

OFFERING MEMORANDUM

FOR SALE



WOODED VILLAGE APARTMENTS

6145 FAIR OAKS BLVD. CARMICHAEL, CA 95608

51 UNIT APARTMENT COMPLEX

OFFERING MEMORANDUM

Braun International (Broker) has been engaged by the Trustee of the Estate to sell the Property. The Property is being offered for sale in an “As Is, Where Is” condition, and Trustee and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Trustee.

The use of this Offering Memorandum and the information provided herein is subject to change.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or Trustee or any of their respective representatives, affiliates, offers, employees, shareholders, partners or directors, as to the accuracy or completeness of the information contained herein.

All interested parties shall make their own measurements of the property or engage a third party to verify any and all measurements of the property contained herein. This offering memorandum has been prepared to provide summary unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject Property. The information contained herein is not a substitute for a thorough due diligence investigation. Braun International Real Estate has not made any investigation and makes no warranty or representation with respect to the income or expenses for the Property, the size and square footage of the Property and improvements, the presence or absence of contaminating substances, PCB's, or asbestos.

The compliance with Local, County, State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject Property. All potential buyers must take appropriate measures to verify all of the information set forth herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein.

Neither the Agent nor the Trustee shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projects, and conclusions without reliance upon the material contained herein.

Trustee reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for Sale at any time and for any reason. Trustee and Agent expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/ or to terminate discussions with any entity at any time, with or without notice.

This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Trustee. Trustee shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until the binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Trustee and any conditions to Trustee's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Trustee promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Trustee or Agent.

By accepting this marketing brochure, you agree to release Braun International Real Estate, and the representing agent(s), and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/ or purchase of this Property.

WOODED VILLAGE APARTMENTS

6145 FAIR OAKS BLVD. | CARMICHAEL, CA 95608

INVESTMENT SUMMARY

- Offering Summary
- Investment Highlights
- Property Photos

PROPERTY OVERVIEW

- Location Aerial
- Property Aerial

DEMOGRAPHICS

- Sacramento County
- Carmichael

SALE INFORMATION

- Sale Terms
- Due Diligence

CONTACT FOR INFORMATION

TODD WOHL

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- BraunCo.com

OFFERING SUMMARY

PROPERTY INFORMATION

Property Address	6145 Fair Oaks Blvd, Carmichael, CA
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SITE DESCRIPTION

APN	272-0242-019-0000
Lot Size	90,605 SF
Total Building Square Footage	43,809 SF
Zoning	RD-40
Units	51
Building	2-3 Story
# of Buildings	10
Year Built	1971
1 bedroom/1 bathroom apts	13
2 bedroom/1 bathroom apts	22
2 bedroom/2 1/2 bathroom apts	10
Townhouse style/ 2 bedroom 2 bathroom	6
Total Rooms	207
Total Bedrooms	89
Total Bathrooms	67
Parking	68 on site parking spaces
Parking Spaces	1.00 per unit

FINANCIAL INFORMATION

2024	Gross Income: \$794,375
2025 Current Monthly Rent	Gross Income: \$71,337
2025 Proforma	Gross Income: \$916,776

PROPERTY

- Property has a full-time on-site leasing manager & 1 part-time maintenance person
- Comprises a 10-Building apartment complex with 51 units
- Unit breakdown: (13) / 1 Bedroom 1 bath, (22) / 2-bedroom 1 bath, (10) / 2 bedroom 1 ½ bath, (6) Townhouse style / 2-bedroom 2 bath – Townhouses have stairs to upper bedroom and bath.
- 2 stand-alone laundries. Upgraded with new floors and counters
- Pool and pool equipment are in good condition and there is a ½ bath for staff and pool patrons
- Pool Equipment building houses property-wide hot water boiler system. A Dual boilers with recirculation system.
- All units have central heating & cooling.
- Complex is presently at 98% occupancy. The annual year-round average is approx. 87%.
- Four (2) 2 Bedroom 1 ½ bath have stacked W/D closets.
- The second-floor (2nd) apartments have attractive timber framed ceilings.

