



OFFERING MEMORANDUM

# 317 5TH STREET

317 5th St, Marysville, CA 95901

Marcus & Millichap  
THE DELONEY GROUP

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317 5TH ST

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# TABLE OF CONTENTS

<b>5</b>	<b>EXECUTIVE SUMMARY</b>
<b>9</b>	<b>FINANCIAL ANALYSIS</b>
<b>12</b>	<b>SALE COMPARABLES</b>
<b>15</b>	<b>MARKET OVERVIEW</b>



# 01



# EXECUTIVE SUMMARY

Offering Summary  
Investment Highlights  
Custom Page

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# OFFERING SUMMARY

317 5TH ST



Listing Price  
**\$1,475,000**



Cap Rate  
**6.68%**



# of Units  
**8**

## FINANCIAL

Listing Price	\$1,475,000
Down Payment	35% / \$516,250
NOI	\$98,509
Cap Rate	6.68%
Total Return	8.00%
Price/SF	\$148.69
Rent/SF (Monthly)	\$1.20
Rent/SF (Annually)	\$14.43
Price/Unit	\$184,375

## OPERATIONAL

Rentable SF	9,920 SF
# of Units	8
Lot Size	0.15 Acres (6,534 SF)
Occupancy	95%
Year Built	1908



# 317 5TH STREET

317 5th St, Marysville, CA 95901

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## INVESTMENT OVERVIEW

The DeLoney Group of Marcus & Millichap is pleased to present 317 5th Street, a centrally located 8-unit multifamily asset situated in the heart of Downtown Marysville. The offering presents investors the opportunity to acquire a cash-flowing apartment community with significant rental upside in a supply-constrained market. The property consists of three spacious three-bedroom/one-bath units and five oversized two-bedroom/one-bath units, with unit sizes averaging approximately 1,200 square feet — a rarity compared to the smaller product typically found throughout the surrounding submarket.

Originally constructed in 1908, the property offers a compelling blend of historic character and modernized interiors. Select renovations and recent capital improvements help reduce near-term maintenance obligations while positioning ownership to continue driving rental growth through operational efficiencies and unit turnover strategy. The property's large floor plans appeal to workforce housing tenants and families seeking more livable space than competing apartment product in the area.

Located along Highway 70, the property benefits from convenient regional access throughout Yuba-Sutter County while remaining within walking distance of Downtown Marysville employers, restaurants, retail amenities, and government services. The surrounding neighborhood has historically maintained strong occupancy fundamentals due to limited new multifamily construction and affordability advantages relative to larger Northern California markets.

Please do not disturb management or residents. All tours must be scheduled through The DeLoney Group.

## INVESTMENT HIGHLIGHTS

- Rare Downtown Marysville featuring oversized 2-bedroom and 3-bedroom floor plans averaging approximately 1,200 SF per unit
- Unit interiors 100% renovated in 2020, providing strong in-place cash flow with additional upside through continued rent growth and operational efficiencies
- Excellent location - walking distance to Downtown Marysville employers, retail, restaurants, and convenient access to Highway 70

# 317 5TH STREET

INTERIOR PHOTOS



SECTION 2

# 02

## FINANCIAL ANALYSIS

Financial Details

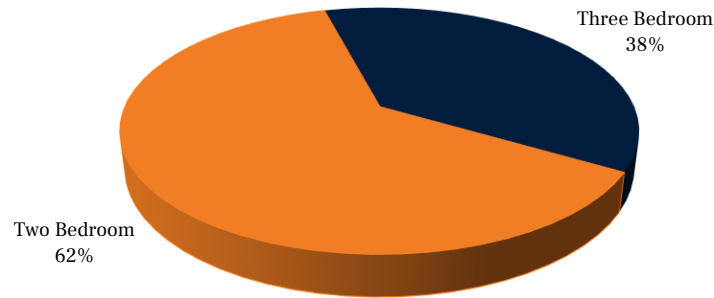
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# 317 5TH STREET

