



FOR SALE

Eden Square Apartments

945 N El Dorado Street
Stockton, CA 95202

45-UNIT Mixed-Use Apartment Building

36-APARTMENT Units & 9 Commercial Spaces

SALE PRICE \$5,250,000

PRICE PER Unit \$116,667

YEAR ONE CAP rate 6.61%

VALUE-ADD Opportunity

MARKET CAP Rate 8.31%

**Kidder
Mathews**



INVESTMENT SUMMARY

The Multifamily Team of Kidder Mathews is pleased to present another prime investment opportunity of the 45-unit mixed-use Eden Square Apartments located in the booming Stockton, CA market.

THE OFFERING

Eden Square is a well located and desirable value-add opportunity with the immediate ability to increase NOI (Net Operating Income) with little to no capital expenditure and exceed a 6.6% cap rate within the first year of ownership.

With a strong rental history, big upside, and a plethora of income avenues, Eden Square is a desirable asset for both short-term and long-term hold Buyers seeking strong yield.

Built in 1928, Eden Square is beautiful mid-rise building conveniently located between Downtown Stockton and the University of the Pacific. The subject property consists of 5 stories, plus underground parking garage/storage, and

is comprised of 20 large Studio apartments, 16 spacious 1-bedroom/1-bathroom units, and 9 commercial/retail spaces.

All apartment units offer residents spacious floor plans with 10 foot ceilings, sweeping city skyline views, hardwood flooring, ample closet and storage space, ceiling fans, wall and window unit heat and air, dining nook, equipped kitchens, and bathrooms with bathtub and shower.

Residents of Eden Square enjoy underground, off-street parking, secure access to the building, perfect proximity to the best of Stockton within a short walk, bike-ride or commute, easy freeway access, on-site laundry, and extra storage space available for all of their needs.

Residents also appreciate the pet-friendly community with access to Eden Park directly across the street as well as MLK Plaza a short 3 block walk to the South. In combination with the aforementioned, the subject property has been managed and immaculately maintained with significant pride of ownership, resulting in low tenant turnover and high occupancy rates.



PROPERTY OVERVIEW

Address	945 N El Dorado Street Stockton, CA 95202
No. of Units	45
RSF	±50,049 SF
Lot Size	±26,136 AC
Year Built	1928
Price	\$5,250,000
Price/Unit	\$116,667
Price/SF	\$104.90
Year One CAP Rate	6.61%
GRM	10.40
Laundry	On-Site
Parking	30

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