

3030-3040 W. Byron Road



OFFERING MEMORANDUM

Six Unit Multifamily



3030-3040 W. Byron Road

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Exclusively Marketed by:

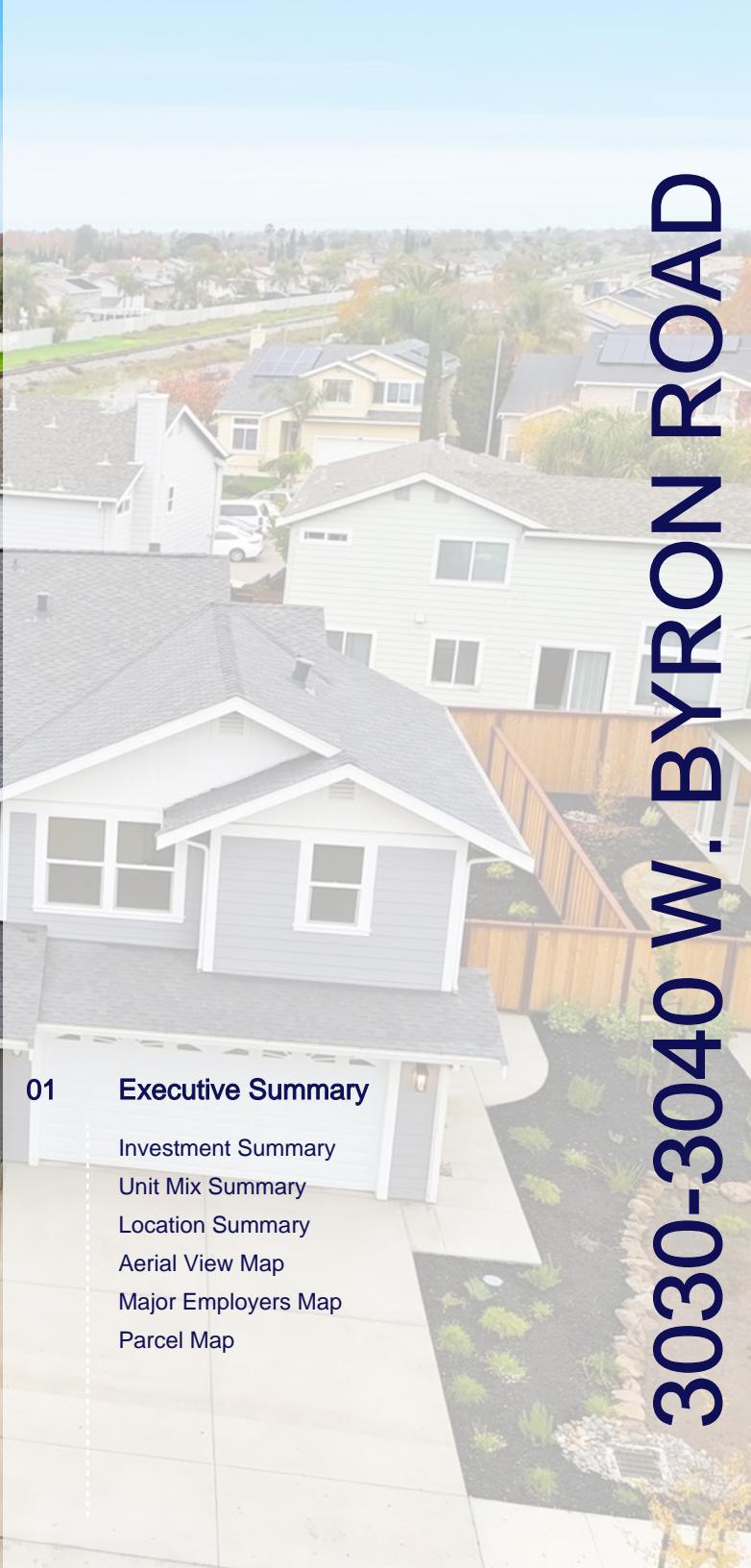
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3030-3040 W. BYRON ROAD



01

Executive Summary

- Investment Summary
- Unit Mix Summary
- Location Summary
- Aerial View Map
- Major Employers Map
- Parcel Map

OFFERING SUMMARY

COUNTY	San Joaquin
BUILDING SF	17,810 SF
LAND ACRES	1.07
NUMBER OF UNITS	6
YEAR BUILT	2026
APN	238-070-100-000

FINANCIAL SUMMARY

PRICE	\$6,188,000
PRICE PSF	\$347.45
PRICE PER UNIT	\$1,031,333
NOI (Pro Forma)	\$179,594
CAP RATE (Pro Forma)	2.90%
GRM (Pro Forma)	21.71