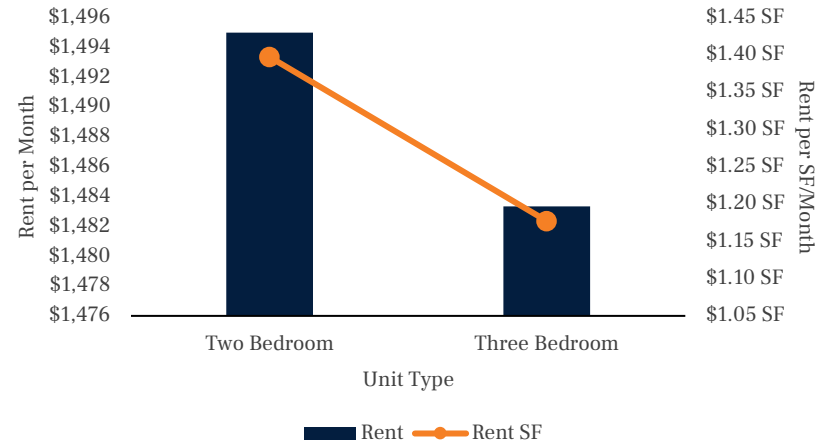
## FINANCIAL DETAILS

UNIT TYPE	# OF UNITS	AVG SQ FEET	RENTAL RANGE	SCHEDULED			POTENTIAL				
				AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME	AVERAGE RENT	AVERAGE RENT / SF	MONTHLY INCOME		
2/1.00	5	1,070	\$1,350 - \$1,495	\$1,466	\$1.37	\$7,330	\$1,495	\$1.40	\$7,475		
3/1.00	3	1,260	\$1,500 - \$1,523	\$1,508	\$1.20	\$4,523	\$1,483	\$1.18	\$4,450		
TOTALS/WEIGHTED AVERAGES				8	1,141	\$1,482	\$1.30	\$11,853	\$1,491	\$1.31	\$11,925
GROSS ANNUALIZED RENTS						\$142,230			\$143,100		

Unit Distribution



Unit Rent



# 317 5TH STREET

## FINANCIAL DETAILS

### SUMMARY

Price	\$1,475,000	
Down Payment	\$516,250	35%
Number of Units	8	
Price Per Unit	\$184,375	
Price Per SqFt	\$161.56	
Rentable SqFt	9,130	
Lot Size	0.15 Acres	
Approx. Year Built	1908/2020	

### RETURNS

	Current	Pro Forma
CAP Rate	6.68%	6.73%
GRM	10.37	10.31
Cash-on-Cash	5.72%	5.87%
Debt Coverage Ratio	1.43	1.44

### FINANCING

	1st Loan
Loan Amount	\$958,750
Loan Type	New
Interest Rate	6.00%
Amortization	30 Years
Year Due	2033

Loan information is subject to change.

# OF UNITS	UNIT TYPE	SQFT/UNIT	SCHEDULED RENTS	MARKET RENTS
5	Two Bedroom	1,070	\$1,466	\$1,495
3	Three Bedroom	1,260	\$1,508	\$1,483

### OPERATING DATA

#### INCOME

		Current		Pro Forma
Gross Scheduled Rent		\$142,230		\$143,100
Less: Vacancy/Deductions	5.0%	\$7,112	5.0%	\$7,155
Total Effective Rental Income		\$135,119		\$135,945
Other Income		\$7,788		\$7,788
Effective Gross Income		\$142,907		\$143,733
Less: Expenses	31.1%	\$44,397	30.9%	\$44,438
Net Operating Income		\$98,509		\$99,295
Cash Flow		\$98,509		\$99,295
Debt Service		\$68,978		\$68,978
Net Cash Flow After Debt Service	5.72%	\$29,531	5.87%	\$30,316
Principal Reduction		\$11,774		\$12,500
TOTAL RETURN	8.00%	\$41,305	8.29%	\$42,816

#### EXPENSES

	Current	Pro Forma
Real Estate Taxes (rate: 1.111507%)	\$16,395	\$16,395
Insurance	\$5,372	\$5,372
Utilities	\$5,048	\$5,048
Trash Removal	\$5,025	\$5,025
Repairs & Maintenance	\$4,000	\$4,000
Legal & Professional Services	\$1,412	\$1,412
Management Fee	\$7,145	\$7,187
TOTAL EXPENSES	\$44,397	\$44,438
Expenses/Unit	\$5,550	\$5,555
Expenses/SF	\$4.86	\$4.87

