

**Approved**  
**Opportunity Zone**  
**Multifamily Development**

**OFF-MARKET  
OFFERING**



**STRUCTURED FINANCING  
AVAILABLE!**

**OFFERING MEMORANDUM**

**2.1 M**

**SALE PRICE**

**141 Units  
Approved**

**STATUS**

**6.81 Acres**

**LOT SIZE**

**LOCATION:**

**2434 S Elm Ave,  
Fresno, CA, 93706**

**ReBekah Watters**

**[Rwatters@capservicing.com](mailto:Rwatters@capservicing.com)**

**480.696.2388**

# DEVELOPMENT HIGHLIGHTS



- APPROVED MULTI-FAMILY APARTMENT DEVELOPMENT ON REZONED: CMX-CORRIDOR/ CENTER MIXED USE 6.81 ACRE LOT
- PERFECT FOR DEVELOPER LOOKING TO BUILD A MULTI-FAMILY APARTMENT BUILDING IN THE RIGHT LOCATION
- STRONG DEMAND AND LOW HOUSING SUPPLY IN IMMEDIATE AND SURROUNDING AREAS
- NEW MARKET TAX CREDIT ELIGIBLE
- OPPORTUNITY ZONE
- EXCELLENT AREA DEMOGRAPHICS TO SUPPORT DEMAND
- NEW AMAZON FACULTY THOUGHT TO BE BRINGING 300 NEW JOBS TO FRESNO THIS YEAR

# PROPOSED PROPERTY

**17 8-PLEX BUILDINGS 1 MIXED USE BUILDING**

## RESIDENTIAL UNIT SUMMARY

<b>3 BED / 2 BATH</b>	<b>70 UNITS</b>
<b>2 BED / 2 BATH</b>	<b>70 UNITS</b>
<b>1 BED / 1 BATH (ADA)</b>	<b>1 UNIT</b>
<b>TOTAL UNITS</b>	<b>141 UNITS</b>

## COMMERCIAL USE SUMMARY

<b>COMMERCIAL / OFFICE USE</b>	<b>4,294 SF</b>
<b>MIXED USE</b>	<b>9,382 SF</b>
<b>TOTAL COMMERCIAL USE</b>	<b>13,676 SF</b>

## PARKING COUNT SUMMARY

<b>OFFICE</b>	<b>8 SPACES</b>
<b>RESIDENTIAL</b>	<b>176 SPACES</b>
<b>GUEST SPACES</b>	<b>35 SPACES</b>
<b>TOTAL PARKING</b>	<b>218 SPACES</b>

## Property Highlights:

- Two Parcels
- Frontage on Church & Elm
- Signalized Entrance at Church & Elm Intersection
- One Quarter-Mile North of Jensen Ave
- One Half-Mile from Freeway 41 & Jensen on/off-ramps
- Sidewalks, Curbs and Gutters Established
- New state-of-the-art high school built in the district
- New Community College being built in Fresno
- Ideal for low income housing credits
- Less than 2 miles away from eateries and grocery stores

# PARCEL MAP

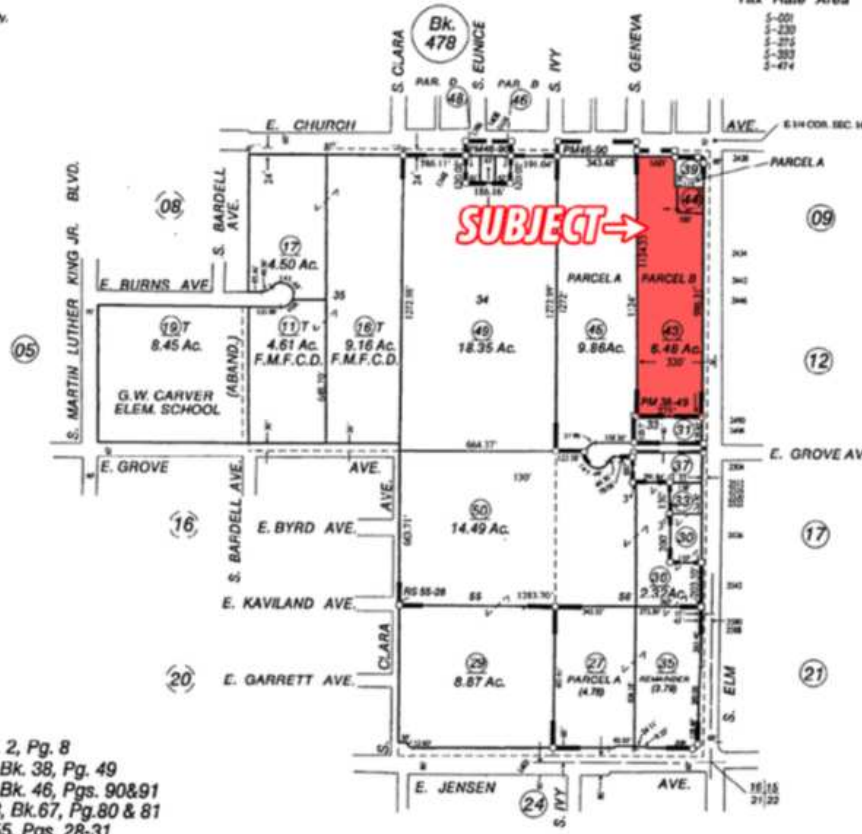
## Parcel Map - 2420 & 2434 S. Elm Avenue, Fresno, CA 93706

