



TEMPRANILLO APARTMENTS

2445 E. Copper Ave, Clovis, CA 93619

www.tempranilloapts.com

THE OPPORTUNITY

Invest in a well located multifamily housing project. This DST seeks to provide competitive current income and the opportunity to participate in potential profits upon disposition.

OFFERING DETAILS*		LOAN DETAILS*	
Total Equity	\$10,107,000	Debt Term	10 Years
1st Mortgage Debt	\$12,000,000	Amortization	30 Years
Total Offering	\$22,107,000	Debt Rate	3.25%
Leverage	54.28%	* Subject to change - See PPM	
Yr 1 Distribution	6.05 %		

THE PROPERTY

The Tempranillo Apartment Homes, a class "A" Mediterranean-style community completed in July 2019, was awarded the 2019 New Development of the Year by the California Apartment Associations. The property prides itself in 64 thoughtfully appointed units with well-tailored amenities and a lush living environment. Condo-quality design and finishes include: Quartz counter tops and custom cabinetry, stainless-steel appliances and gas range stove tops, double vanity sinks in master baths, kitchen islands and built-in work stations, private patios and balcony, smoke and vapor-free environment, in-apartment washer/dryers, and walk-in closets. Residents enjoy access to local grocery-anchored and lifestyle centers including Trader Joes, Vons, Lassens Health Foods, Target, Walgreens, and a modern CVS drive-through location, all less than a half-mile west of the site.



This information does not constitute an offering of, nor does it constitute the solicitation of an offer to buy, securities of the Issuer. This information is provided solely to introduce the Issuer to the recipient and to determine whether the recipient would like additional information regarding the Issuer and its anticipated plans. Any investment in the Issuer or sale of its securities will only take place pursuant to an appropriate, private placement memorandum and a detailed subscription agreement. Some of the information contained herein is confidential and proprietary to the Issuer and the information is provided to the recipient with the express understanding that without the prior written permission of the Issuer, such recipient will not distribute or release the information contained herein, make reproductions of, or use it for any purpose other than, determining whether the recipient wishes additional information regarding the Issuer or its plans. By accepting delivery of this information, the recipient agrees to return same to the Issuer if the recipient does not wish any further information regarding the Issuer.

PROPERTY DESCRIPTION

Unit Description	SF	Units	Total SF	Net Effective Rent/Unit/MO	Net Effective Rent/SF
1 BED / 1 BATH	931	16	14,896	\$1,432	\$1.54
2 BED / 2 BATH	1,188	24	28,512	\$1,581	\$1.33
3 BED / 2 BATH	1,376	24	33,024	\$2,255	\$1.64
Total	1194 (AVG)	64	76,432		\$1.47 (AVG)



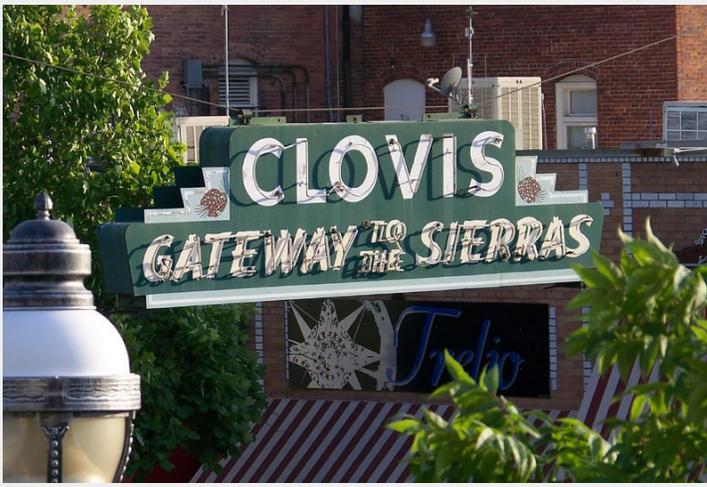
UNIT FEATURES

- Spacious 1, 2, & 3 Bedroom Homes
- High Ceilings
- Ceiling Fans
- 2" Quartz Counter Tops
- Custom Cabinetry with Soft-Close Hardware
- Gas Range Stovetops
- Built-in Kitchen Work Stations
- Energy-Efficient Stainless-Steel Appliances
- Pantry with Plenty of Storage
- Recessed LED Lighting
- In-Unit Washer & Dryer



COMMUNITY AMENITIES

- Indoor Resident Entertainment Lounge
- Coffee Bar & Fireplace
- On-Site Maintenance and Management
- 24-hour Package Room
- 24 hour Fitness Club
- Children's Play Area Inside Fitness Center
- Fire Pit with Lush Landscaping
- Smoke and Vapor-Free Environment
- Children's Playground Area
- Pet Park with Dog Wash
- Detached Parking Garages



LOCATION DYNAMICS

The Tempranillo Apartment Homes Mediterranean-style community is located in the desirable Copper River Area of Fresno, California within the city limits of Clovis, which has a higher median household income in comparison to the state of California¹. The property provides incomparable access to all the shopping, dining, and entertainment options that nearby city of Fresno provides. Also within easy reach is Clovis Unified School District-the #1 ranked² school district in Fresno County. Fresno State University with over 24,000 students is accessible within a 15-minute commute while Clovis North High School and Clovis Community College are less than two miles south of the property. Of metros with at least 1M residents, Fresno vacancies were among the lowest in the nation at the start of 2020³. The City of Clovis is known as the “Gateway to the Sierras” and boasts incomparable access to scenic National Parks and recreational opportunities.



