

Alamos Gardens

2205 PEACH AVENUE, CLOVIS, CALIFORNIA 93612
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EXECUTIVE SUMMARY

Alamos Gardens is a 59-unit apartment community offered exclusively by Northmarq — a rare opportunity to acquire a stabilized, income-producing asset with meaningful upside in one of California's fastest-growing rental markets.

STABILIZED ASSET WITH IMMEDIATE RENTAL UPSIDE

Strong in-place occupancy minimizes lease-up risk from day one. Rents are currently below market, offering investors a clear path to enhanced yield through modest rate adjustments and full recovery of loss-to-lease — with no heavy lifting required.

PROVEN VALUE-ADD BLUEPRINT IN PLACE

Nearly half the community — 29 units — had been renovated with resurfaced countertops, refinished cabinetry, new appliances, modern fixtures, and two-tone paint, already commanding a premium. The remaining units represent a clear, executable path to additional NOI growth.

HIGH-TRAFFIC LOCATION WITH STRONG RETAIL CORRIDOR

The property fronts Peach Avenue with over 11,500 vehicles per day — exceptional visibility that supports long-term demand. Residents are within 1.5 miles of The Center Clovis, Sierra Vista Mall, and Sierra Pavilions, putting premier retail, dining, and services at their doorstep.

PRIME LOCATION IN A TOP-RANKED SCHOOL DISTRICT

Situated in one of Clovis's most sought-after neighborhoods, Alamos Gardens is served by top-ranked schools — Alta Sierra Intermediate, University High, and Buchanan High — a powerful draw for family renters and a proven driver of occupancy stability. California State University, Fresno is just 7 minutes away, broadening the renter pool further.

MINUTES FROM CLOVIS'S LARGEST EMPLOYERS

The community sits 10 minutes from Clovis Unified School District (5,100+ employees) and 11 minutes from Clovis Community Medical Center (1,700+ employees) — two recession-resilient employers anchoring steady renter demand. Walmart, Big Lots, Taco Bell, and more are within walking distance, adding everyday convenience that renters value.



Property Information



SITE DESCRIPTION

Location	2205 Peach Avenue, Clovis, California 93612
List Price	\$7,100,000
Total Units	59
Year Built	1973
Net Rentable Square Feet	±38,530
Land Size (AC)	±2.04
Number of Buildings	8
Zoning	R3
Parking	Covered Spaces: 57 Surface Spaces: 28
Submarket	East Fresno



River Park Shopping Center

- macy's, FAMOUS, WORLD MARKET, JOANN, Bath Works, H&M, REGAL
- Ann Taylor Loft
- Bath & Body Works
- Blaze Pazzo
- Chico's
- Claire's
- Color Me Mine
- Cost Plus
- Famous Footwear
- Five Guys
- GNC
- H&M
- Jambo Juice
- Justice
- Lash Lounge
- Maccaroni Grill
- Macy's
- Mimis Cafe
- P.F. Chang's
- Panera Bread
- REI
- Rubio's
- Ruth's Chris
- See's Candies
- Sephora
- Starbucks
- Sur La Table
- Children's Place
- Tilly's
- Vans
- Victoria's Secret
- Yard House
- Yogurtland

Times Square & West Acres Shopping Center

- TEXAS, CVS pharmacy, AMERICA'S TIRE, Carl's Jr., TARGET, SUBWAY, WILD WINGS, L.L. BEAN, McDonald's
- America's Tire
- Big 5 Sporting Goods
- Brahma Indian Cuisine
- Buffalo Wild Wings
- Carl's Jr.
- Chuck E. Cheese Pizza
- Cocia Village
- Country Waffles
- Culichi Town
- CVS
- Daily Deals
- Deli Delicious
- Edo-Ya Tokyo Cuisine
- El Pollo Loco
- FeD's
- Flooring 21 Depot
- Foodmaxx
- Foster's Donuts
- Golden Harbor Buffet
- L&L Hawaiian BBQ
- McDonald's
- Outback Steakhouse
- Pete's Teriyaki House
- Pizza Twist
- Red Robin Gourmet
- Ross Dress for Less
- Shila Korean BBQ
- Sizzler
- State Bank of India
- Subway
- Taco Twist
- Target
- Texas Roadhouse
- Thai Wok & Cafe
- The Curry Pizza Company
- U.S. Bank Branch
- Uncle Harry's New York Bagelry