Investment Highlights

- Prime Investment Opportunity. This property is delivered vacant by design, offering complete control from day one—no legacy tenants, no deferred maintenance, and no operational guesswork. It is also located in a non-rent-controlled city. Investors can implement a lease-up strategy aligned with current market demand rather than inheriting past decisions.
- New Construction. 6-Unit Multifamily Built-to-Rent Project. The unit mix consists of a 3 duplex community. Each unit contains 4 bedrooms, 3.5 bathrooms, gas fireplace, stainless-steel kitchen appliances, a walk-in pantry, attached 2-car garage; EV-charger ready, dedicated laundry room, and a private backyard.

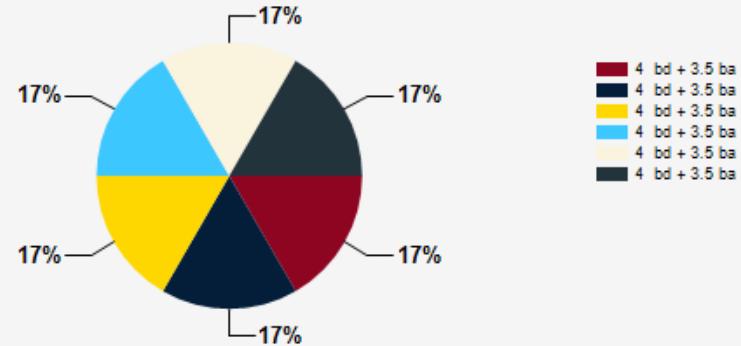


- Separate metering for gas, electricity, and water.
- Fantastic Location. Tracy is the third-largest city in San Joaquin County, situated just east of the San Francisco Bay Area. As job growth accelerates east of the Bay Area, housing demand is following—creating a compelling opportunity for investors positioning ahead of broader market awareness. With a convenient 45-minute drive to Hayward, residents enjoy easy access to the Bay Area job market, making Tracy an attractive option for commuters seeking a balance between affordability and proximity to employment hubs.
- Tenants living at 3030-3040 W. Byron Road benefit from their close proximity to convenient transportation corridors including Interstate 5, Interstate 205 and Interstate 580. Additionally, Tracy is home to several major employers in logistics, retail, and manufacturing, including Amazon, which is located a mere 5.69 miles away and houses over 1,500 employees, Safeway, Costco, and Medline Industries, all of which operate large distribution centers in the area. This strong industrial base provides diverse local job opportunities while supporting the city's growing economy.

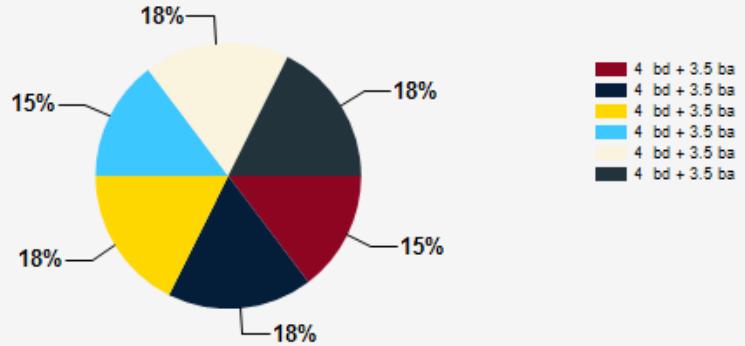


Unit Mix	# Units	Square Feet	Actual		Market		
			Current Rent	Monthly Income	Market Rent	Market Rent PSF	Market Income
4 bd + 3.5 ba	1	2,297	\$0	\$0	\$3,750 - \$4,000	\$1.69	\$3,875
4 bd + 3.5 ba	1	2,710	\$0	\$0	\$3,850 - \$4,150	\$1.48	\$4,000
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Totals/Averages	6	2,572	\$0	\$0	\$3,958	\$1.55	\$23,750

