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## Spring Meadows A 120 Unit Apartment Community

2 bedroom x 1 bath units

1600 Travion Court  
Fairfield, CA 94533

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# PROPERTY DESCRIPTION

## 2 BEDROOM x 1 BATH UNITS

Spring Meadows Apartments is a prominently located, 120 unit apartment community offering three popular floor plans: 59 two bedroom, one bathroom downstairs units (46 with private yards), 60 two bedroom, one bathroom upstairs units with vary large master bedrooms, and a single studio unit in fifteen separate eight-unit buildings.

Each of the eight buildings is situated on its own legal parcel and has its own Assessors Parcel Number. Each building is two stories with four upstairs units and four downstairs units. The upstairs units have large living rooms and oversized master bedrooms and closets. 46 of the 60 downstairs units, popular with families who have younger children, offer large, private fenced patio-yards.

The property is situated on 16 separate parcels which combined, total 5.43 acres. It was constructed in 1964 and has been well maintained and updated throughout the years.

Sensing demand in the market, the current ownership has recently completed a full remodel of several units to determine what the after-remodel market rent could be today. The results of the program were excellent. These units, highlighted in the rent roll included herein, have been rented on 6 month leases for new rents of \$1,000 and, later, even \$1,050. The upside possibility for a new owner willing to continue with this remodel program is outstanding.

The current condition of Spring Meadows is very good. The ownership has recently painted the entire property, sealed and re-stripped the expansive parking area.

The opportunities for this property are tremendous. There is the opportunity to increase revenue in many ways: from extra parking fees because of the newly striped stalls, to the potential increase in laundry income by installing more coin operated washers and dryers, to the significant, across-the-board "stabilization" of rents, to the \$900 figure, or to the more ambitious undertaking of achieving the fully remodeled figure of \$1,000 plus.

Very rarely in today's investment real estate climate does an investment offer so many tangible avenues in which to quickly increase net operating income so significantly.

# INVESTMENT OFFERING

With a down payment of \$4,147,500, Buyer shall acquire a new loan in the amount of approximately \$7,702,500.

Note: There is currently a loan of approximately \$6,600,000 which has a due date of 2012 and may be assumable.

## 1. Current

The cap rate on the current NOI of \$703,741 is 6.00%. Rents are on the increase and the current market rent of \$900 is achievable with a minor carpet and paint turnover.

## 2. Stabilized

Stabilizing current rents at \$900/month brings the CAP rate to 6.2%. The vacancy rate in Fairfield is expected to be below the 3% range once the latest market figures are presented by the City of Fairfield in late 2007.

## 3. Full Remodel Opportunity

In the summer of 2007, the ownership of Spring Meadows sensed a demand in the market for fully remodeled, updated units. They chose five individual units and upgraded them with the following amenities:

- Ceramic tile floor
- New kitchen cabinets & countertops
- New kitchen sink & fixtures
- New appliances
- New bathroom enclosures, vanities, and fixtures

The response was excellent. These units were initially re-rented for \$1,000 with the latest one leased for \$1,050 per month. Clearly, there is demand for high quality, renovated units and an opportunity for a new investor to earn an even higher return by upgrading units immediately, or over time. With all units rented at \$1,025 the CAP rate (excluding renovation costs) jumps to an incredible 7.56%.

With a potential “construction” factor included as part of their purchase loan, the next owner of Spring Meadows will benefit greatly by continuing this successful program.

# ON-SITE SURVEY

## BUILDING CONSTRUCTION

Built in 1964  
15 two-story, garden style buildings  
5.43 acres (16 parcels)  
Wood frame/stucco siding construction  
Built up roof on each

## PROPERTY DESCRIPTION

1 — Studio apartment (approx. 500 sq. ft.)  
13 — Two bedroom, one bathroom downstairs units (approx. 800 sq. ft.)  
46 — Two bedroom, one bathroom downstairs with yards ( approx. 800 sq. ft.)  
60 — Two bedroom, one bathroom upstairs units with large master bedroom  
(approx. 875 sq. ft.)  
Seven laundry rooms with 2 washers and 2 dryers each  
(hookups for 15 laundry rooms—equipment is owned)

## INDIVIDUAL UNIT AMENITIES

Each unit separately metered for gas and electricity  
Fenced, private yards (46 downstairs units)  
Large master bedrooms with oversized closets (upstairs units)  
Eat in kitchen  
Refrigerator  
Dishwasher (some units)  
Electric ranges  
Gas, wall heat and wall A/C  
Carpets and drapes

## ACCESS TO PROPERTY

Primarily single family neighborhood with very little apartment competition.  
Walk to Solano Mall  
Convenient location  
Less than 3/4 mile to Interstate 80  
Walking distance to all Fairfield Schools  
Public transportation access one block from complex  
Walk to downtown and county offices