SECTION 3

# 03

## SALE COMPARABLES

Sale Comps Map  
Sale Comps Summary

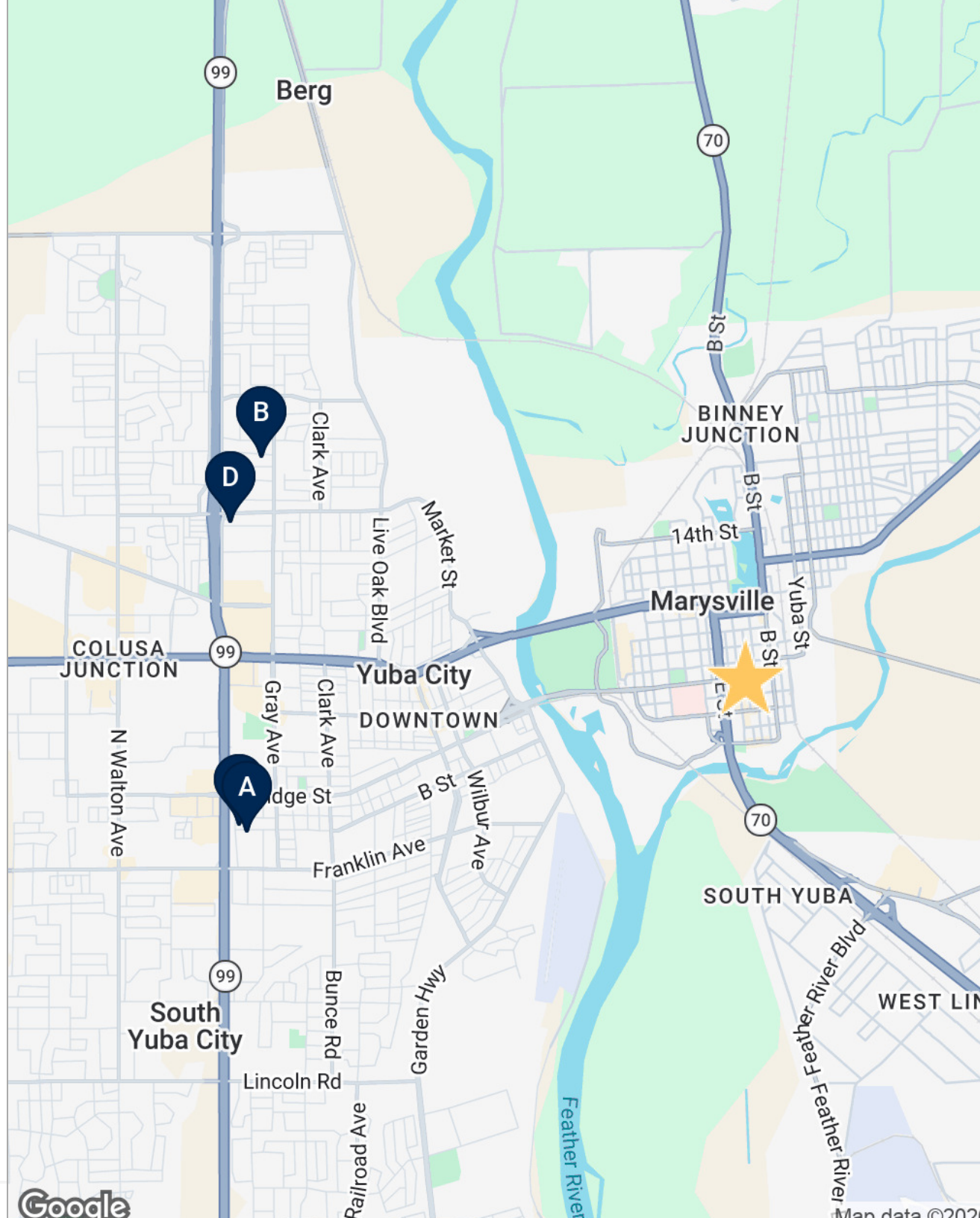
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# 317 5TH STREET

SALE COMPS MAP






## SALE COMPS MAP

- ★ 317 5th Street
- A 1210 B St
- B 1140 Melton Dr
- C Palora Apartments
- D Riviera Terrace Apartments



# 317 5TH STREET

## SALE COMPS SUMMARY

	SUBJECT PROPERTY	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>317 5th Street</b> 317 5th St Marysville, CA 95901	\$1,475,000	9,920 SF	\$148.69	0.15 AC	\$184,375	6.68%	8	On Market
	SALE COMPARABLES	PRICE	BLDG SF	PRICE/SF	LOT SIZE	PRICE/UNIT	CAP RATE	# OF UNITS	CLOSE
	<b>1210 B St</b> Yuba City, CA 95991	\$1,785,000	7,104 SF	\$251.27	-	\$148,750	5.50%	12	07/22/2025
	<b>1140 Melton Dr</b> Yuba City, CA 95991	\$1,850,000	10,464 SF	\$176.80	-	\$154,166	5.24%	12	03/30/2026
	<b>Palora Apartments</b> 1221 B St Yuba City, CA 95991	\$2,360,000	10,480 SF	\$225.19	-	\$147,500	1.00%	16	02/20/2026
	<b>Riviera Terrace Apartments</b> 1275 Williams Way Yuba City, CA 95991	\$4,130,000	29,410 SF	\$140.43	-	\$147,500	4.79%	28	02/20/2026
	<b>AVERAGES</b>	<b>\$2,531,250</b>	<b>14,365 SF</b>	<b>\$198.42</b>	<b>-</b>	<b>\$149,479</b>	<b>4.13%</b>	<b>17</b>	<b>-</b>