Unit Mix Summary



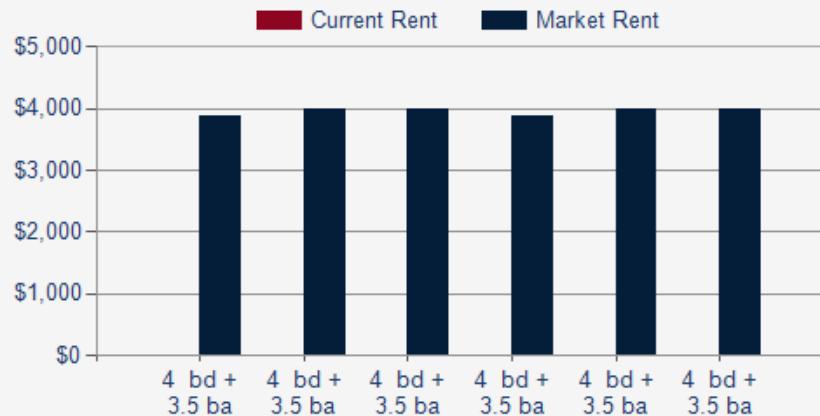
Unit Mix SF



Unit Mix Revenue

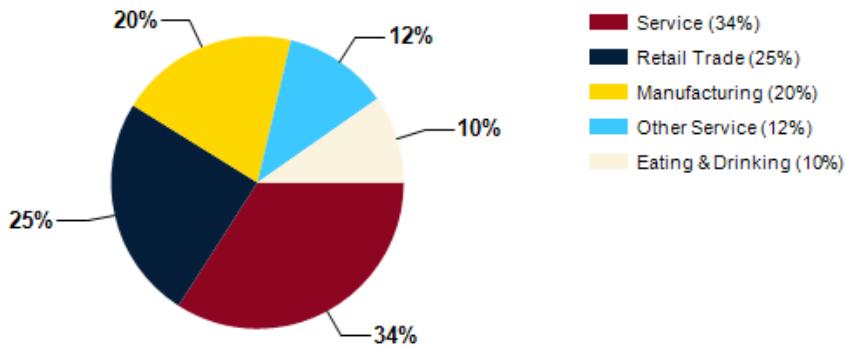
■ Other

Actual vs. Market Revenue



- The property is located in the city of Tracy, California, which is part of San Joaquin County. Tracy is known for its agricultural roots and easy proximity to the Bay Area.
- Tracy is conveniently situated near major transportation routes, with easy access to Interstates 205 and 580, making it a strategic location for businesses looking to serve the Bay Area, Central Valley, and beyond.
- The property is in close proximity to several amenities, including the West Valley Mall, which features a variety of retail stores, restaurants, and entertainment options for residents and visitors.
- Tracy boasts a diverse economy with a mix of industries, including logistics, manufacturing, healthcare, and technology, providing a stable economic base for businesses in the area.
- The city of Tracy offers a range of outdoor recreational opportunities, such as parks, hiking trails, and golf courses, making it an attractive location for residents seeking a balance between work and leisure.