# RENT ROLL

Unit No.	Unit Type	Current Rent	Stabilized	With Full Remodel
00T1	2/1	\$ 875	\$ 900	\$ 1,025
00T2	Studio	\$ 650	\$ 700	\$ 800
00T3	2/1	\$ 900	\$ 900	\$ 1,025
00T4	2/1	\$ 875	\$ 900	\$ 1,025
01T1	2/1	\$ 850	\$ 900	\$ 1,025
01T2	2/1	\$ 875	\$ 900	\$ 1,025
01T3	2/1	\$ 900	\$ 900	\$ 1,025
01T4	2/1	\$ 875	\$ 900	\$ 1,025
02T1	2/1	\$ 875	\$ 900	\$ 1,025
02T2	2/1	\$ 875	\$ 900	\$ 1,025
02T3	2/1	\$ 875	\$ 900	\$ 1,025
02T4	2/1	\$ 875	\$ 900	\$ 1,025
03T1	2/1	\$ 875	\$ 900	\$ 1,025
03T2	2/1	\$ 850	\$ 900	\$ 1,025
03T3	2/1	\$ 850	\$ 900	\$ 1,025
03T4	2/1	\$ 875	\$ 900	\$ 1,025
06T1	2/1	\$ 875	\$ 900	\$ 1,025
06T2	2/1	\$ 875	\$ 900	\$ 1,025
06T3	2/1	\$ 1,050	\$ 1,050	\$ 1,050
06T4	2/1	\$ 850	\$ 900	\$ 1,025
07T1	2/1	\$ 850	\$ 900	\$ 1,025
07T2	2/1	\$ 875	\$ 900	\$ 1,025
07T3	2/1	\$ 875	\$ 900	\$ 1,025
07T4	2/1	\$ 875	\$ 900	\$ 1,025
08/T1	2/1	\$ 1,000	\$ 1,000	\$ 1,025
08T2	2/1	\$ 875	\$ 900	\$ 1,025
08T3	2/1	\$ 1,000	\$ 1,000	\$ 1,025
08T4	2/1	\$ 1,000	\$ 1,000	\$ 1,025
09T1	2/1	\$ 875	\$ 900	\$ 1,025
09T2	2/1	\$ 850	\$ 900	\$ 1,025
09T3	2/1	\$ 875	\$ 900	\$ 1,025
09T4	2/1	\$ 875	\$ 900	\$ 1,025
12T1	2/1	\$ 900	\$ 900	\$ 1,025
12T2	2/1	\$ 875	\$ 900	\$ 1,025
12T3	2/1	\$ 875	\$ 900	\$ 1,025
12T4	2/1	\$ 900	\$ 900	\$ 1,025
13T1	2/1	\$ 875	\$ 900	\$ 1,025
13T2	2/1	\$ 875	\$ 900	\$ 1,025
13T3	2/1	\$ 850	\$ 900	\$ 1,025
13T4	2/1	\$ 900	\$ 900	\$ 1,025

Unit No.	Unit Type	Current Rent	Stabilized	With Full Remodel
14T1	2/1	\$ 975	\$ 975	\$ 1,025
14T2	2/1	\$ 875	\$ 900	\$ 1,025
14T3	2/1	\$ 850	\$ 900	\$ 1,025
14T4	2/1	\$ 875	\$ 900	\$ 1,025
15T1	2/1	\$ 875	\$ 900	\$ 1,025
15T2	2/1	\$ 875	\$ 900	\$ 1,025
15T3	2/1	\$ 875	\$ 900	\$ 1,025
15T4	2/1	\$ 850	\$ 900	\$ 1,025
18T1	2/1	\$ 875	\$ 900	\$ 1,025
18T2	2/1	\$ 875	\$ 900	\$ 1,025
18T3	2/1	\$ 900	\$ 900	\$ 1,025
18T4	2/1	\$ 875	\$ 900	\$ 1,025
19T1	2/1	\$ 875	\$ 900	\$ 1,025
19T2	2/1	\$ 850	\$ 900	\$ 1,025
19T3	2/1	\$ 875	\$ 900	\$ 1,025
19T4	2/1	\$ 850	\$ 900	\$ 1,025
20T1	2/1	\$ 875	\$ 900	\$ 1,025
20T2	2/1	\$ 875	\$ 900	\$ 1,025
20T3	2/1	\$ 850	\$ 900	\$ 1,025
20T4	2/1	\$ 875	\$ 900	\$ 1,025
21T1	2/1	\$ 875	\$ 900	\$ 1,025
21T2	2/1	\$ 900	\$ 900	\$ 1,025
21T3	2/1	\$ 850	\$ 900	\$ 1,025
21T4	2/1	\$ 875	\$ 900	\$ 1,025
24T1	2/1	\$ 850	\$ 900	\$ 1,025
24T2	2/1	\$ 875	\$ 900	\$ 1,025
24T3	2/1	\$ 850	\$ 900	\$ 1,025
24T4	2/1	\$ 875	\$ 900	\$ 1,025
25T1	2/1	\$ 875	\$ 900	\$ 1,025
25T2	2/1	\$ 900	\$ 900	\$ 1,025
25T3	2/1	\$ 875	\$ 900	\$ 1,025
25T4	2/1	\$ 875	\$ 900	\$ 1,025
26T1	2/1	\$ 875	\$ 900	\$ 1,025
26T2	2/1	\$ 850	\$ 900	\$ 1,025
26T3	2/1	\$ 900	\$ 900	\$ 1,025
26T4	2/1	\$ 875	\$ 900	\$ 1,025
27T1	2/1	\$ 850	\$ 900	\$ 1,025
27T2	2/1	\$ 875	\$ 900	\$ 1,025
27T3	2/1	\$ 950	\$ 950	\$ 1,025
27T4	2/1	\$ 850	\$ 900	\$ 1,025

Unit No.	Unit Type	Current Rent	Stabilized	With Full Remodel
01U1	2/1	\$ 875	\$ 900	\$ 1,025
01U2	2/1	\$ 875	\$ 900	\$ 1,025
01U3	2/1	\$ 875	\$ 900	\$ 1,025
01U4	2/1	\$ 875	\$ 900	\$ 1,025
03U1	2/1	\$ 875	\$ 900	\$ 1,025
03U2	2/1	\$ 850	\$ 900	\$ 1,025
03U3	2/1	\$ 850	\$ 900	\$ 1,025
03U4	2/1	\$ 875	\$ 900	\$ 1,025
07U1	2/1	\$ 850	\$ 900	\$ 1,025
07U2	2/1	\$ 875	\$ 900	\$ 1,025
07U3	2/1	\$ 850	\$ 900	\$ 1,025
07U4	2/1	\$ 850	\$ 900	\$ 1,025
09U1	2/1	\$ 875	\$ 900	\$ 1,025
09U2	2/1	\$ 1,000	\$ 1,000	\$ 1,025
09U3	2/1	\$ 875	\$ 900	\$ 1,025
09U4	2/1	\$ 900	\$ 900	\$ 1,025
13U1	2/1	\$ 850	\$ 900	\$ 1,025
13U2	2/1	\$ 875	\$ 900	\$ 1,025
13U3	2/1	\$ 875	\$ 900	\$ 1,025
13U4	2/1	\$ 875	\$ 900	\$ 1,025
15U1	2/1	\$ 875	\$ 900	\$ 1,025
15U2	2/1	\$ 925	\$ 900	\$ 1,025
15U3	2/1	\$ 875	\$ 900	\$ 1,025
15U4	2/1	\$ 900	\$ 900	\$ 1,025
19U1	2/1	\$ 900	\$ 900	\$ 1,025
19U2	2/1	\$ 875	\$ 900	\$ 1,025
19U3	2/1	\$ 875	\$ 900	\$ 1,025
19U4	2/1	\$ 875	\$ 900	\$ 1,025
21U1	2/1	\$ 875	\$ 900	\$ 1,025
21U2	2/1	\$ 875	\$ 900	\$ 1,025
21U3	2/1	\$ 875	\$ 900	\$ 1,025
21U4	2/1	\$ 875	\$ 900	\$ 1,025
25U1	2/1	\$ 850	\$ 900	\$ 1,025
25U2	2/1	\$ 875	\$ 900	\$ 1,025
25U3	2/1	\$ 875	\$ 900	\$ 1,025
25U4	2/1	\$ 875	\$ 900	\$ 1,025
27U1	2/1	\$ 900	\$ 900	\$ 1,025
27U2	2/1	\$ 875	\$ 900	\$ 1,025
27U3	2/1	\$ 875	\$ 900	\$ 1,025
27U4	2/1	\$ 875	\$ 900	\$ 1,025