EXTERIOR & COMMON AREAS

- Structural timber repairs have been made to nearly all the exterior balconies
- There are 51 covered parking spaces and 17 uncovered
- The covered parking sheds have galvanized panel roofing

INVESTMENT HIGHLIGHTS

THE OFFERING

- 51 unit Apartment Complex
- Garden Style Complex
- Parking spaces 68 on-site spaces
- On site laundry recently upgraded
- Pool & Spa
- Property Manager on site
- 24-Hour access
- Below market rents with upside
- Utilities include water & garbage
- Community Building
- Units have Air Conditioning/Heating
- 6-Townhouse style Units

Excellent Location

Wooded Village is an apartment complex located in Carmichael, Sacramento County California and the 95608 ZIP Code. The Wooded Village Apartment complex is located mid-block, on the west side of Fair Oaks Blvd., Carmichael. This area is served by the San Juan Unified attendance zone. Wooded Village Apartments is a great place to live, within walking distance of shopping, schools, restaurants, Ancil Hoffman Park and the Effie Yeaw Nature Center. Many residents have called Wooded Village home for 10 years or more! Interior and exterior updates are being done to improve the property look and feel. The neighborhood offer a taste of suburban life surrounded by natural beauty. Known for its well-established streets and mid-century homes, this area is perfect for families, retirees, and pet owners who value green spaces and community. An abundance of parks, including the sprawling Ancil Hoffman Park, paired with beautiful walking trails along the American River, makes outdoor activities a staple of the Carmichael lifestyle. Local markets, niche cafes, and a friendly vibe create an inviting and relaxed environment.

Strong Unit Mix

Wooded Village Apartments features 51 apartments in 10-separate buildings.

(13) 1 bedroom/1 bathroom apartments

(22) 2 bedroom/2 bathroom apartments

(10) 2 bedroom/2 1/2 bathroom apartments

(6) Townhouse style/2-bedroom/2 bathroom units

The Townhouses have stairs to the upper bedroom and bath. The second floor (2nd) apartments have attractive timber framed ceilings

Complex Amenities

Pool & Spa, 2-Laundry facilities recently upgraded, attractive landscaping, property manager on site, walk up units & Pool equipment building housing a property wide hot water boiler system. There is a community building and 4-maintenance and material storage rooms.

Unit Amenities

Include air conditioning, heating, ceiling fans, tub/shower, window coverings, vaulted ceilings, plank wood & carpet flooring, high speed internet access, patio & balconies, Dining room, high ceilings, linen closet, deck, & family room.

Kitchen Features & Appliances

Kitchens have dishwasher, microwave, refrigerator, granite or quartz countertops, walk-in-closets, Disposal, pantry, kitchen oven, refrigerator, eat-in-pantry, range & pantry, range freezer, & pantry.

Secure Investment Opportunity

Rental upside through strategic renovations of units and operational efficiencies.

Population

	1 mile	3 miles
Population	16,064	131,323
Household	6,350	51,039
Median Age	41,70	40,40
Median HH Income	\$72,676	\$80,178
Daytime Employees	3,474	38,862
Population Growth '24 - '29	↑ 0.69%	↑ 0.32%
Household Growth '24 - '29	↑ 0.74%	↑ 0.28%

Market Overview

In most submarkets in the Sacramento metro, strong net absorption in 2024 is tied to construction completions. Areas that lack development have struggled to maintain their renter base, but Carmichael/Citrus Heights has proven to be the exception. Trailing 12-month net absorption reached 91 units after posting negative demand throughout 2022 and 2023. Strong demand has put downward pressure on the vacancy rate, which rests at 4.5%, well below the marketwide figure of 6.7%. The lack of construction has contributed to the low vacancy rate. No projects have been delivered since 2014, and no projects have broken ground since. The lack of construction is, in part, due to the lack of available land in the area.

