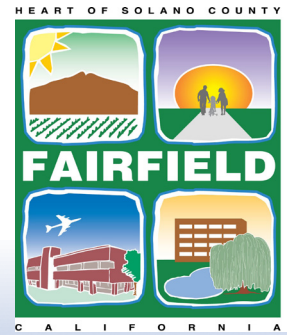


GREEN VALLEY APARTMENTS

4100 Suisun Valley Road, Fairfield CA

UNIQUELY LOCATED FOURPLEX



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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT MARC GUILLON FOR MORE DETAILS.**

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OFFERING PRICE | \$ 735,000
PRO FORMA CAP RATE | 5.6%

NET OPERATING INCOME	\$25,304
PRICE PER UNIT	\$183,750
RENTABLE SQUARE FEET	3,200 SF
PRICE PER FOOT	\$230
YEAR BUILT	1960



ADDRESS

4100 Suisun Valley Road, Fairfield, CA



CLICK ME

OVERVIEW

Guillon Real Estate Group is pleased to exclusively offer for sale the Green Valley Apartments. Uniquely located at 4100 Suisun Valley Road in Fairfield, the subject property was built in 1960 and consists of approximately 3,200 square feet of improvements.

The subject property contains all one bedroom / one bath units of approximately 800 square feet each. Additionally, each unit comes with a detached garage space providing tenants with additional parking or storage. Tenants also benefit from a secured front entrance to the building.

Location amenities include close proximity to Solano Junior College, strong employment centers in the immediate area, Costco, the Green Valley Shopping Center, and many residential and commercial developments.

HIGHLIGHTS

- Secured Front Entrance
- The subject property is the only fourplex property in the Cordelia/West Fairfield area.
- Located near Solano Junior College and other strong employers
- All tenants on month-to-month leases
- Fully Occupied
- Detached garages for each unit
- Strong upside

The Green Valley Apartments presents investors an opportunity to acquire a very uniquely located fourplex in the path of growth for the Cordelia/Green Valley area. There are no other fourplex properties in the area presenting a new Buyer a tremendous opportunity to provide much needed housing in the fast growing West Fairfield area. All tenants are on month-to-month leases, thereby allowing a new owner strong upside close to a 6% return.



RENT ROLL

Unit	Type	SqFt	Current Rent	Rent/Ft	ProForma Rent	ProForma Rent/Ft
A	1x1	800	\$900	\$1.13	\$1,225	\$1.53
B	1x1	800	\$900	\$1.13	\$1,225	\$1.53
C	1x1	800	\$875	\$1.09	\$1,225	\$1.53
D	1x1	800	\$875	\$1.09	\$1,225	\$1.53
Total		3,200	\$3,550		\$4,900	

EXPENSES

Property Taxes 1.14026%	\$8,381
Insurance	\$1,800
Gas & Electric	\$1,535
Water & Sewer	\$1,760
Trash	\$1,368
Repairs & Maintenance	\$1,600
Total	\$16,444



FINANCIAL OVERVIEW

OFFERING SUMMARY

Price	\$735,000
Down Payment 100%	\$735,000
Rentable Square Feet	3,200
Price Per RSF	\$230
Price Per Unit	\$183.750
Year Built	1960
ProForma CAP	5.60%
ProForma GRM	12.50
Lot Size	.26 acres