= Fully Remodeled Units

**TOTALS**    \$ 105,475    \$ 108,350    \$ 122,800

## INCOME & EXPENSES

UNITS	TYPE	Estimated Sq. Ft.	Actual Rents	Stabilized @ \$900	Stabilized @ \$1,025+
1	Studio	600	\$650	\$700	\$800
13	Lower 2 BR x 1 BA	800	\$850-\$1,000	\$900-\$1,000	\$1,025
46	Lower 2 BR x 1 BA (yards)	800	\$850-\$1,000	\$900-\$1,000	\$1,025
60	Upper 2 BR x 1 BA	875	\$855-\$1,000	\$900-\$1,000	\$1,025
120	Total rentable square feet	100,300			

INCOME				
	Monthly Rent	\$105,475	\$108,350	\$122,800
	Laundry Income	\$2,500	\$2,500	\$2,500
	Parking Income	\$500	\$500	\$500
	Total Monthly Income	\$108,475	\$111,350	\$125,800
	<b>ANNUALIZED TOTAL INCOME</b>	<b>\$1,301,700</b>	<b>\$1,336,200</b>	<b>\$1,509,600</b>
	Scheduled Gross Income	\$1,301,700	\$1,336,200	\$1,509,600
	Less Vacancy Reserve (5.00%)	(\$65,085)	(\$66,810)	(\$75,480)
	<b>GROSS OPERATING INCOME</b>	<b>\$1,236,615</b>	<b>\$1,269,390</b>	<b>\$1,434,120</b>

EXPENSES	PROJECTED	PROJECTED	PROJECTED
Taxes (New @ 1.08289% + \$576)	(\$128,900)	(\$128,900)	(\$128,900)
Property Insurance (Actual @ \$.17/s.f.)	(\$17,352)	(\$17,352)	(\$17,352)
Trash Removal (2007 YTD Annualized)	(\$40,400)	(\$40,400)	(\$40,400)
Water & Sewer (2006 Actual)	(\$92,900)	(\$92,900)	(\$92,900)
PG&E (2007 Annualized)	(\$41,260)	(\$41,260)	(\$41,260)
Repairs and Maintenance (2006 Actual)	(\$71,455)	(\$71,455)	(\$71,455)
Capital Improvements (Projected @ \$250/unit)	(\$30,000)	(\$30,000)	(\$30,000)
Landscaping & Grounds (2006 Actual)	(\$9,000)	(\$9,000)	(\$9,000)
Pool Contract & Supplies (Est. \$250/mo.)	(\$3,000)	(\$3,000)	(\$3,000)
On-site Manager, PR, WC (2007 YTD Annualized)	(\$54,054)	(\$54,054)	(\$54,054)
Off-site Management (Projected @ 3%)	(\$35,345)	(\$37,000)	(\$41,000)
Administrative/Ads/Office (Est. @ \$600/mo.)	(\$7,200)	(\$7,200)	(\$7,200)
Legal, Accounting & License (2007 YTD Annualized)	(\$2,008)	(\$2,008)	(\$2,008)
<b>TOTAL EXPENSES</b>	<b>(\$532,874)</b>	<b>(\$534,529)</b>	<b>(\$538,529)</b>

<b>NET OPERATING INCOME</b>	<b>\$703,741</b>	<b>\$734,861</b>	<b>\$895,591</b>
Expenses as % of Gross Income	40.94%	40.00%	35.67%
Expenses per Unit	\$4,441	\$4,454	\$4,488
Expenses per Square Foot	\$5.31	\$5.33	\$5.37

## INVESTMENT SUMMARY

	CURRENT	STABILIZED @ \$900	PROJECTED @ \$1,025
<b>POTENTIAL SALE PRICE</b>	<b>\$11,850,000</b>	<b>\$11,850,000</b>	<b>\$11,850,000</b>
Down Payment	\$3,600,000 30%	\$3,600,000 30%	\$3,600,000 30%
First Loan	\$8,250,000 70%	\$8,250,000 70%	\$8,250,000 70%
<b>NET OPERATING INCOME</b>	<b>\$703,741</b>	<b>\$734,861</b>	<b>\$895,591</b>
Estimated Debt Service (first loan@1.2:1 DCR/5.85%, 3-YR I.O., then 30 year amortization)	(\$482,625)	(\$482,625)	(\$482,625)
Pre-Tax Cash Flow	\$221,116	\$252,236	\$412,966
Plus: Principal Paydown (interest only 1-3)	\$0	\$0	\$0
Total Pre-Tax Return	\$221,116	\$252,236	\$412,966
Pre-Tax Return on Investment	6.14%	7.01%	11.47% *
<b>TOTAL PRE-TAX RETURN ON INVESTMENT</b>	<b>6.14%</b>	<b>7.01%</b>	<b>11.47%</b>
Gross Rent Multiplier	9.10	8.87	7.85
Capitalization Rate	6.00%	6.20%	7.56%
Price per square foot	\$118.15	\$118.15	\$118.15
Price per unit	\$98,750	\$98,750	\$98,750

\* Return on investment calculation does not include remodel capital costs.  
The current owner has spent approximately \$7,000 per unit to upgrade.