SECTION 4

# 04

## MARKET OVERVIEW

Market Overview  
Demographics

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# 317 5TH STREET

MARKET OVERVIEW

## SACRAMENTO

As the capital to the largest U.S. state economy, the Sacramento-Roseville-Arden-Arcade metro is a hub of public and private sector activity. Two major universities foster an educated workforce that draws new companies to the market. New job opportunities, in turn, foster population growth as more households seek residential options in less dense areas. Lying in the middle of the 450-mile-long Central Valley, the metro comprises four counties: Sacramento, El Dorado, Placer and Yolo. More than 2.5 million people call the area home, and unlike the nearby Bay Area, Sacramento is seismically quiet, making it an ideal location for data centers and cloud computing storage. The city of Sacramento is the most populous, at approximately 526,000 residents, followed by Elk Grove and Roseville. The metro is a more typically automobile-centric environment than neighboring San Francisco.

### METRO HIGHLIGHTS



#### LOGISTICS HUB

Proximity to the Bay Area and access to Interstates 5 and 80, as well as U.S. Route 50, make Sacramento a logistics hub. Sacramento International Airport also serves air freight.



#### RESILIENT EMPLOYMENT BASE

Sacramento's employment total grew at the 12th-fastest pace in the country in 2024 and was the second fast-growing job market on the West Coast. This is partly attributable to lower relative costs attracting businesses and in-migration from workers.



#### EXPANDING RESIDENTIAL NEEDS

Placer County, abutting Lake Tahoe, is one of the fastest-growing areas in the state, contributing to robust long-term local housing demand.

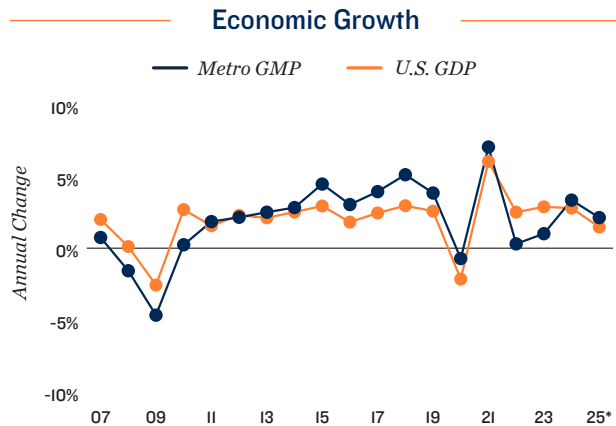


# 317 5TH STREET

## MARKET OVERVIEW

### ECONOMY

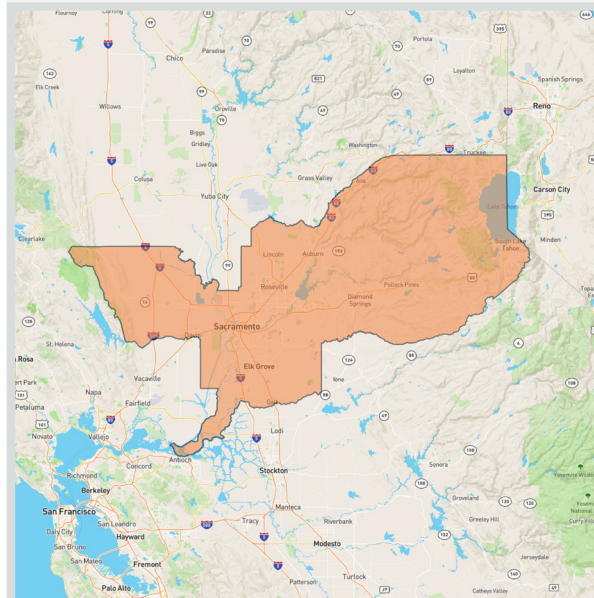
- Sacramento is home to the California State Capitol, making the government sector important to the region's economy, even with its recent diversification.
- University of California, Davis and California State University, Sacramento, along with associated medical systems, prop up a large education and health services ecosystem, forming a broad base for employment, along with many area hospitals.
- As the most populous metro in California's fertile Central Valley, Sacramento is the hub for the United State's largest agriculture market by dollar-value of output sold.