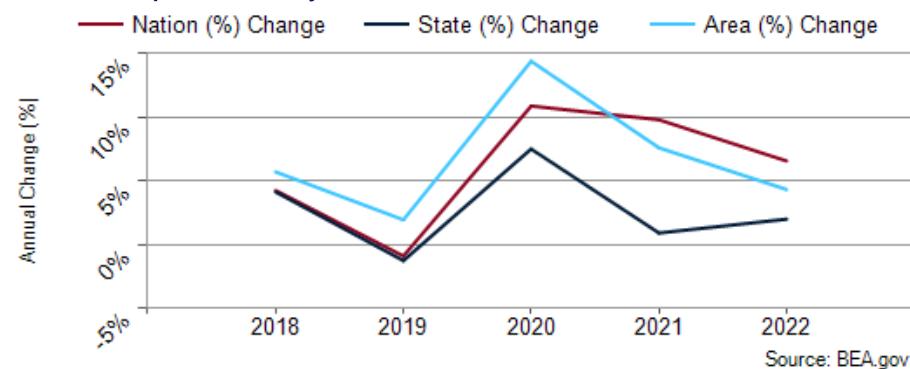
Major Industries by Employee Count

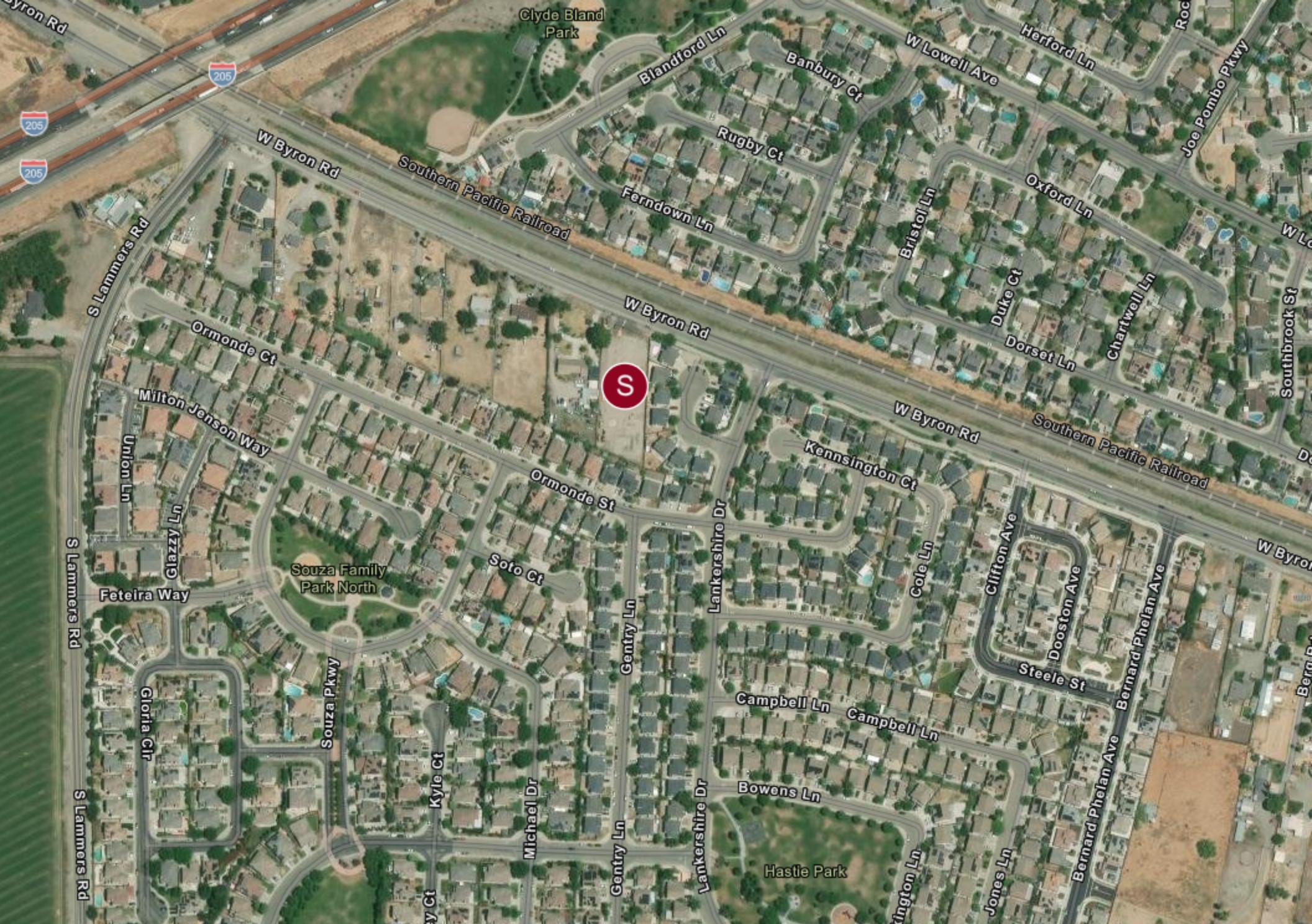


