



OFFERING MEMORANDUM

18 UNIT APARTMENT PROPERTY INVESTMENT OPPORTUNITY

330 ROBERTS LANE | BAKERSFIELD, CALIFORNIA

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OFFERING SUMMARY

Well-positioned multifamily investment opportunity located in the strong rental market of North Bakersfield. Built in 1982, the property offers approximately 9,785 square feet of building space situated on a 29,620 square foot lot, providing ample room for tenant parking and accessibility. The site includes approximately 40 parking spaces, a valuable feature for tenant convenience.

The property benefits from 5 Section 8 contracts, providing stable, government-backed rental income and helping reduce vacancy risk. Bakersfield continues to experience steady demand for affordable housing, making this an attractive opportunity for both new and experienced investors seeking reliable cash flow and long-term stability.

The property offers convenient access to major transportation routes including California State Route 99, as well as primary corridors such as Airport Drive and North Chester Avenue, connecting residents to employment centers and amenities throughout the Bakersfield area. Nearby retail, dining, and everyday services are located along these commercial corridors, with regional shopping available at Valley Plaza Mall, one of the largest shopping destinations in the San Joaquin Valley.

The surrounding area consists of established residential neighborhoods with consistent rental demand and continued growth potential, supporting long-term investment performance.





Investment Summary



**330 ROBERTS LANE,
BAKERSFIELD, CA**

PRICE: \$1,975,000



**PRICE PER SQUARE
FOOT:**

\$201.84

**PRICE PER
UNIT:**

\$109,722

CURRENT CAP RATE:

6.8 %

PROFORMA CAP RATE:

8.3%

HIGHLIGHTS



Some units have been recently renovated



Strong cash flow with room for rent growth



**Centrally located in North Bakersfield
with convenient access to Highway 99 and
in close proximity to Airport Dr and N
Chester Ave.**

PROPERTY SUMMARY
OVERVIEW HIGHLIGHTS

TOTAL SQFT: ±9,785 SQFT
LAND AREA: ±25,620 SQFT (±0.59 AC)
APN: 114-080-11-00-6
YEAR BUILT: 1982
ZONING: R-3
PARKING: FORTY (40) SPACES
PRICE/SF | PRICE/UNIT \$201.84 | \$109,722

VALUE SUMMARY

CURRENT

INCOME	\$209,445.00
GROSS RENTAL INCOME (ANNUAL)	\$211,533.00
PURCHASE PRICE	\$1,975,000
CURRENT CAP RATE	6.8 %
PROFORMA CAP RATE	8.3 %

FINANCIAL SUMMARY

UNIT MIX & RENT

330 ROBERTS LANE, BAKERSFIELD, CA

PROPERTY	UNIT #	UNIT	SQUARE FT	CURRENT RENT	PROFORMA RENT
330 ROBERTS LANE	1	2BED/1 .5BATH		\$1,360.00	\$1,360.00
	2	2 BED/1.5 BATH		\$1,010.75	\$1,360.00
VACANT	3	1 BED/1 BATH		\$1095.00	\$1,100.00
	4	1 BED/1 BATH		\$823.00	\$1,100.00
	5	1 BED/1 BATH		\$1,095.00	\$1,100.00
	6	1 BED/1 BATH		\$995.00	\$1,100.00
	7	1 BED/1 BATH		\$1,055.00	\$1,100.00
	8	1 BED/1 BATH		\$1,050.00	\$1,100.00
	9	1 BED/1 BATH		\$605.00	\$1,100.00
	10	1 BED/1 BATH		\$1,025.00	\$1,100.00
	11	1 BED/1 BATH		\$862.00	\$1,100.00
	12	1 BED/1 BATH		\$937.00	\$1,100.00
	13	UNIT DOES NOT EXIST			
	14	1 BED/1 BATH		\$850.00	\$1,100.00
	15	1 BED/1 BATH		\$945.00	\$1,100.00
	16	1 BED/1 BATH		\$995.00	\$1,100.00
	17	1 BED/1 BATH		\$995.00	\$1,100.00
	18	1 BED/1 BATH		\$761.00	\$995.00
	19	1 BED/1 BATH		\$995.00	\$1,100.00
TOTALS				\$17,453.75	\$20,320.00



330 Roberts Lane (Current vs Proforma)

Property & Purchase

Property Name	Roberts Lane
Address	330 Roberts Lane, Bakersfield
Total Units (from Unit Mix)	18
Purchase Price / Value	\$1,975,000
Acquisition Costs (optional)	-
Total Basis	\$1,975,000