\* Forecast

### MAJOR AREA EMPLOYERS

- California State University, Sacramento
- Sutter Health
- Kaiser Permanente
- Verizon
- UPS
- Dignity Health
- University of California, Davis
- Blue Shield of California
- Wells Fargo



### SHARE OF 2025 TOTAL EMPLOYMENT



Note: Figures are rounded to nearest whole percentage point

# 317 5TH STREET

MARKET OVERVIEW

## DEMOGRAPHICS

- The metro is expected to add nearly 66,000 people over the next five years, resulting in the formation of roughly 25,000 new households.
- A median home price below other major California markets has produced a homeownership rate of about 61 percent.
- Among residents ages 25 and older, 36 percent hold bachelor's degrees and 13 percent also have a graduate or professional degree.

## QUALITY OF LIFE

Residents and visitors can enjoy many recreational activities. Sacramento is home to professional sports teams, headlined by the Kings (NBA). Within a short drive away are some of the world's finest wine-producing regions: the Napa, Sonoma and Alexander valleys. Sacramento is also just a short distance from Lake Tahoe and its popular ski resorts. The area offers various cultural opportunities, including the ballet, opera, museums, a zoo and music festivals. In addition to four community colleges, there are two universities in the region: California State University, Sacramento and University of California, Davis. Students new to the area can visit Old Sacramento, which is a 28-acre historical landmark that pays homage to California circa the 1849 Gold Rush.

## SPORTS

Basketball | **NBA** | Sacramento Kings  
Baseball | **MiLB** | Sacramento River Cats  
Soccer | **USL** | Sacramento Republic FC



## EDUCATION

- University of California, Davis
- California State University, Sacramento
- California Northstate University
- Sacramento City College



## ARTS & ENTERTAINMENT

- Sacramento Zoo
- Sacramento Philharmonic Orchestra
- Crocker Art Museum
- Sacramento Memorial Auditorium



## QUICK FACTS



POPULATION

**2.4M**

Growth 2025-2029\*  
2.7%



HOUSEHOLDS

**903K**

Growth 2025-2029\*  
2.8%



MEDIAN AGE

**39**

U.S. Median:  
39



MEDIAN HOUSEHOLD INCOME

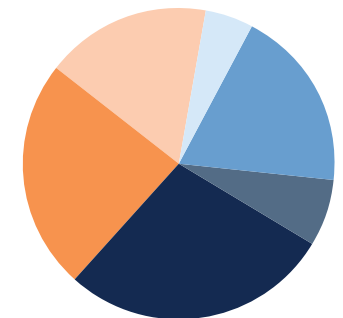
**\$99,000**

U.S. Median:  
\$76,000

\*Forecast

## 2025 Population by Age

5%	0-4 years
19%	5-19 years
7%	20-24 years
28%	25-44 years
24%	45-64 years
17%	65+ years



\*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau

# 317 5TH STREET

## DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
<b>2030 Projection</b>			
Total Population	6,299	70,288	122,267
<b>2025 Estimate</b>			
Total Population	6,143	69,267	120,687
<b>2020 Census</b>			
Total Population	6,073	69,265	121,250
<b>2010 Census</b>			
Total Population	5,649	64,175	111,893
<b>Daytime Population</b>			
2025 Estimate	9,962	62,137	104,016
<b>HOUSEHOLDS</b>			
<b>2030 Projection</b>			
Total Households	2,504	24,925	41,951
<b>2025 Estimate</b>			
Total Households	2,442	24,465	41,257
Average (Mean) Household Size	2.2	2.8	2.9
<b>2020 Census</b>			
Total Households	2,322	23,581	39,926
<b>2010 Census</b>			
Total Households	2,226	22,024	37,265
Growth 2025-2030	2.5%	1.9%	1.7%
<b>HOUSING UNITS</b>			
<b>Occupied Units</b>			
2030 Projection	2,692	26,286	43,931
2025 Estimate	2,625	25,794	43,191
Owner Occupied	672	10,677	22,917
Renter Occupied	1,771	13,751	18,343
Vacant	183	1,329	1,935
<b>Persons in Units</b>			
2025 Estimate Total Occupied Units	2,442	24,465	41,257
1 Person Units	40.3%	27.3%	24.0%
2 Person Units	29.2%	28.5%	29.6%
3 Person Units	12.2%	16.1%	16.1%
4 Person Units	9.4%	13.3%	13.9%
5 Person Units	4.8%	7.9%	8.4%
6+ Person Units	4.3%	6.9%	8.1%

