



Offering Summary



Exclusively Offered By:

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VILLA DE ORO APARTMENTS

171 Units - 20-39 Gateway Court
Stockton, California 95207



OFFERING SUMMARY

Colliers International's Central Valley Investment Team is pleased to present the Villa de Oro Apartments. The Villa de Oro is a large apartment complex that is situated in one of Stockton's most up and coming sub-markets. Many of the area complexes, including Villa de Oro, are experiencing substantial rent growth due to the numerous neighborhood upgrades, remodels and affordable housing projects. For the right owner, Villa de Oro is a perfect opportunity for an investor to acquire the complex and take advantage of this improving market.

INVESTMENT HIGHLIGHTS

- 171 units, comprised of 56 Town Home style units and 75 standard units
- Located at the end of a cul de sac
- Very spacious complex, consisting of over 5 acres of land
- Units are spread throughout 12 buildings
- Separate rental office building
- 3 laundry rooms
- Many remodeled units throughout
- Abundance of parking
- Controlled access gates
- Located at the March Lane / El Dorado Street Intersection
- Significant rental upside

FINANCIAL SUMMARY

Price:	\$11,970,000
Property Size:	171 units
CAP Rate (current):	5.83%
CAP Rate (proforma):	8.68%
Price per Unit:	\$70,000
Price per Sq. Ft.:	\$101
GRM (current):	7.74
GRM (proforma):	6.46
Original Year Built:	1967, 1969, 1970

PHYSICAL DESCRIPTION

- **Property Name**

Villa de Oro Apartments

- **Address**

20 - 39 Gateway Court
Stockton, CA

- **Cross Street**

March Lane & El Dorado Street

- **Square Footage**

±118,405 SF

- **Land Area**

±233,629 SF (±5.37 ACRES)

- **APN**

104-100-12, 13, 02

- **Year Built/Renovated**

1967, 1969, 1970

- **Number of Buildings**

12

- **Total Units**

171

- **Total Parking Spaces**

210 uncovered, 140 covered





PROPERTY PHOTOS





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