Unit Mix (Monthly Rents)

Unit Type	Units	Current Rent/Unit	Proforma Rent/Unit	Notes
2BR - 1.5 BATHROOM	1	\$1,360	\$1,360	
2BR - 1.5 BATHROOM	1	\$1,011	\$1,360	
1BR - 1 BATHROOM	1	\$1,095	\$1,095	Vacant
1BR - 1 BATHROOM	1	\$823	\$1,100	
1BR - 1 BATHROOM	1	\$1,095	\$1,100	
1BR - 1 BATHROOM	1	\$995	\$995	
1BR - 1 BATHROOM	1	\$1,055	\$1,055	
1BR - 1 BATHROOM	1	\$1,050	\$1,100	
1BR - 1 BATHROOM	1	\$605	\$1,100	
1BR - 1 BATHROOM	1	\$1,025	\$1,025	
1BR - 1 BATHROOM	1	\$862	\$1,100	
1BR - 1 BATHROOM	1	\$937	\$1,100	
UNIT DOES NOT EXIST		-	-	UNIT DOES NO EXIST
1BR - 1 BATHROOM	1	\$850	\$1,100	
1BR - 1 BATHROOM	1	\$945	\$1,100	
1BR - 1 BATHROOM	1	\$995	\$1,100	
1BR - 1 BATHROOM	1	\$995	\$1,100	
1BR - 1 BATHROOM	1	\$761	\$1,100	
1BR - 1 BATHROOM	1	\$995	\$995	
Total Units	18			
Gross Potential Rent (Annual)	\$209,445	Proforma GPR (Annual)	\$239,820.00	

Income

	Current	Proforma
Gross Potential Rent (Annual)	\$209,445	\$239,820
Other Income (Annual)	\$1,488	\$11,000
Other Income	\$600	\$600
Total Potential Income	\$211,533	\$251,420
Vacancy/Credit Loss	\$2,115	\$7,543
Effective Gross Income (EGI)	\$209,418	\$243,877

Onsite- Laundry
Pet's fee

CURRENT VS PROFORMA

Operating Expenses (annual)

Expense Item				
Property Taxes	\$18,148	\$23,342		Enter annual amount
Insurance	\$11,752	\$11,752	-	
Utilities	\$4,212	\$4,212	-	
Landfill Kern county	\$2,672	\$2,672		
Sewer service Kern county	\$5,573	\$5,573		
Trash collector Kern county	\$7,494	\$7,494		
Repairs & Maintenance	\$10,320	\$10,320	-	
Pets control	\$1,340	\$1,340	-	
Admin / Office	\$190	\$200	-	office supplies
Contract Services	\$4,391	\$4,391	-	landscape
Turnover / Make-ready	-	-	-	
Other Operating	\$8,442	\$8,442	-	
Management Fee (as % of EGI)	-	-		Auto-calculated
Total Operating Expenses	\$74,534	\$79,737		
Replacement Reserves	-	-		Reserves shown same for current/proforma
Net Operating Income (NOI)	\$134,884	\$164,140		NOI excludes debt service & capex

Cap Rates

Current Cap Rate	6.8%
Proforma Cap Rate	8.3%
Implied Value @ Target Cap	\$2,051,750

Uses Proforma NOI



PROPERTY PHOTOS

330 ROBERTS LANE | BAKERSFIELD, CA



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THE CITY OF BAKERSFIELD

Bakersfield, located in the southern portion of California's Central Valley, is one of the largest cities in Kern County, spanning approximately 150 square miles.

As a major economic center for the region, **Bakersfield** plays a vital role in supporting both the agricultural and energy industries, which serve as key drivers of the local economy. The city's strategic location provides convenient access to major metropolitan areas, including Los Angeles (approximately 110 miles to the south), Fresno (110 miles to the north), and Sacramento (280 miles to the north).

Bakersfield's location also places it within reach of several well-known natural destinations. The Sequoia National Forest, Kern River Canyon, and Lake Isabella are all within a short drive, offering opportunities for hiking, camping, boating, and outdoor recreation. In addition to its access to nature, **Bakersfield** offers a lively community atmosphere with a variety of cultural and entertainment options. Local attractions include the Kern County Museum, Buck Owens' Crystal Palace, Mechanics Bank Arena, and the California Living Museum (CALM Zoo), providing activities for residents and visitors alike.