SUBDIVIDED LAND IN POR. SEC. 16, T.14S., R.20E., M.D.B.&M.

--- NOTE ---  
This map is for Assessment purposes only.  
It is not to be construed as portraying  
legal ownership or divisions of land for  
purposes of zoning or subdivision law.

Tax Rate Area

479-02



Fresno Colony - Plat Bk. 2, Pg. 8  
Parcel Map No. 81 - 45, Bk. 38, Pg. 49  
Parcel Map No. 85 - 59, Bk. 46, Pgs. 90&91  
Parcel Map No. 2006-18, Bk. 67, Pg. 80 & 81  
Record of Survey - Bk. 55, Pgs. 28-31

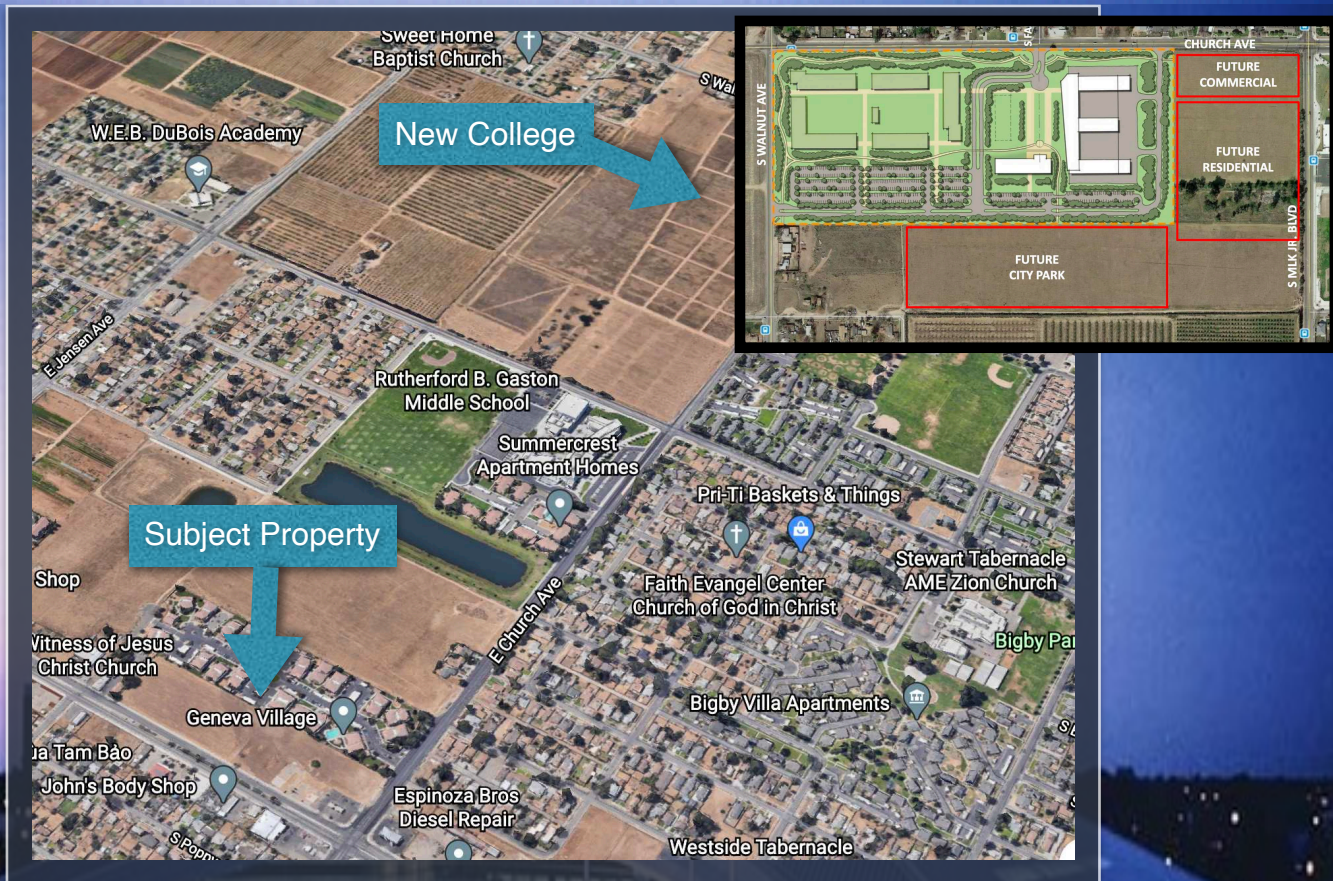
Assessor's Map Bk. 479 - Pg. 02  
County of Fresno, Calif.  
AUG 15 2011

NOTE - Assessor's Block Numbers Shown in Ellipses.  
Assessor's Parcel Numbers Shown in Circles.