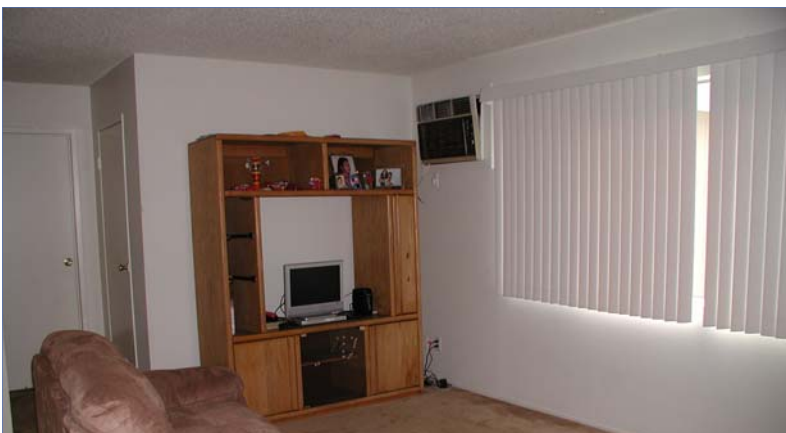
## PROPERTY PHOTOS



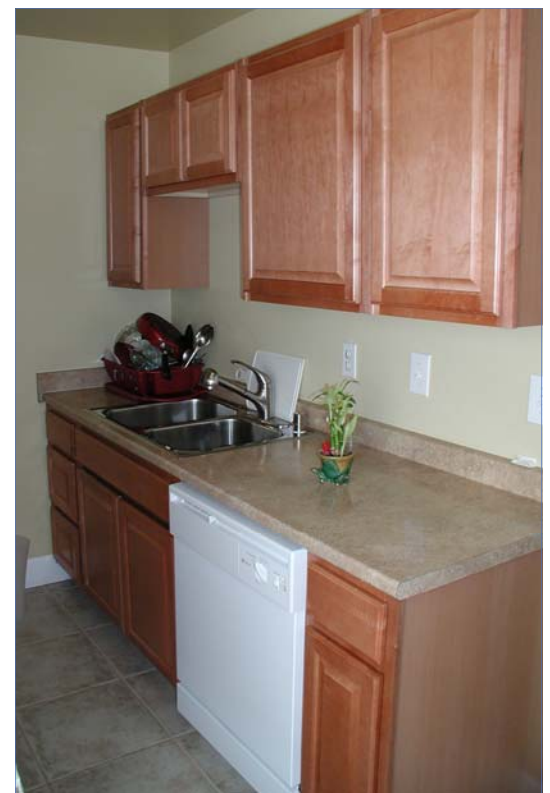
FULLY REMODELED DINING ROOM



UPDATED KITCHEN



UPDATED LIVING ROOM



FULLY REMODELED KITCHEN

## PROPERTY PHOTOS



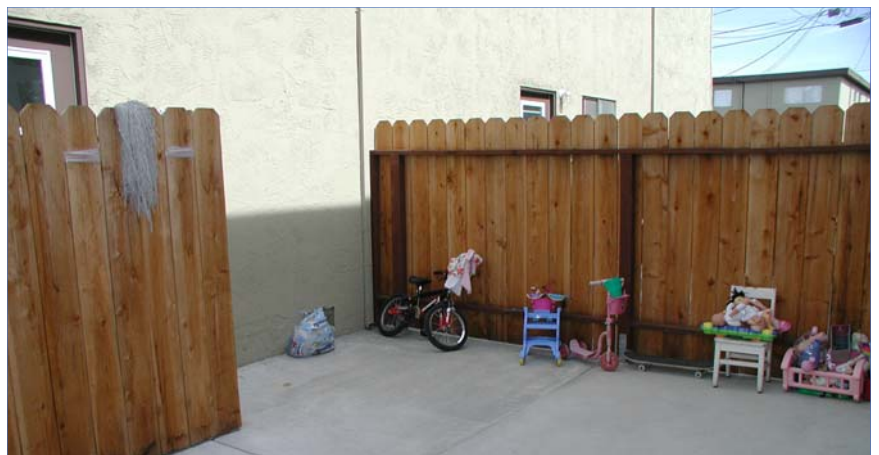
UPDATED BATHROOM



NEWLY SLURRIED & STRIPED PARKING LOT



FULLY REMODELED BATHROOM



LARGE, PRIVATE PAVED BACK YARD (46 UNITS)





## RENT SURVEY & PHOTOS

PROPERTY:	<b>SPRING MEADOWS</b> <b>1600 Travion Court</b> <b>Fairfield</b>	<b>CLAY BANK APTS</b> 1250 Clay Bank Ave Fairfield	<b>CEDAR GLEN</b> 303 Sandy Lane Suisun	<b>WILLOW BROOK</b> 2376 Fairfield Ave Fairfield	<b>COUNTRY CLUB</b> 1700 East Tabor Fairfield	<b>AUTUMN WOODS</b> 1111 Alaska Ave Fairfield
FEATURES:	Swimming pool, off street parking,, laundry facility	Large Units, Covered Parking, Dishwasher, Disposal	Dishwasher, Disposal, Patio/Balcony, Pool	Dishwasher, Disposal, Patio/Balcony, Pool	Dishwasher, Disposal, Patio/Balcony, Pool, Tennis Courts, Playground	Dishwasher, Disposal, Patio/Balcony, Pool
<b>1 BR / 1 BA</b>		<b>\$900 Rent</b> 704 square feet \$1.28 / square foot	<b>\$925 Rent</b> 750 square feet \$1.23 / square foot	<b>\$895 Rent</b> 756 square feet \$1.05 / square foot	<b>\$775 Rent</b> 758 square feet \$1.02 / square foot	<b>\$775 Rent</b> 767-768 square feet \$1.04-1.11 / square foot
<b>2 BR / 1 BA</b>	<b>\$850 to \$1,050 Rent</b> 800-875 square feet \$1.00-1.14 / square foot	<b>\$1,075 Rent</b> 904 square feet \$1.19 / square foot	<b>\$1,050 Rent</b> 870 square feet \$1.20 / square foot	<b>\$975 Rent</b> 800 square feet \$1.12 / square foot	<b>\$995 Rent</b> 892 square feet \$1.11 / square foot	<b>\$925 Rent</b> 924-860 square feet \$.97-1.02 / square foot