Economy Highlights

- Major healthcare employers include Adventist Health **Bakersfield**, Dignity Health – Memorial Hospital, and Kern Medical, which are among the largest employers in the region.
- **Bakersfield** has a strong presence in agriculture and energy production, with major companies such as Grimmway Farms, Bolthouse Farms, Chevron, and Aera Energy contributing significantly to the local economy.
- Higher education institutions including California State University, **Bakersfield** and Bakersfield College support workforce development and economic growth.
- **Bakersfield's** logistics and distribution sector continues to expand due to its strategic location along major transportation corridors such as Highway 99 and Interstate 5, attracting regional and national distribution centers.
- The city's growing population, affordable cost of living, and business-friendly environment continue to drive demand for housing, retail, and commercial development throughout the **Bakersfield** metropolitan area.

AREA DEMOGRAPHICS

330 ROBERTS LANE | BAKERSFIELD, CA

Population (City of Bakersfield): **~413,000**

- Population (Kern County): **~920,000**
- Median Age: **32.5 years**
- Median Household Income: **~\$66,500**
- Average Household Size: **3.1 persons**
- Owner-Occupied Housing Rate: **~56%**
- Median Home Value: **~\$360,000**
- Median Gross Rent: **~\$1,450 per month**
- Labor Force Participation Rate: **~60%**

- **Top Employment Sectors:**

- Agriculture
- Oil & Energy Production
- Healthcare
- Logistics & Distribution
- Education

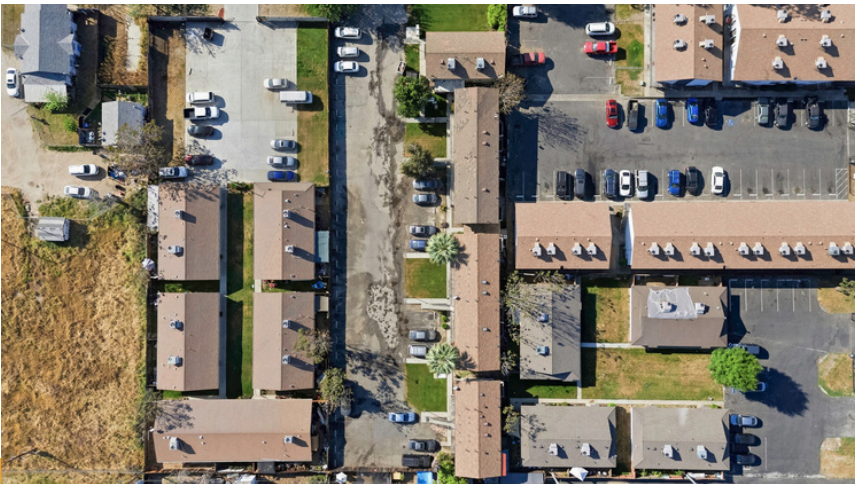
- **Education Levels (Age 25+):**

- High School Graduate or Higher: **~79%**
- Bachelor's Degree or Higher: **~18%**

- **Annual Population Growth Rate: ~0.8%**

- **Strategic Location:**

Positioned along Highway 99 and near Interstate 5, supporting strong distribution, logistics, and commuter accessibility.



AREA DEMOGRAPHICS

330 ROBERTS LANE | BAKERSFIELD, CA

- **Population:** Approximately 413,000 residents within the City of **Bakersfield**, with over 920,000 residents in Kern County, providing a large and growing consumer base.

- **Median Household Income:** Approximately \$66,500, supported by diverse employment across agriculture, energy, healthcare, logistics, education, and government sectors.

- **Median Age:** Approximately 32.5 years, reflecting a relatively young population and active workforce supporting long-term economic growth.

- **Average Household Size:** Approximately 3.1 persons per household, consistent with strong demand for both single-family and multifamily housing.

- **Homeownership Rate:** Approximately 56%, indicating a balanced mix of owners and renters within the market.

- **Median Home Value:** Approximately \$360,000, offering more affordable housing compared to many major California metropolitan areas.

- **Median Gross Rent:** Approximately \$1,450 per month, supporting stable rental demand and investment potential.

- **Education Levels:** Approximately 79% of residents have completed high school or higher, with approximately 18% holding a bachelor's degree or higher.

- **Growth Trends:** **Bakersfield** continues to experience steady population growth driven by migration from higher-cost California markets, supporting ongoing demand for residential, retail, and commercial properties.



LOCATION MAP

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