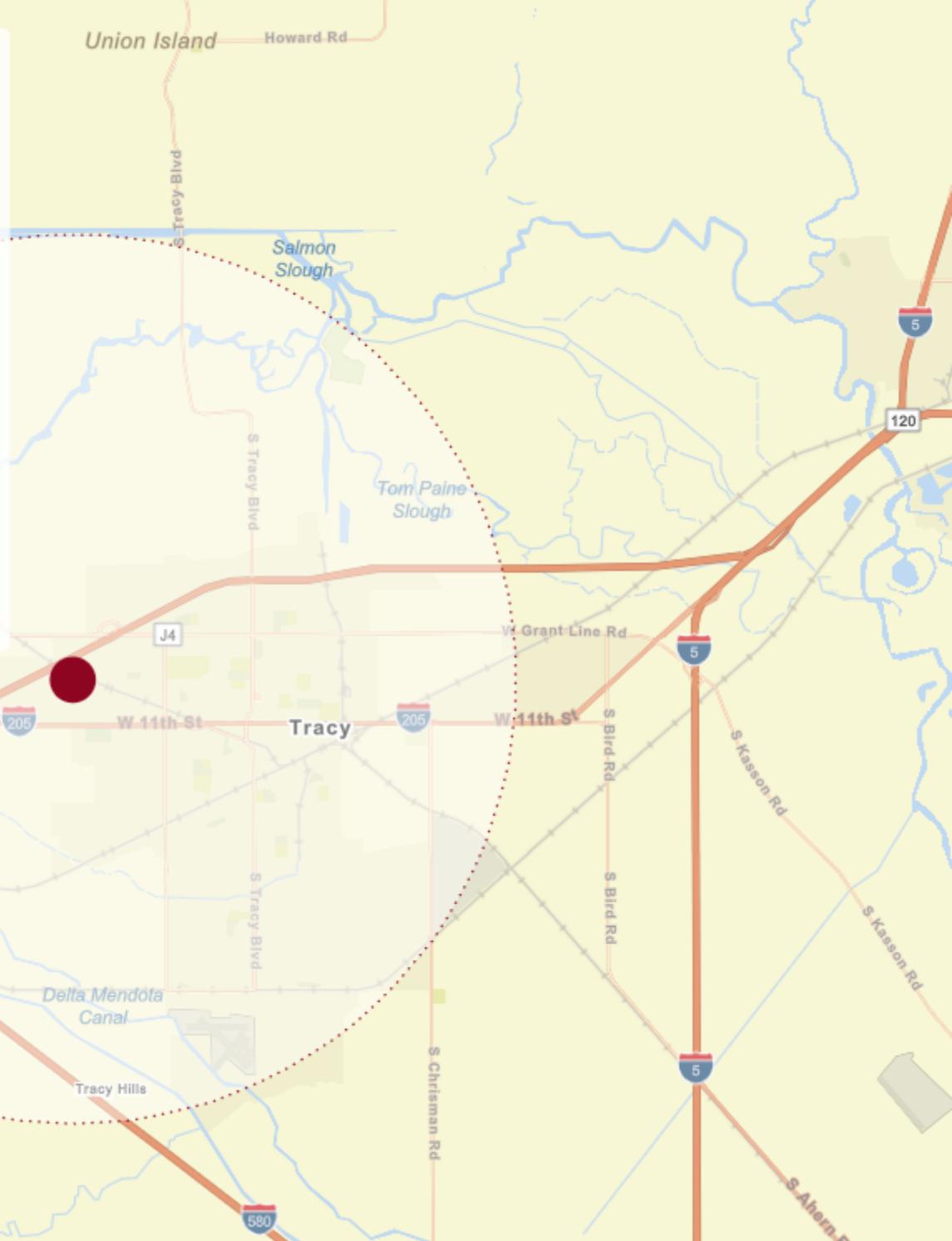
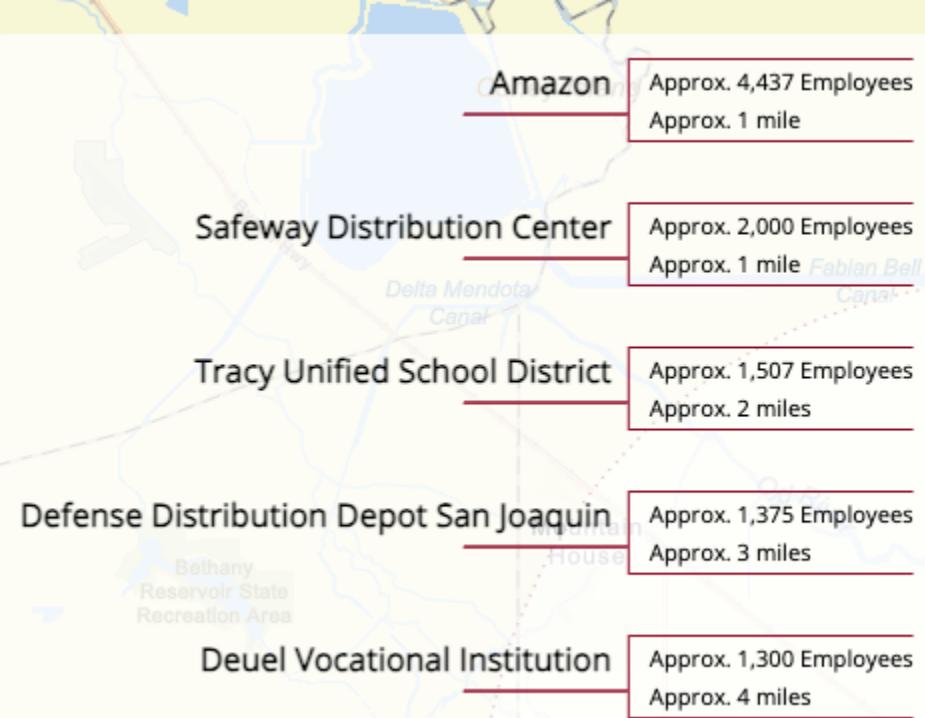
Largest Employers