Clay Bank Apartments



Cedar Glen Apartments



Willow Brook Apartments



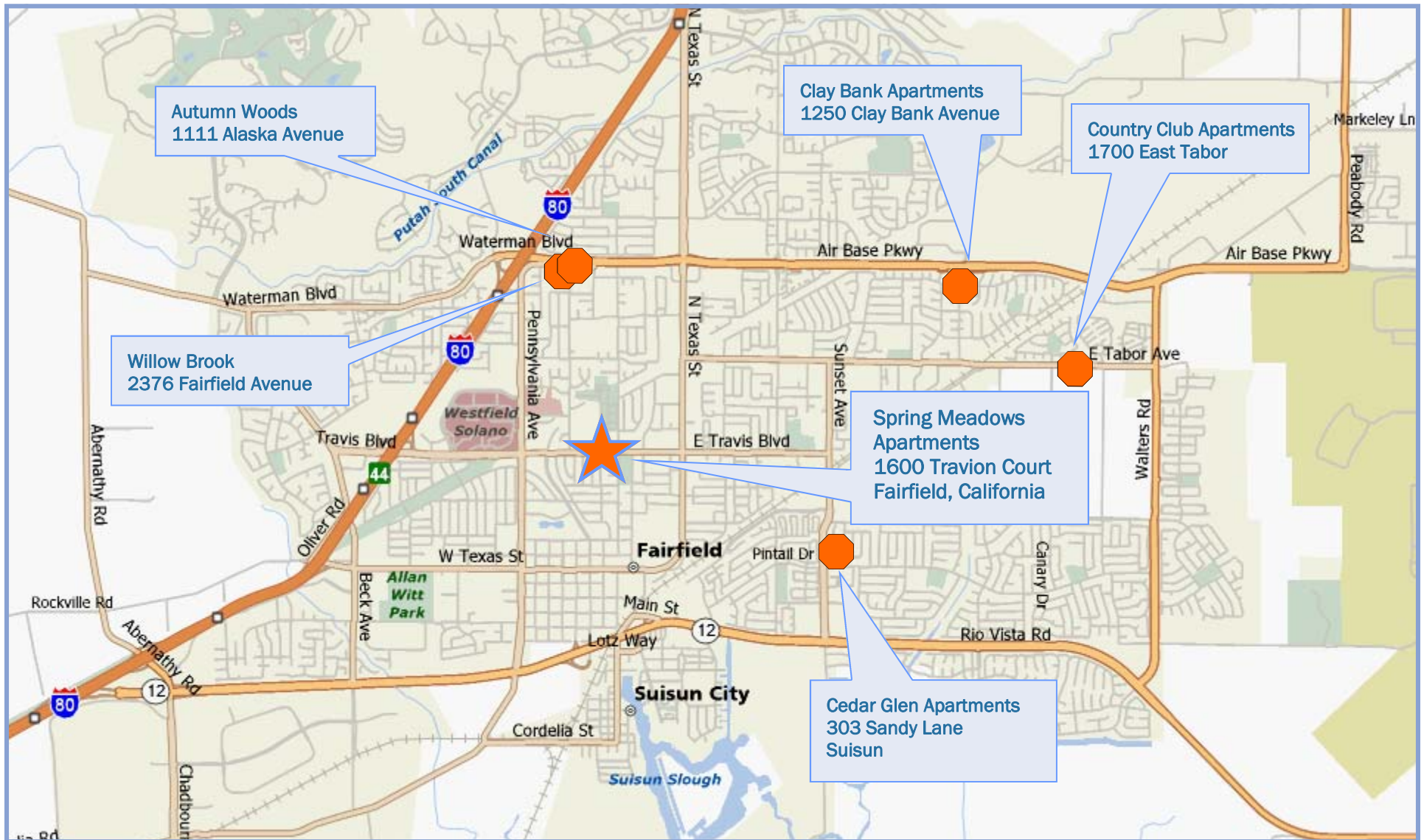
Country Club Apartments



Autumn Woods Apartments



## RENT SURVEY MAP







## SALES COMPARABLES

Address	Units	Sale Price	Cost / Unit	GRM	CAP	Unit Mix	Built	Sale Date
Bay Vista 1020 North Camino Alto Vallejo, California	53	\$ 5,350,000	\$ 100,943	9.08	5.90%	32 - 1x1 3 - 2x1 17 - 2x1.5 TH	1963	July 2007
Grande Vista Apartments 1990 Grande Circle Fairfield, California	40	\$ 4,200,000	\$ 105,000	10.3	6.25%	8 - 1x1 22 - 2x1 3 - 2x1.5 TH 7 - 2x2	1972	June 2007
Sunset Pines 1705 Sunset Avenue Fairfield, California	36	\$ 4,275,000	\$ 118,750	9.95	5.80%	36- 2x1	1990	January 2007
Cedar Glen Apartments 303 Sandy Lane Suisun, California	240	\$ 22,000,000	\$ 91,667	9.9	6.30%	60-1x1 180-2x1	1982	December 2006
Cottage Square 1189 Tabor Avenue Fairfield, California	46	\$ 4,550,000	\$ 98,913	9.3	6.10%	46 - 2x1	1975	August 2006
The Sonoma 1015 Porter Street Vallejo, California	178	\$ 22,000,000	\$ 123,596	10.84	5.60%	178 - 2x1	1978	August 2006
Spring Hill Gardens 2646 Springs Road Vallejo, California	68	\$ 7,300,000	\$ 107,352	9.7	6.10%	4 - 1x1 16 - 2x1 TH 12 - 3x1.5 TH	1965	January 2006
Vaca Villa Apartments 370 Butcher Road Vacaville, California	40	\$ 3,950,000	\$ 98,750	9.8	6.30%	32 - 1x1 8 - 2x1	1962	April 2005
<b>AVERAGES</b>	88	\$ 9,203,125	\$ 105,621	9.86	6.04%			
Spring Meadows Apartments 1600 Travion Court Fairfield, California	120	\$11,850,000	\$98,750	9.10	6.00%	1 - Studio 119 - 2x1	1965	



