 MILE	3 MILES	5 MILES
	2025 Population - Current Year Estimate	6,758	26,855	41,273
	2030 Population - Five Year Projection	6,852	27,366	42,318
	2025 Households - Current Year Estimate	2,714	11,334	17,412
	2030 Households - Five Year Projection	2,819	11,768	18,172
	2025 Average Household Income	\$106,773	\$114,514	\$127,119
	2030 Average Household Income	\$114,881	\$123,764	\$137,297
	2025 Businesses	656	1,911	2,600
	2025 Employees	10,560	21,012	25,342

WALK SCORE

65

Somewhat Walkable

Some errands can be accomplished on foot



BIKE SCORE

37

Somewhat Bikeable

Minimal bike infrastructure



This near-term softening in Auburn is occurring within a broader cyclical supply wave across the Sacramento region. Over the past three years, approximately 8,500 market-rate units have delivered, marking the most significant expansion of supply in more than two decades. This influx has increased competition for residents and placed upward pressure on vacancy across much of the market. In response, operators have relied more heavily on concessions, including within stabilized assets, as the market works through this recent wave of deliveries. Vacancy remains elevated compared to pre-pandemic levels, with more than 3,000 additional vacant units across the region, underscoring the time required to fully absorb new supply.

Encouragingly, the development pipeline has begun to moderate. Approximately 820 units remain under construction, with roughly 1,200 units expected to deliver this year—significantly below 2025 levels and the lowest annual total since 2021. This pullback reflects a shift in developer sentiment, as rising construction costs, labor constraints, and elevated vacancy have slowed new project starts. Rent growth across the region has correspondingly flattened to approximately 0.0% over the past year, following a period of exceptional performance that saw annual growth peak at 11.2% and average 4.4% over the past decade. At the same time, Sacramento continues to benefit from favorable migration trends, with population growth outpacing the broader state of California, reinforcing the durability of long-term housing demand even as the market absorbs recent supply.

Against this broader backdrop, Auburn stands out as a more insulated and supply-constrained submarket. Average rents of approximately \$2,310 per month continue to exceed the Sacramento metro average of \$1,870, underscoring the premium renters place on Auburn’s unique blend of foothill lifestyle, historic character, and access to outdoor recreation. While rent growth has softened slightly in the near term, this follows a period of strong outperformance and aligns with broader market normalization. Over time, Auburn has demonstrated consistent rent growth and pricing resilience, supported by its limited inventory and sustained renter demand.



From an investment perspective, Auburn remains a disciplined and tightly held submarket characterized by limited transaction activity and strong pricing fundamentals. Over the past year, just six transactions totaling 79 units have occurred, highlighting both the scarcity of available opportunities and sustained ownership conviction. Pricing remains notably strong, with average values reaching approximately \$300,000 per unit—well above broader market averages—and Class A/B assets commanding pricing of approximately \$420,000 per unit. Cap rates have remained stable near 5.5%, reinforcing Auburn’s position as a durable and increasingly institutional-quality submarket within Greater Sacramento.

Taken together, Auburn offers a rare combination of constrained future supply, premium rent positioning, and steady investor demand within a market defined by strong lifestyle fundamentals and regional accessibility. As the broader Sacramento market works through its recent supply cycle and new development activity continues to slow, Auburn is well positioned to stabilize more quickly, supporting renewed occupancy tightening and long-term rent growth. This dynamic creates a compelling opportunity to invest in a highly differentiated, supply-limited submarket with durable fundamentals and long-term upside.



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PORTFOLIO



AUBURN, CA

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CBRE

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