Amazon	4,437
Safeway Distribution Center	2,000
Tracy Unified School District	1,507
Defense Distribution Depot San Joaquin	1,375
Deuel Vocational Institute	1,300
Taylor Farms Pacific	691
Sutter Tracy Community Hospital	568
City of Tracy	550

San Joaquin County GDP Trend



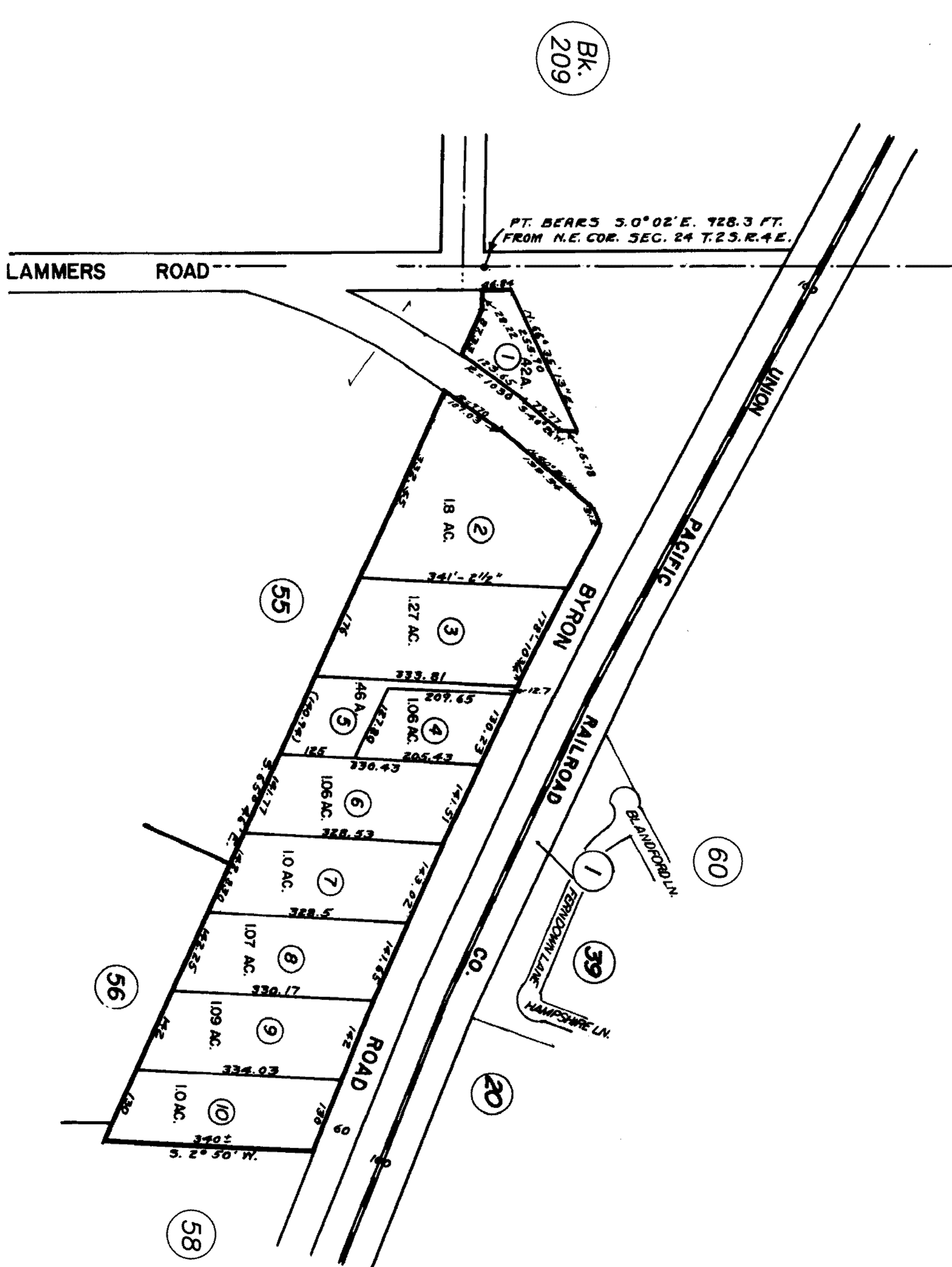




POR. OF SEC. 19, T.2S. R.5E., M.D.B.&M.