## SALES COMPARABLE PHOTOS



**Bay Vista Apartments**  
1020 North Camino Alto, Vallejo



**Grande Vista Apartments**  
1990 Grande Circle, Fairfield



**Sunset Pine Apartments**  
1705 Sunset Avenue, Fairfield



**Cedar Glen Apartments**  
303 Sandy Lane, Suisun



**Cottage Square Apartments**  
1189 Tabor Avenue, Fairfield



**The Sonoma**  
1015 Porter Street, Vallejo



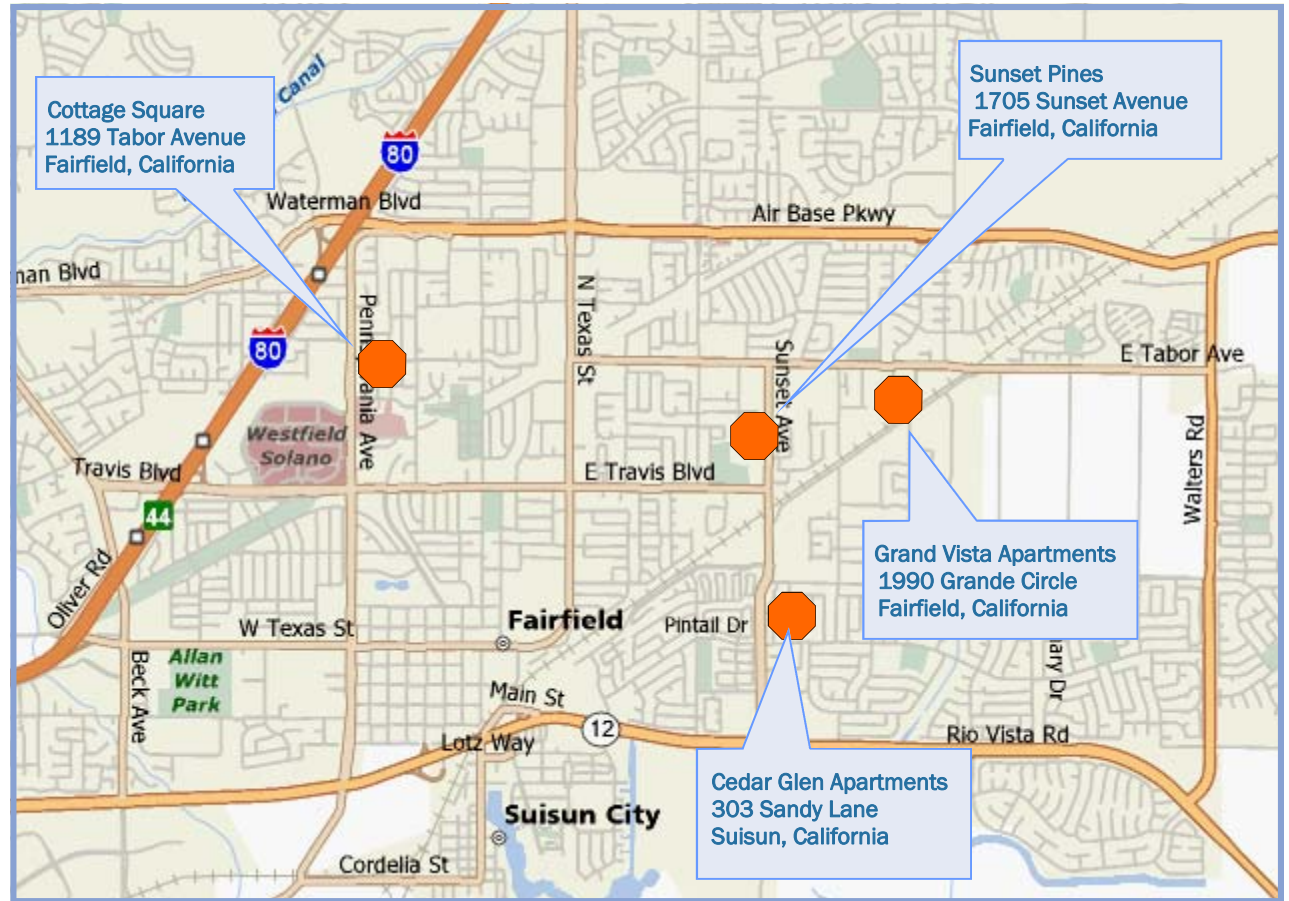
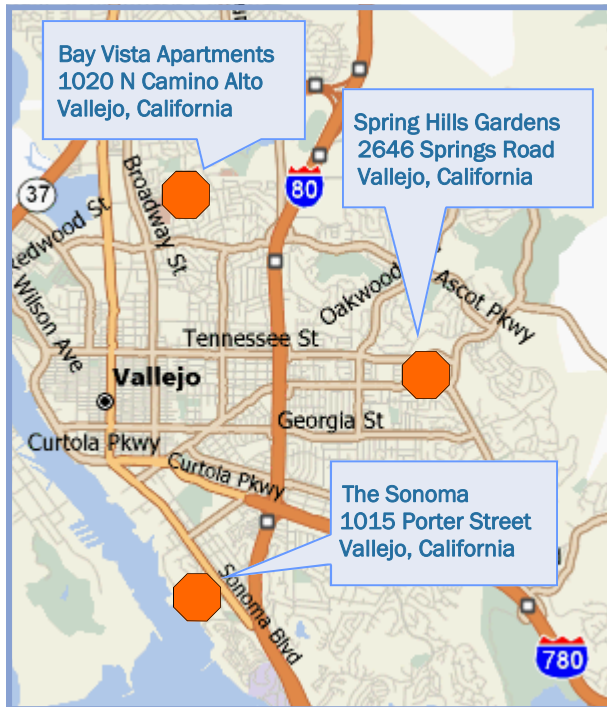
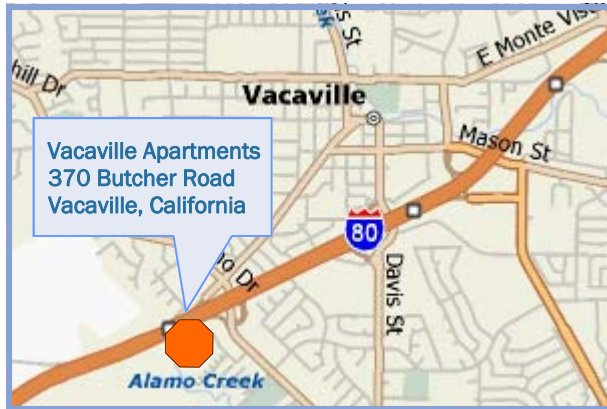
**Spring Hill Apartments**  
2646 Springs Road, Vallejo