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
<b>2025 Estimate</b>			
\$200,000 or More	2.8%	4.1%	6.3%
\$150,000-\$199,999	5.1%	5.2%	7.0%
\$100,000-\$149,999	15.0%	13.3%	15.5%
\$75,000-\$99,999	6.1%	10.9%	12.7%
\$50,000-\$74,999	18.4%	19.1%	18.4%
\$35,000-\$49,999	12.6%	15.0%	13.5%
\$25,000-\$34,999	8.2%	9.4%	7.6%
\$15,000-\$24,999	11.4%	9.3%	7.5%
Under \$15,000	20.4%	13.7%	11.5%
Average Household Income	\$63,229	\$72,384	\$85,637
Median Household Income	\$43,578	\$56,304	\$68,184
Per Capita Income	\$27,625	\$25,893	\$29,386
<b>POPULATION PROFILE</b>			
<b>Population By Age</b>			
2025 Estimate Total Population	6,143	69,267	120,687
Under 20	22.9%	29.1%	28.4%
20 to 34 Years	28.6%	23.4%	21.6%
35 to 39 Years	7.8%	7.2%	6.9%
40 to 49 Years	11.6%	11.7%	12.1%
50 to 64 Years	15.8%	15.3%	16.2%
Age 65+	13.3%	13.3%	14.8%
Median Age	37.0	36.0	37.0
<b>Population 25+ by Education Level</b>			
2025 Estimate Population Age 25+	4,241	44,191	78,299
Elementary (0-8)	6.5%	11.1%	10.9%
Some High School (9-11)	10.9%	10.6%	9.4%
High School Graduate (12)	28.2%	25.8%	24.9%
Some College (13-15)	28.6%	26.4%	25.8%
Associate Degree Only	9.2%	10.7%	10.7%
Bachelor's Degree Only	10.5%	10.6%	12.3%
Graduate Degree	6.1%	4.9%	5.9%
<b>Population by Gender</b>			
2025 Estimate Total Population	6,143	69,267	120,687
Male Population	52.8%	50.3%	50.1%
Female Population	47.2%	49.7%	49.9%

# 317 5TH STREET

## DEMOGRAPHICS



### POPULATION

In 2025, the population in your selected geography is 120,687. The population has changed by 7.86 percent since 2010. It is estimated that the population in your area will be 122,267 five years from now, which represents a change of 1.3 percent from the current year. The current population is 50.1 percent male and 49.9 percent female. The median age of the population in your area is 35.0, compared with the U.S. average, which is 40.0. The population density in your area is 1,535 people per square mile.



### HOUSEHOLDS

There are currently 41,257 households in your selected geography. The number of households has changed by 10.71 percent since 2010. It is estimated that the number of households in your area will be 41,951 five years from now, which represents a change of 1.7 percent from the current year. The average household size in your area is 2.9 people.



### INCOME

In 2025, the median household income for your selected geography is \$68,184, compared with the U.S. average, which is currently \$78,171. The median household income for your area has changed by 62.47 percent since 2010. It is estimated that the median household income in your area will be \$78,221 five years from now, which represents a change of 14.7 percent from the current year.

The current year per capita income in your area is \$29,386, compared with the U.S. average, which is \$41,680. The current year's average household income in your area is \$85,637, compared with the U.S. average, which is \$103,571.



### EMPLOYMENT

In 2025, 48,983 people in your selected area were employed. The 2010 Census revealed that 51.5 of employees are in white-collar occupations in this geography, and 23.3 are in blue-collar occupations. In 2025, unemployment in this area was 9.0 percent. In 2010, the average time traveled to work was 29.00 minutes.



### HOUSING

The median housing value in your area was \$376,080 in 2025, compared with the U.S. median of \$333,538. In 2010, there were 20,422.00 owner-occupied housing units and 16,845.00 renter-occupied housing units in your area.