THIS MAP IS FOR
ASSESSMENT USE ONLY

238-07



HIGHEST A.P.N. USED			
YEAR	PAR. #	PAR. #	PAR. #
04-05	10		

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

CITY OF TRACY
Assessor's Map Bk.238 Pg.07
County of San Joaquin, Calif.

3030-3040 W. BYRON ROAD



02 Property Description

- [Property Features](#)
- [Site Plan](#)
- [Floor Plan 1](#)
- [Floor Plan 2](#)
- [Property Images](#)

PROPERTY FEATURES

NUMBER OF UNITS	6
BUILDING SF	17,810
LAND ACRES	1.07
YEAR BUILT	2026
# OF PARCELS	1
BUILDING CLASS	Multi-Family
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	3
NUMBER OF PARKING SPACES	15
WASHER/DRYER	Hookups
LIVABLE SF	15,028

UTILITIES

WATER	Tenant
TRASH	Tenant
GAS	Tenant
ELECTRIC	Tenant

CONSTRUCTION

FOUNDATION	Concrete Slab
FRAMING	Wood
ROOF	Composition Shingle





3040 Byron Rd, Tracy, CA 95377

Main Building: Above Grade Finished Area 2710.69 sq ft



1st Floor
Finished Area 1157.31 sq ft



2nd Floor
Finished Area 1553.37 sq ft

PREPARED: 2025/12/12

3032 Byron Rd, Tracy, CA