## Opportunity Zone Highlights:

- Temporary deferral of taxes on previously earned capital gains.
- Basis step-up of previously earned capital gains invested.
- Permanent exclusion of taxable income on new gains.

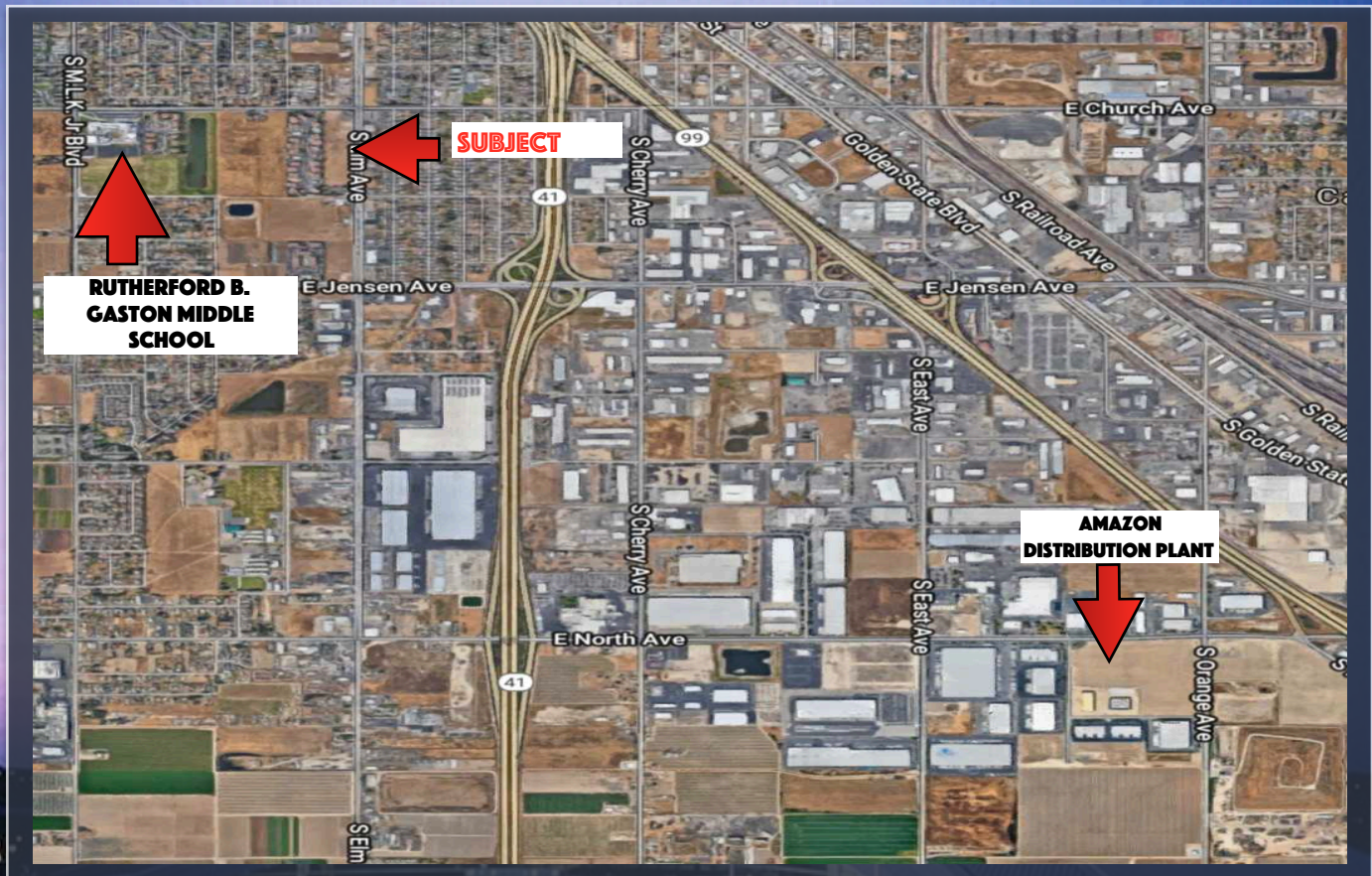
# New West Fresno Campus



**Construction on the new \$86.5 million, 39-acre, 110,000 square foot state-of-the-art academic and career technical satellite campus located at Church and Walnut avenues. The campus is expected to be completed in August 2022. The West Fresno Campus will provide the West Fresno community with a complete college center offering diverse educational opportunities, from career technology courses to transferable college credits. It is a legacy project that will truly transform Fresno.**