Transportation

Public Transportation

Commuter Rail	Drive	Distance
Sacramento International	30 min	19.7 mi

COMPLEX EXTERIOR



UNIT 204 (2BED - 2BATH)



UNIT 204 (2BED - 2BATH)



UNIT 208 (1BED -1LOFT - 2BATH)



UNIT 208 (1BED -1LOFT - 2BATH)



UNIT 214 (2BED -1BATH)



UNIT 214 (2BED -1BATH)



LAUNDRY ROOM

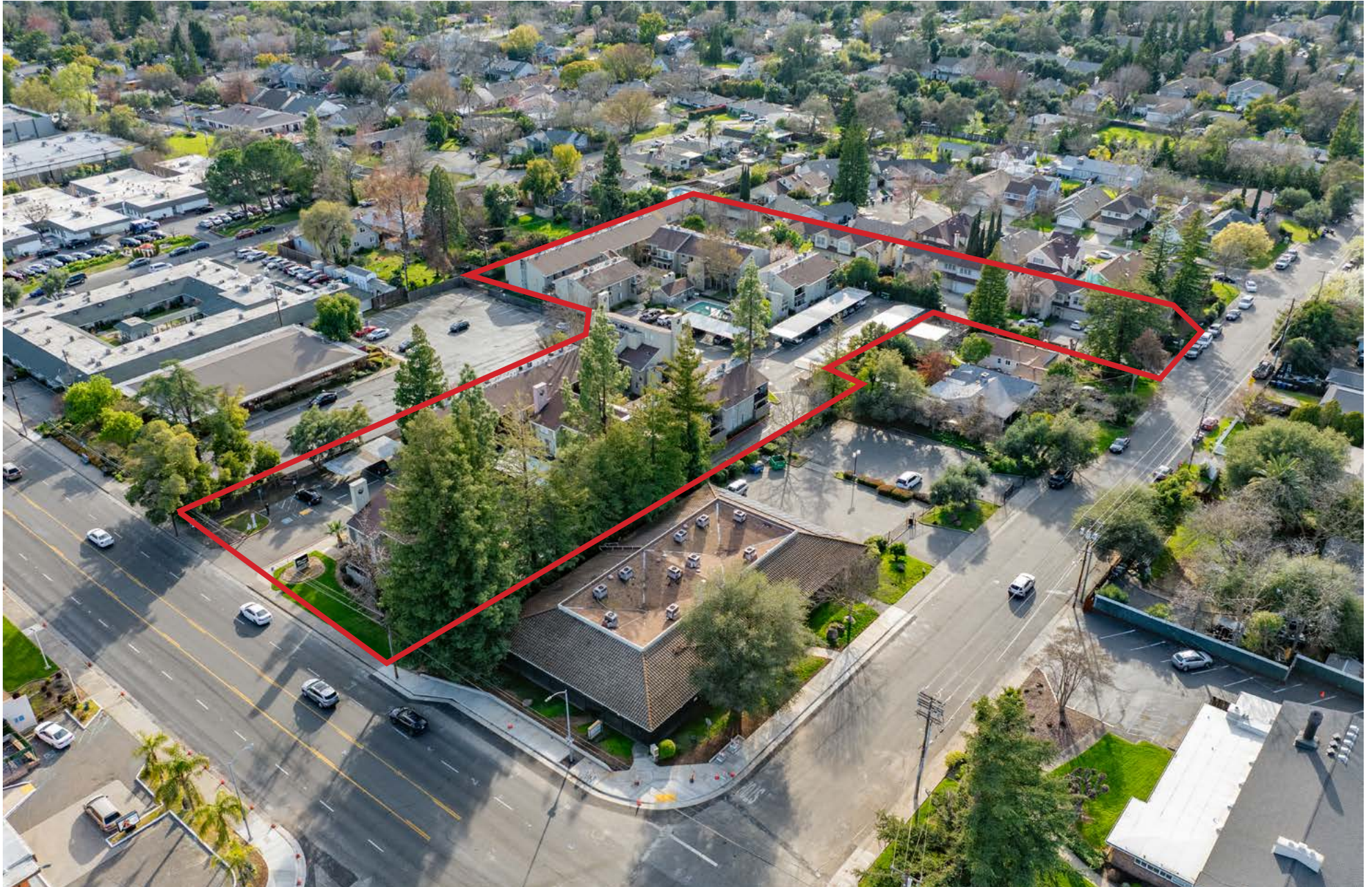


POOL AREA



AERIAL PHOTOS



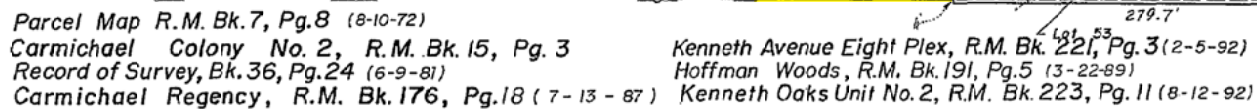


AERIAL PHOTOS



BRAUN
INTERNATIONAL

SINCE 1908



RENT ROLL

Wooded Village Apartments

Unit	Status	Market Rent	Actual Rent	Residential Deposit	Lease Expiration
101	CURRENT	1,345.00	1,345.00	1,675.00	7/31/2024
102	CURRENT	1,575.00	1,575.00	2,275.00	4/23/2023
103	CURRENT	1,395.00	1,395.00	775.00	6/18/2018
104	CURRENT	1,288.00	1,288.00	1,830.00	5/18/2020
105	CURRENT	1,245.00	1,245.00	1,245.00	8/31/2024
106	CURRENT	1,677.00	1,677.00	1,525.00	4/24/2022
107	CURRENT	1,495.00	1,495.00	1,495.00	4/30/2025
108	CURRENT	1,588.00	1,588.00	2,075.00	10/18/2019
109	CURRENT	1,549.00	1,549.00	1,549.00	10/31/2024
110	CURRENT	1,595.00	1,595.00	1,150.00	9/7/2018
111	CURRENT	1,525.00	1,525.00	1,975.80	2/13/2022
112	CURRENT	1,567.00	1,567.00	2,225.00	5/28/2022
113	CURRENT	1,228.00	1,228.00	1,000.00	9/30/2017