Main Building: Above Grade Finished Area 2297.22 sq ft



1st Floor
Finished Area 924.28 sq ft

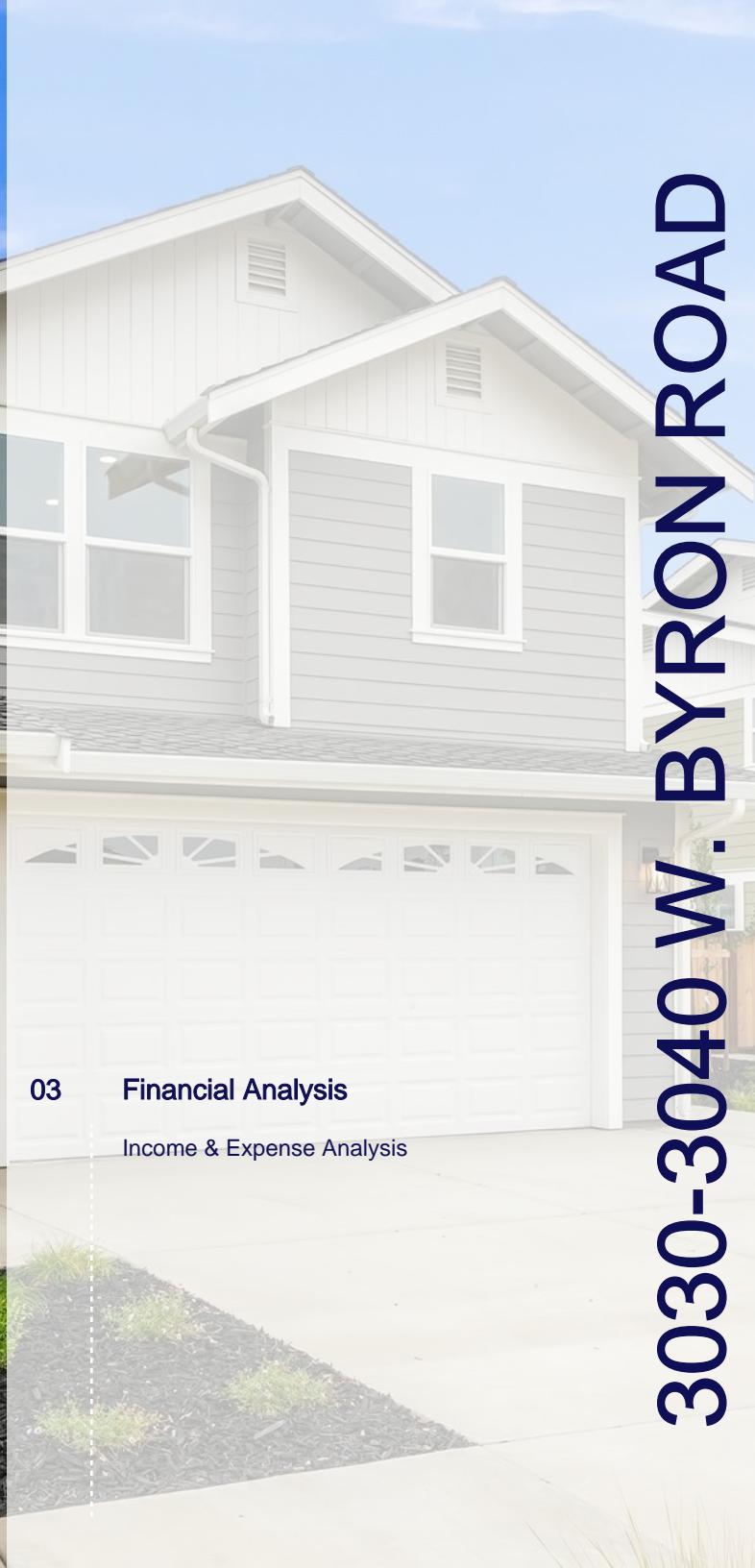


2nd Floor
Finished Area 1372.94 sq ft

0 5 10 ft

PREPARED: 2025/12/12

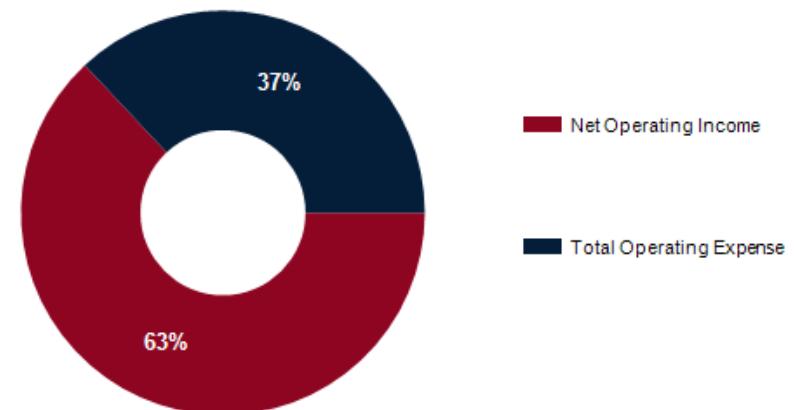




03 **Financial Analysis**
Income & Expense Analysis

3030-3040 W. BYRON ROAD

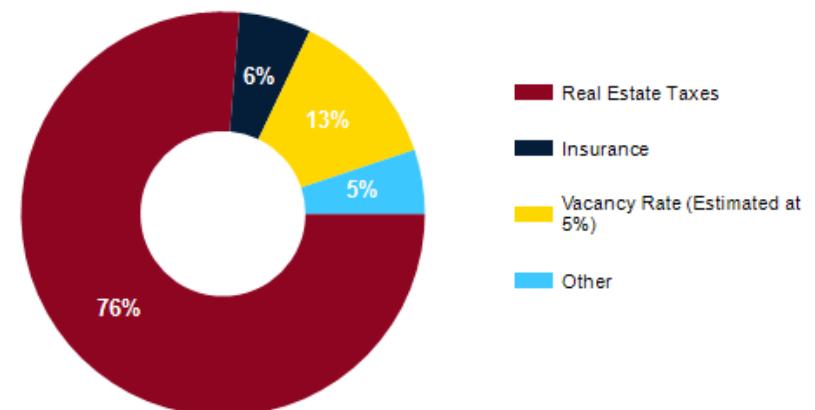
INCOME	PRO FORMA
Gross Scheduled Rent	\$285,000
Effective Gross Income	\$285,000
Less Expenses	\$105,406 36.98%
Net Operating Income	\$179,594



DISTRIBUTION OF EXPENSES

PRO FORMA

EXPENSES	PRO FORMA	Per Unit
Real Estate Taxes	\$80,444	\$13,407
Insurance	\$6,062	\$1,010
Water / Sewer	\$3,000	\$500
Landscaping	\$2,400	\$400
Vacancy Rate (Estimated at 5%)	\$13,500	\$2,250
Total Operating Expense	\$105,406	\$17,568
Expense / SF		\$5.92
% of EGI		36.98%



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.

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Exclusively Marketed by:

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