**Vaca Villa**  
370 Butcher Road, Vacaville



## SALES COMPARABLE MAPS





## About Fairfield

Fairfield was incorporated in 1903 and has been Solano's County seat since 1958. The city's progressive focus serves and supports a varied and lively economy, which has made it California's fastest growing County.

Not merely catering to the needs of the larger metropolitan areas, Fairfield is a potent force of its own. While still reflecting the values of a smaller community with families making up over 75% of the population, the city offers enticements for entrepreneurs, investors, builders, and land for both industrial and commercial uses. Centrally located, Fairfield provides a transportation network to support its rapid expansion.

The growing population offers a wealth of labor potential, providing both training centers and universities. And for those who work there, Fairfield prides itself on offering a high quality of living.

Size of Fairfield	36.7 square miles
Elevation	15 to 400 feet above sea level
% Mean Daily Temperatures	62 degrees
Fire Protection	ISO Rating 3 fire class
Population (January 2005)	105,026
Population Growth (average)	3% per year (1990-2005)
Predicted Population (2010)	126,100
Median Age (2000)	31 years
Labor Force (June 2006)	48,400
Projected Jobs (2020)	60,550
Regional Labor Force (May 2005)	1,149,300
% of English Speaking Workforce	70%
Employed Residents (June 2006)	45,700
Unemployment Rate (June 2006)	5.6%



## Fairfield's Workforce

Fairfield offers a young workforce, and predictions state that the community will remain so for the next few decades. In addition to its dynamic local labor, 30% of Fairfield's workforce commutes from surrounding counties. And new jobs are predicted to increase by another 24,000 between 2005 and 2030.

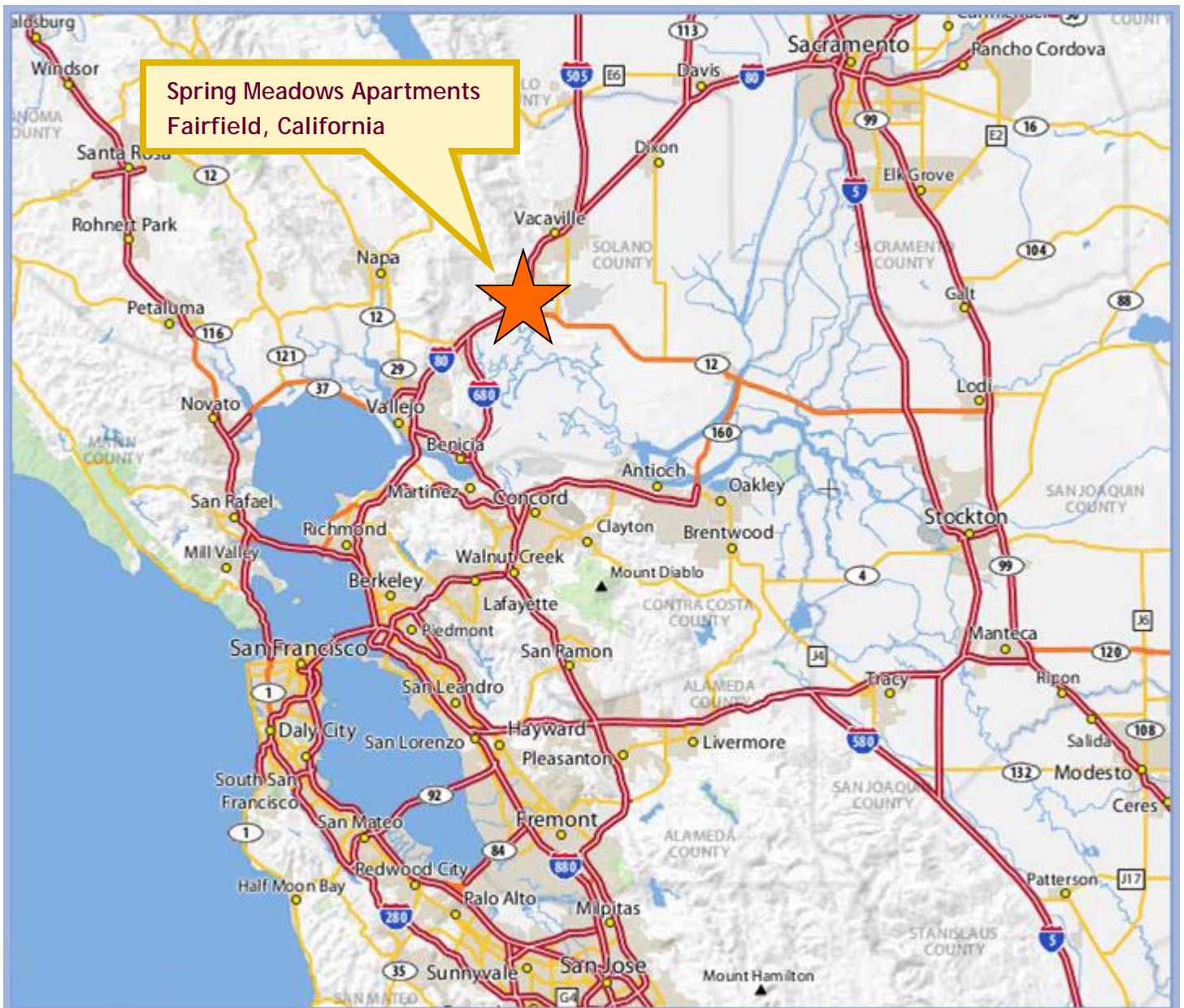
	Fairfield	Bay Area
Population (2005)	105,026	7,091,700
Size of Labor Force (2006)	48,400	3,535,500
Median Age (2000)	31 years	37 years
Mean Household Income (2005)	\$70,400	\$89,100
% of Population w/ High School Diploma or Higher	84%	83%
% of Population w/ College Degree	25%	41%
Unemployment Rate (2006)	5.6%	4.1%