Fig Garden Village

- CVS pharmacy, Bath & Body Works, purple, STARBUCKS, WHOLE FOODS SONOMA, WILLIAMS SONOMA
- 5th Avenue Jewelers
- AAA Insurance
- Amenities Salon & Spa
- Anthropologie
- Banana Republic
- Bath & Body Works
- Chipotle
- Cold Stone Creamery
- CVS Pharmacy
- Eddie Bauer
- Elbow Room
- Hungry Bear Cookies
- Jambo Juice
- LoveSac
- Lululemon
- Madewell
- Picology
- Pottery Barn
- Purple
- Starbucks
- The Habit Burger Grill
- Verizon
- Whole Foods Market
- Williams-Sonoma

Villagio Shopping Center

- HomeGoods, Total Wine & More, sam's club, Barnes & Noble, ULTA, DSW, LOWE'S
- Barnes & Noble
- BevMol
- Carter's
- Cold Stone Creamery
- Crumb!
- DSW
- HomeGoods
- Jos A. Bank
- Lane Bryant
- Nordstrom Rack
- OrangeTheory Fitness
- Total Wine & More
- Ultra Beauty
- Verizon

Shops at River Park

- TARGET, BEST BUY, Ashley, DICK'S, Marshalls, BOB'S FURNITURE
- Ashley Store
- Best Buy
- Bob's Discount Furniture
- CVS
- Carl's Jr.
- DICK'S Sporting Goods
- Five Below
- Marshalls
- Michaels
- OfficeMax
- Old Navy
- PetSmart
- Texas de Brazil

Fashion Fair

- macy's, FOREVER 21, JCPenney, EXPRESS, H&M, ULTA, Bath Works, CHAMPS
- Aeropostale
- American Eagle
- Apple
- Baskin-Robbins
- BJ's Restaurant | Brewhouse
- Buckle
- Champs Sports
- Charley's Philly Steaks
- Chick-fil-A
- Chipotle
- Claire's
- Conter On
- Express
- Forever 21
- GNC
- H&M
- Hollister Co.
- JCPenney
- Lucky Brand
- Macy's
- PacSun
- Panda Express
- Sephora
- Sunglass Hut
- The Cheesecake Factory
- The Children's Place

LOCAL RETAIL AMENITIES

Financial Overview



PROPERTY OPERATIONS

Income		NM Pro Forma	Mar 2026 RR/ Adjusted Exp.
Scheduled Market Rent		\$855,660	\$784,860
Less: Vacancy	4.00%	(\$34,226)	(\$31,394)
Net Rental Income		\$821,434	\$753,465
Less: Concessions			
Plus: Prepaid/Repaid Rents		\$6,000	\$6,000
Plus: Laundry Income		\$4,800	\$4,800
Plus: Other Income		\$4,000	\$4,000
Total Operating Income (EGI)		\$836,234	\$768,265
Expenses	Per Unit		
Administrative	\$153	\$9,000	\$9,000
Payroll	\$271	\$16,000	\$16,000
Repairs & Maintenance/Turnover	\$750	\$44,250	\$44,250
Management Fee	\$696	\$41,072	\$37,673
Utilities	\$1,576	\$93,000	\$93,000
Contracted Services	\$492	\$29,000	\$29,000
New Real Estate Taxes	\$1,423	\$83,936	\$83,936
Insurance	\$1,068	\$63,000	\$63,000
Cap Ex Expenses/ Reserves	\$350	\$20,650	\$20,650
Total Expenses		\$399,908	\$396,509
	Per Unit:	\$6,778	\$6,720
	Per SF:	\$10.38	\$10.29
Net Operating Income		\$436,326	\$371,756
Less: Debt Service		(\$295,083)	(\$295,083)
Projected Net Cash Flow		\$141,243	\$76,673
Cash-on-Cash Return (Based on List Price)		4.97%	2.70%
Debt Service Coverage		1.48	1.26
GRM		8.30	9.05

Cap Rate Analysis	Price	Price/Unit	Price/Foot	Cap Rate	Cap Rate
Offering Price	\$7,100,000	\$120,339	\$184.27	6.15%	5.24%

All Financing	Total Loan Amount	Down Payment	LTV	Monthly Payment	Debt Constant
	\$4,260,000	\$2,840,000	60%	(\$24,590)	6.9%

Proposed Mortgage	Desired Total LTV	Amount	Interest Rate	Amortization	Payment	Fees
	60%	\$4,260,000	5.65%	30	(\$24,590)	1.00%

UNIT MIX

Floor Plan	# Units	Unit SF	Total SF	Current Rents	Current Rent/SF	Market Rent	Market Rent/SF
One Bedroom One Bath	51	630	32,130	\$1,097	\$1.74	\$1,195	\$1.90
Two Bedroom One Bath	8	800	6,400	\$1,183	\$1.48	\$1,295	1.62
Total / Average	59	653	38,530	\$1,109	\$1.70	\$1,209	\$1.85



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