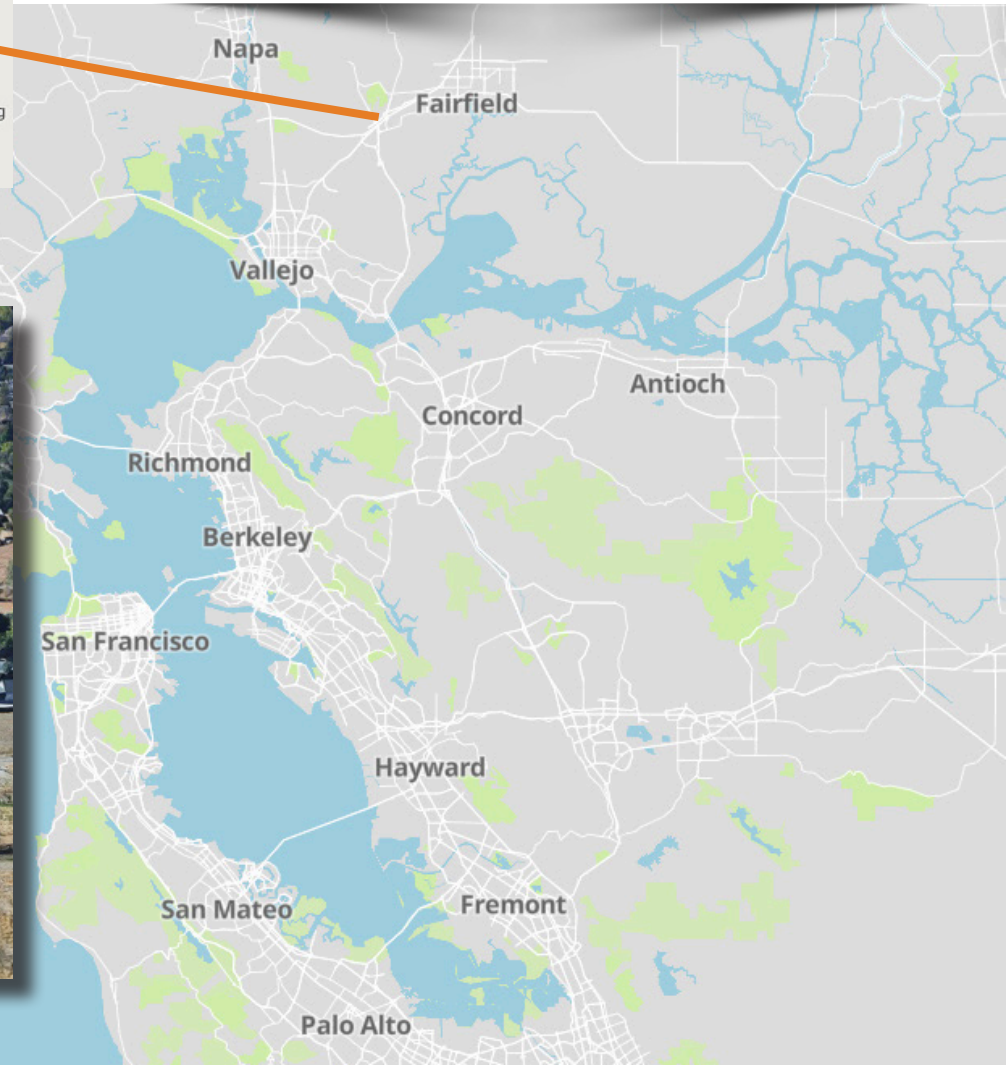
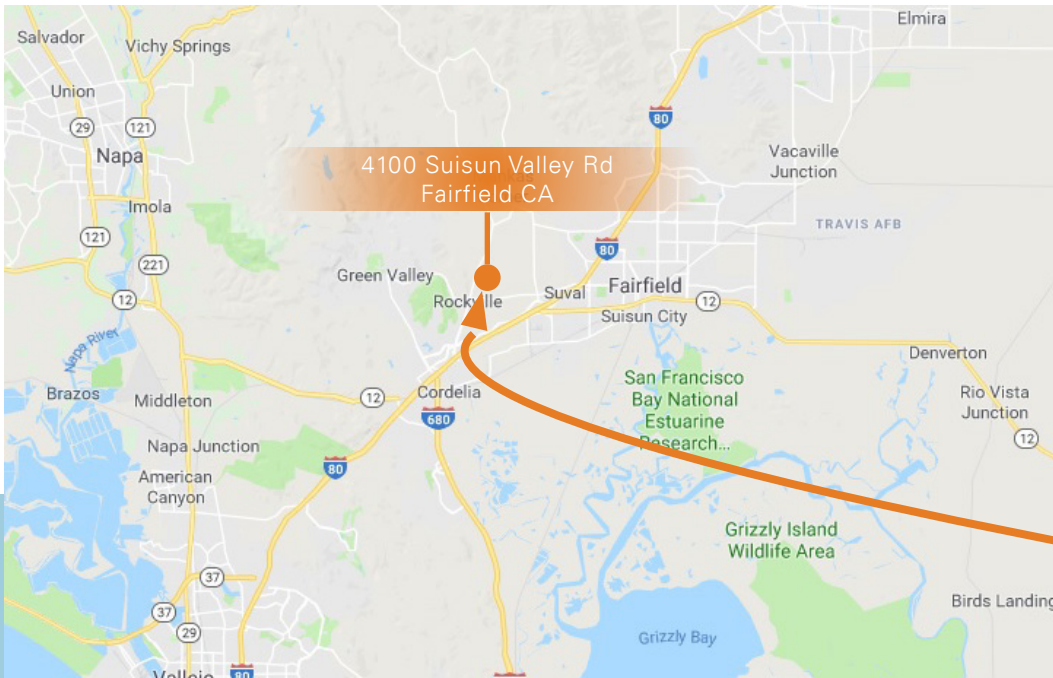
Item	Current	Pro Forma
Scheduled Gross Rent	\$42,600	\$58,800
Vacancy 2%	(\$852)	(\$1,176)
Effective Gross Income	\$41,748	\$57,624
Total Expenses	(\$16,444)	(\$16,444)
Net Operating Income	\$25,304	\$41,180
Cash-on-Cash Return	3.44%	5.60%



PROPERTY LOCATION



Fairfield is conveniently located half way between San Francisco and Sacramento. As the County Seat of Solano, Fairfield provides a prime location for affordable housing costs and a talented workforce for businesses to thrive. Fairfield has a rich history and diverse community offering residents a desirable place to call home.



FAIRFIELD OVERVIEW

Fairfield is a vibrant and diverse community with respect for its heritage and a vision for the future.

Fairfield combines a prime commercial real estate location, room for growing businesses, and a large and talented work force. Affordable housing, good schools and close proximity to many of the San Francisco Bay Area’s world-famous destinations make Fairfield attractive for employers and workers.

Formally incorporated in 1903, Fairfield is a thriving community where healthy families and strong businesses can flourish. The county seat since 1858, Fairfield represents a diverse, bustling economy in the heart of Solano County.

In Fairfield, small town values remain, but we’re not just an attractive, tree-lined, bedroom community serving the San Francisco and Sacramento metropolitan areas. Our strategic location, extensive transportation networks, readily available and value-priced properties, and proximity to Northern California’s attractions, make Fairfield a prime location for commerce.

An excellent quality of life, low housing costs, and an array of retail options makes Fairfield an enjoyable place for families to live and work.

Fairfield Demographics	
Size:	40.1 square miles
Population (2012):	107,684 persons
Population Growth (avg.):	2% per year
Projected Population 2014:	113,532 persons
Median Age (2013):	31.7 years
Average Household Income (2014):	\$76,700
Labor Force (2014):	49,600
Employed Residents (2014):	46,000
Unemployment Rate (2014):	7.4%
Projected Jobs (2020):	54,330
Regional Labor Force (Solano County):	216,400
% of Workforce who speak English:	76%
% of pop. w/ High School Diploma or higher:	86.2%
% of pop. w/ College Degree:	33%
Crime Rate (2013):	38.13 per 1,000 persons
Elevation:	15 to 400 feet above sea level





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