114	CURRENT	1,495.00	1,495.00	1,495.00	9/30/2024
115	CURRENT	1,625.00	1,625.00	2,275.00	8/31/2023
116	CURRENT	1,595.00	1,595.00	3,125.00	3/31/2024
117	CURRENT	1,645.00	1,645.00	1,645.00	6/30/2025
118	CURRENT	1,527.00	1,527.00	500.00	9/30/2017
119	CURRENT	1,520.00	1,520.00	1,725.00	12/1/2023
120	CURRENT	1,408.00	1,408.00	2,275.00	12/13/2019
121	CURRENT	1,645.00	1,645.00	1,645.00	12/31/2024
122	CURRENT	1,545.00	1,545.00	1,545.00	8/31/2024
123	CURRENT	1,495.00	1,495.00	1,495.00	5/31/2025
124	CURRENT	1,275.00	1,275.00	1,600.00	7/31/2024
125	CURRENT	1,228.00	1,228.00	2,080.50	10/14/2017
201	CURRENT	1,775.00	1,775.00	1,775.00	6/30/2025
202	CURRENT	1,760.00	1,760.00	1,600.00	9/30/2020
203	CURRENT	1,875.00	1,875.00	1,725.00	4/30/2022
204	CURRENT	1,725.00	1,615.00	1,615.00	8/31/2025
205	CURRENT	1,174.00	1,174.00	1,145.00	5/31/2018
206	CURRENT	1,558.00	1,558.00	1,750.00	4/30/2021
207	CURRENT	1,495.00	1,495.00	1,495.00	9/30/2024
208	VACANT	1,588.00	0.00	0.00	-
209	CURRENT	1,515.00	1,515.00	1,515.00	10/31/2024
210	CURRENT	1,588.00	1,588.00	2,325.00	10/31/2020
211	CURRENT	0.00	0.00	1,000.00	3/31/2014
212	VACANT	1,895.00	0.00	0.00	-
213	CURRENT	1,779.00	1,779.00	1,779.00	10/31/2024