### EDUCATION

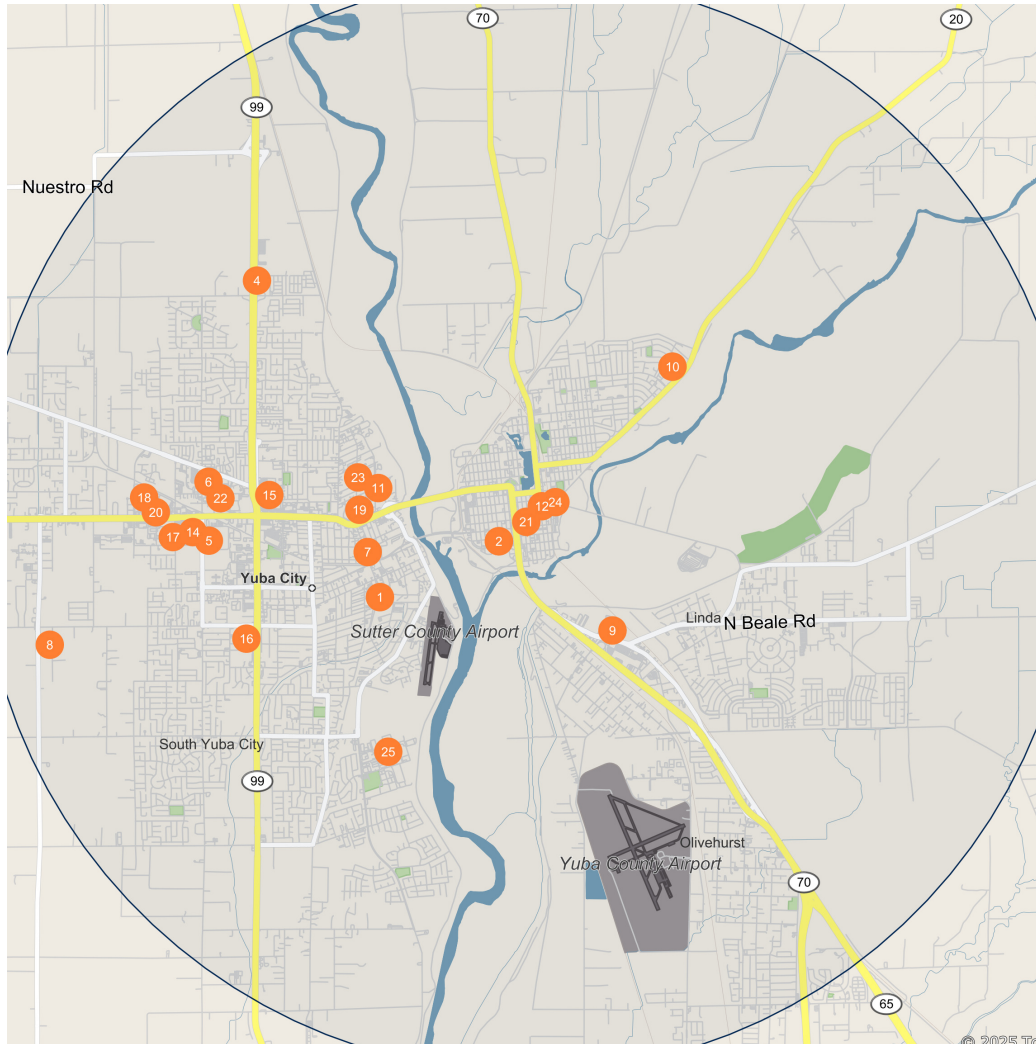
The selected area in 2025 had a lower level of educational attainment when compared with the U.S. averages. 17.7 percent of the selected area's residents had earned a graduate degree compared with the national average of only 13.7 percent, and 10.7 percent completed a bachelor's degree, compared with the national average of 21.2 percent.

The number of area residents with an associate degree was higher than the nation's at 17.2 percent vs. 8.8 percent, respectively.

The area had fewer high-school graduates, 3.8 percent vs. 26.1 percent for the nation, but the percentage of residents who completed some college is higher than the average for the nation, at 33.6 percent in the selected area compared with the 19.6 percent in the U.S.