# AREA HIGHLIGHTS



## RUTHERFORD B GASTON MIDDLE SCHOOL

- BRAND NEW HIGHLY RATED MIDDLE SCHOOL
- THE TWO-STORY STATE-OF-THE-ART BUILDING HAS A SPECIAL FOCUS ON SCIENCE, TECHNOLOGY, ENGINEERING AND MATHEMATICS
- LOCATED 2 BLOCKS AWAY FROM SUBJECT PROPERTY

## FRESNO COMMUNITY COLLEGE

- BRAND NEW COMMUNITY COLLEGE BEING BUILT PROJECTED COMPLETION IN 2022
- STATE-OF-THE-ART COLLEGE
- LOCATED 1 BLOCK AWAY FROM SUBJECT PROPERTY
- APPROVED LOCAL JOBS, UNION JOBS, AND LOCAL GRADUATE INTERNSHIPS

## AMAZON DISTRIBUTION PLANT

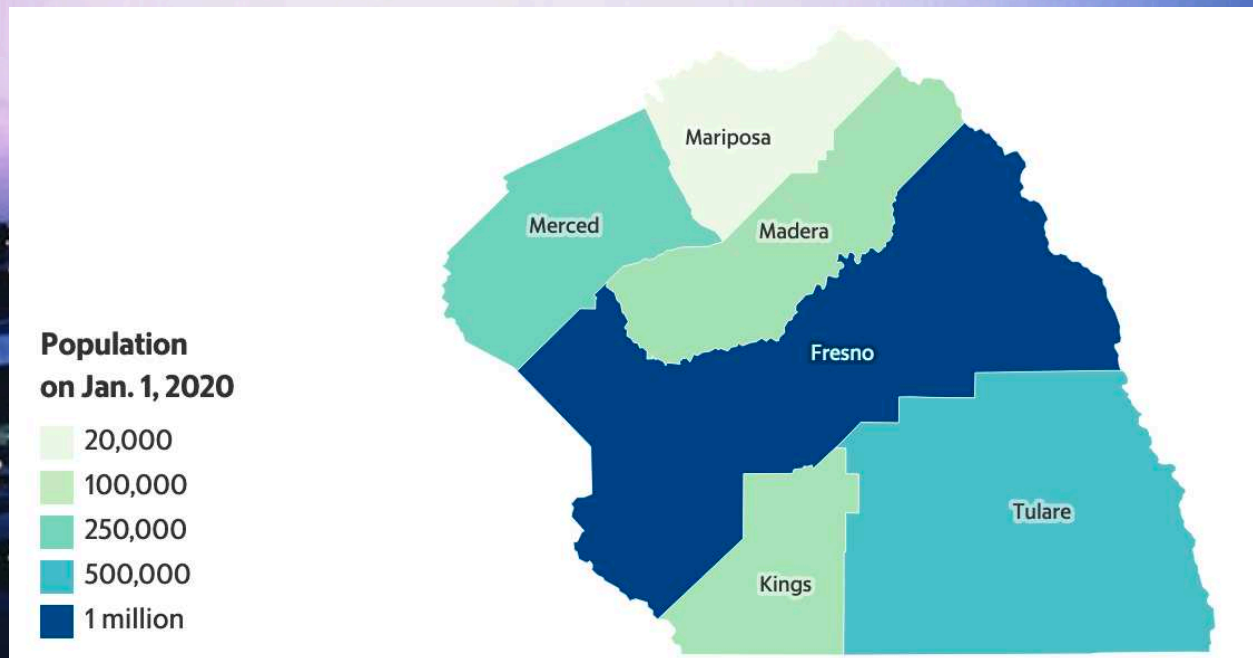
- 1,500 NEW JOBS TO FRESNO
- MORE THAN 300 EXPECTED TO COME THIS YEAR
- 95% OF THE TUITION FOR WORKERS TO ACHIEVE A DEGREES
- LOCATED 3.3 MILES AWAY FROM SUBJECT PROPERTY

# Approved

## Multifamily Development

# OFF-MARKET OFFERING

## POPULATION GROWTH



**Fresno continues to rank behind Los Angeles, San Diego, San Jose and San Francisco among the most populous California cities, and the only city in the San Joaquin Valley among the top 10.**

**Fresno County, in the meantime, is one of only 10 counties in the state.**

### LOCATION:

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