## Major Employers

With an economic impact of more than \$1 billion a year, Travis Air Force Base is clearly the largest employer in all of Solano County. Below is a list of Employers ranked according to the number of their employees.

Company	Business	No. of Jobs
Travis Air Force Base	Military Base	14,904
County of Solano	Government	3,000
Fairfield Suisun Unified School District	Education	2,300
North Bay Medical Center	Hospital	1,301
City of Fairfield	Government	650
Solano Community College	Education	650
Anheuser-Busch Inc.	Brewery	465
West America Bancorporation	Corp Headquarters	450
Jelly Belly Candy Company	Candy Manufacturing	400
Pride Industries	Service	400
Co-Part	Corp Headquarters	327
Macy's	Department Store	320
Wal-Mart	Retail	300
Professional Hospital Supply	Hospital Supply	292
Abbott Laboratories - Ross Products	Nutritional Products	240

## REGIONAL MAP





## FAIRFIELD MAP

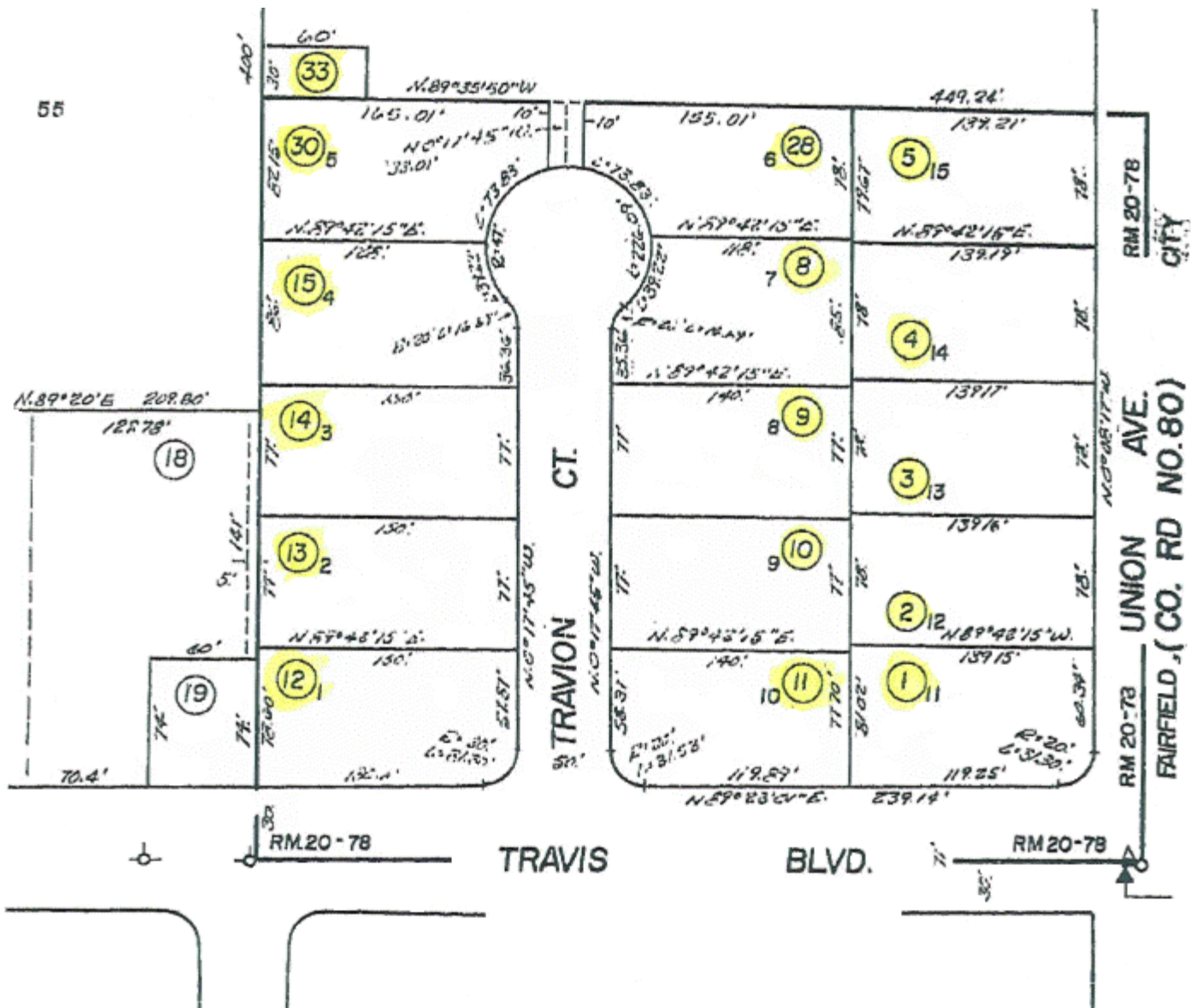


## NEIGHBORHOOD MAP





# PARCEL MAP



**CITY OF FAIRFIELD**