RENT ROLL

Wooded Village Apartments

Unit	Status	Market Rent	Actual Rent	Residential Deposit	Lease Expiration
214	VACANT	1,468.00	0.00	0.00	
215	CURRENT	1,515.00	1,515.00	2,375.00	9/24/2023
216	CURRENT	1,499.00	1,499.00	2,209.50	9/30/2017
217	CURRENT	1,545.00	1,545.00	1,725.00	4/30/2025
218	CURRENT	1,555.00	1,555.00	1,725.00	12/2/2023
219	CURRENT	1,495.00	1,495.00	1,495.00	5/31/2025
220	CURRENT	1,622.00	1,622.00	2,075.00	5/21/2022
221	CURRENT	1,645.00	1,645.00	2,725.00	4/30/2024
222	CURRENT	1,375.00	1,375.00	1,375.00	3/31/2025
223	CURRENT	1,495.00	1,495.00	1,495.00	5/31/2025
224	CURRENT	1,400.00	1,400.00	2,533.97	8/25/2023
225	CURRENT	1,525.00	1,525.00	2,000.00	8/14/2022
226	CURRENT	1,457.00	1,457.00	2,075.00	4/29/2022
206	CURRENT	1,558.00	1,558.00	1,750.00	4/30/2021
51 Units		76,398.00	71,337.00	83,732.77	

Unit	Square Footage	Market Rent	Actual Rent	Security Deposit	Other Deposits	# Of Units	% Unit Occupancy	% Sqft Occupied
Current/Notice/Vacant Residents	42,197.00	76,398.00	71,337.00	83,732.77	0.00	51	94.11	93.36
Future Residents/Applicants	0.00	0.00	0.00	0.00	0.00	0		
Occupied Units	39,398.00	71,447.00				48	94.11	93.36
Total Non Rev Units	0.00	0.00				0	0.00	0.00
Total Vacant Units	2,799.00	4,951.00				3	5.88	6.63
51 Units	42,197.00	76,398.00	71,337.00	83,732.77	0.00	51	100.00	100.00

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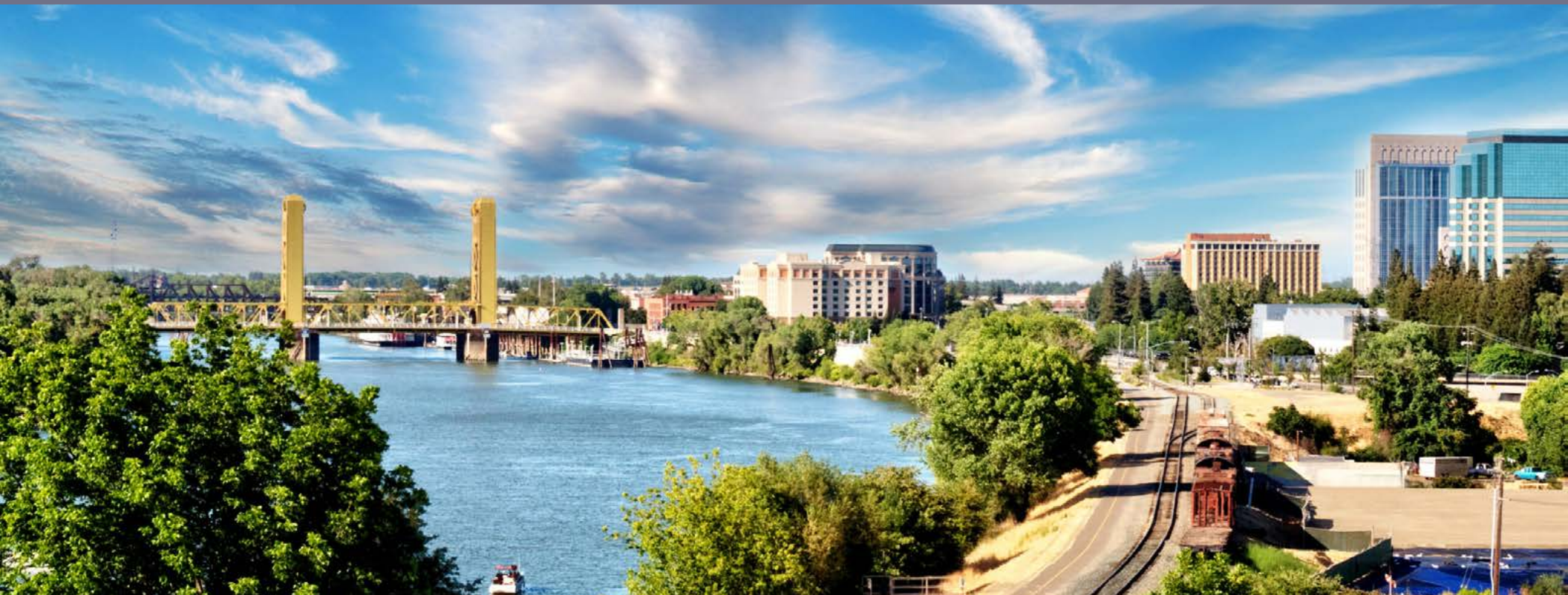