# 317 5TH STREET

## DEMOGRAPHICS



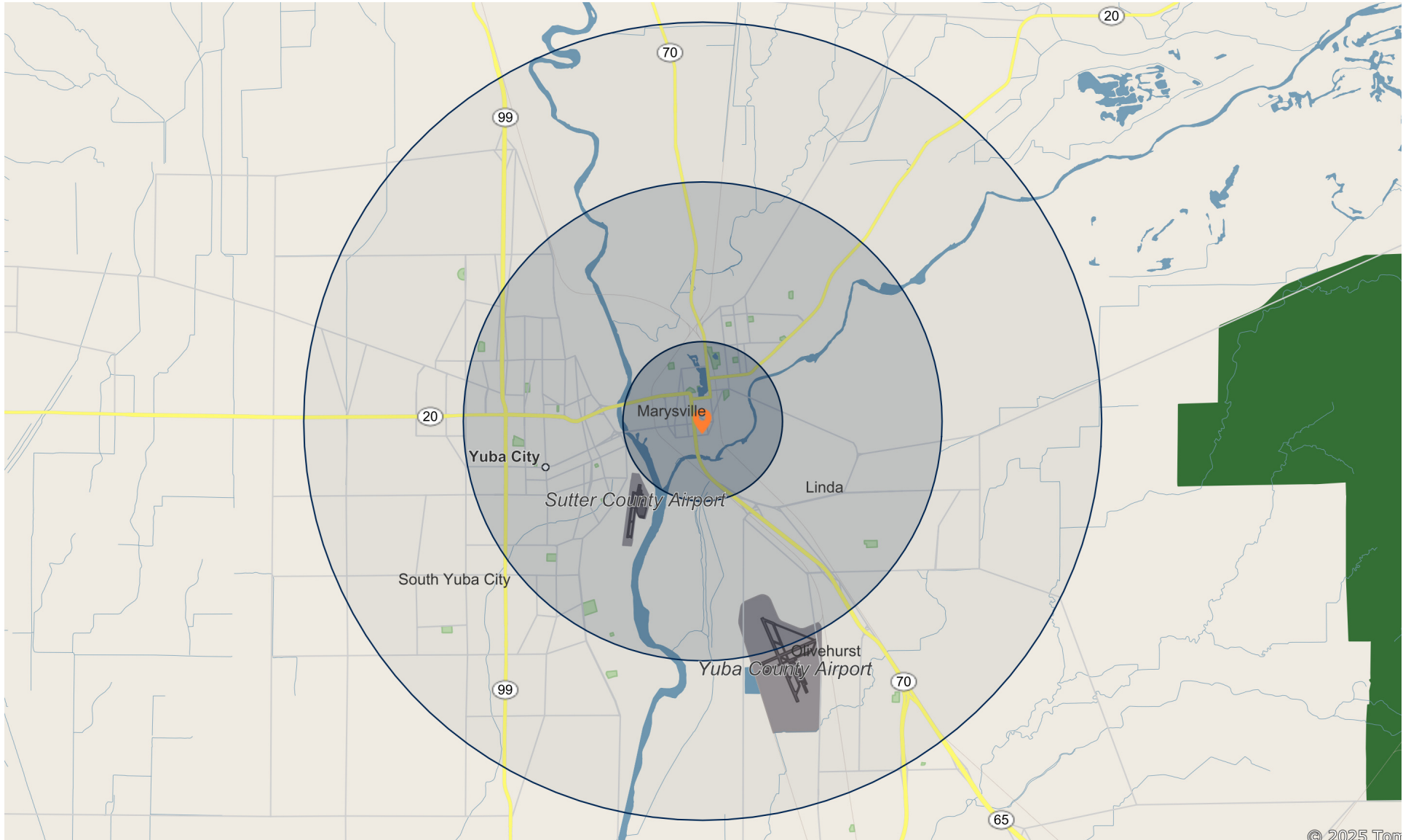
### Major Employers

### Employees

1	Yuba Cy Unfied Schl Dst Fing C-Ycud	2,000
2	Freemont Rideout Health Group-Fremont-Rideout Health Group	713
3	Rideout Memorial Hospital-	700
4	Yuba Community College Dst-Yccd	600
5	Sunsweet Growers Inc-	600
6	California Dept Dvlpmental Svcs-Sierra Vista	449
7	Wilbur-Ellis Holdings II Inc-	441
8	A & E Arborists Tree Care Inc-	268
9	Walmart Inc-Walmart	266
10	Ecnd Inc-	255
11	Ampla Health-	245
12	California Department Trnsp-Caltrans District 3	242
13	Pacific Gas and Electric Co-PG&e	238
14	Sams West Inc-Sams Club	235
15	Penney Opco LLC-JC Penney	205
16	Winco Foods LLC-Waremart 26	201
17	Alta Cal Regional Ctr Inc-	176
18	Walmart Inc-Walmart	166
19	Sutter North Med Foundation-Multi Specialty Group Practice	160
20	Citifinancial Credit Company-Citifinancial	159
21	Freedom HM Hlth Hspice Care Sv-	150
22	E Center-	150
23	Oroville Hospital-	143
24	County of Yuba-Yuba County Sheriffs Office	142
25	Valley Fine Foods Company Inc-	138

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DEMOGRAPHICS



317 5TH ST

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