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SACRAMENTO COUNTY

Sacramento County is a county located in the U.S. state of California . As of the 2020 census, the population was 1,585,055. Its county seat is Sacramento, which has been the state capital of California since 1854. Sacramento County is the central county of the Greater Sacramento metropolitan area. The county covers about 994 square miles in the northern portion of the Central Valley, on into Gold Country. Sacramento County extends from the low delta lands between the Sacramento River and San Joaquin including Suisun Bay, north to about ten miles beyond the State Capitol and east into the foothills of the Sierra Nevada Mountains. The southernmost portion of Sacramento County has direct access to San Francisco Bay. Since 2010, statewide droughts in California have further strained Sacramento County's water security.



GREATER SACRAMENTO AREA

The Greater Sacramento area refers to a metropolitan region in Northern California comprising either the U.S. Census Bureau defined Sacramento–Roseville–Arden-Arcade metropolitan statistical area or the larger Sacramento–Roseville combined statistical area, the latter of which consists of seven counties, namely Sacramento, Yolo, Placer, El Dorado, Sutter, Yuba, and Nevada counties. Straddling the Central Valley and Sierra Nevada regions of California,

Greater Sacramento is anchored by the state capital of Sacramento, the political center of California. Greater Sacramento also contains sites of natural beauty including Lake Tahoe, the largest alpine lake in North America and numerous ski and nature resorts. It is also located in one of the world's most important agricultural areas.

CARMICHAEL, CA

Carmichael is a census-designated place (CDP) in Sacramento County, California, United States. It is an unincorporated suburb in the Greater Sacramento metropolitan area. The population was 79,793 at the 2020 census. According to the United States Census Bureau, the CDP has an area of 13.8 square miles. The median household income was \$47,041 and the median family income was \$59,002.

Carmichael is a very friendly place, with lots of trees and close to the American River. Some parts of Carmichael have a semi rural rustic charm and lots of 1/4 acre to 1 acre plus.

SALE TERMS

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- Listing Price \$5,500,000
- The property is sold in as is condition
- Seller will not make any repairs
- Buyer will execute Seller Trustee addendum
- Buyer to provide proof of funds with offer
- Buyer deposit upon acceptance of offer is 3% of purchase price
- Property and financial information available at BraunCo.com
- Property sold with existing tenants.

INFORMATION AVAILABLE

- 2024 Income Statement
- 2025 Current Rent Roll
- Tenant Estoppels if available
- Leases
- Seller Trustee addendum
- Preliminary Title Report
- Natural Hazard Report
- Commercial Property Seller Questionnaire
- Exempt Seller Disclosure

CONTACT INFORMATION

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- BraunCo.com

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