MARKET OVERVIEW

With over 369K employees, the Fresno market offers a hefty labor force that is well-distributed across industry types. Major downtown revitalizations and budding demographics have triggered an influx of fresh players and concepts, including Bitwise Industries, 5 new breweries, 4 new hotel properties and Universal Meditech. In 2018, Amazon completed an 855,000 SF e-commerce fulfillment center in the City of Fresno that employs roughly 2,500 workers and ULTA completed a 670,000 SF distribution center in 2018 employing 642 full-time employees. Additionally Fresno County’s agricultural industry contributes around \$6 billion annually⁴ to the California economy and remains the backbone of local employment.

PRO FORMA ANALYSIS*

Total Units: 64

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Total Operating Income	1,487,750	1,539,982	1,594,267	1,626,126	1,667,512	1,801,724	1,860,089	1,878,942	1,922,285	1,960,659
Total Expenses	492,853	552,143	572,353	583,415	604,266	605,200	617,813	629,052	641,479	666,194
Net Operating Income	994,897	987,839	1,021,914	1,042,711	1,063,246	1,196,524	1,242,275	1,249,890	1,280,805	1,294,465
Debt Services	(390,000)	(390,000)	(390,000)	(390,000)	(390,000)	(626,697)	(626,697)	(626,697)	(626,697)	(626,697)
Cash Flow After DS	604,897	597,839	631,914	652,711	673,246	569,827	615,578	623,193	654,108	667,768
Distribution %	5.50%	5.50%	5.70%	5.70%	5.90%	5.25%	5.25%	5.50%	5.75%	6.00%
Distribution Amount	595,282	595,282	616,928	616,928	638,575	568,224	568,224	595,282	622,340	649,398
Loan Paydown	-	-	-	-	-	236,697	236,697	236,697	236,697	236,697
Total Return \$	595,282	595,282	616,928	616,928	638,575	804,921	804,921	831,979	859,037	886,095
Total Return %	5.50%	5.50%	5.70%	5.70%	5.90%	7.44%	7.44%	7.69%	7.94%	8.19%

¹ Census Reporter, accessed 12/9/2020 <<https://censusreporter.org/profiles/16000US0614218-clovis-ca/>>

² Niche, accessed 12/9/2020 <<https://www.niche.com/k12/search/best-school-districts/m/fresno-area>>

³ Dept Of Numbers, accessed 12/9/2020 <<https://www.deptofnumbers.com/rent/california/fresno/>>

⁴ Fresno State, accessed 12/9/2020 <<https://www.fresnostate.edu/craig/ubc/documents/cencal/2018/6%20Agriculture.pdf>>



DST

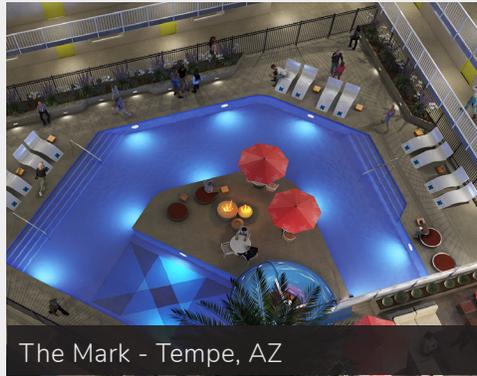


Tempranillo - Clovis, CA

The Class A strategy buys brand new multifamily housing near employment, schools and shopping with the goal of stable cash-flow and the potential for capital gain upon the sale of the property in 5-7 years. This is the strategy for the Tempranillo offering.

**There is no assurance that any of these strategies will be successful. These are for illustration purposes only to highlight the three key strategies that SUN PACIFIC PROPERTIES employs.*

VALUE ADD



The Mark - Tempe, AZ

Our value-add strategy buys well located multifamily housing properties we refurbish to modern standards and add amenities to command higher rents and stabilized occupancy. The goal is to drive the future value of the property to provide the potential for solid capital gains after the property is sold in 3-7 years. The expected cash-flow in this strategy is generally more modest and less stable than that in the Class A strategy due to the interruptions caused by the refurbishment process.

CONSTRUCTION



800 Block - Logan, UT

Our development strategy utilizes select, well located land parcels with proximity to employment, schools and shopping to construct multifamily housing that upon completion will have all of the characteristics of what our Class A Strategy seeks: high desirability and stable occupancy. Because we own our construction company, we complete projects at lower cost thus providing a competitive edge for potentially larger capital appreciation upon sale in 2-5 years.

The Memorandum contains more complete information regarding the investment including the following risk factors:

- The project will be subject to the risks generally associated with the acquisition, ownership, development and operation of real estate including, without limitation, environmental concerns, competition, occupancy, easements and restrictions and other real estate related risks.
- Future events and actual results, financial and otherwise, may differ materially from the results discussed in the forward-looking statements. Actual expenses could be in excess of projected expenses.
- The Loan Documents have not yet been finalized and the terms of the Loan may be different than the terms described in this Memorandum. The Sponsor will make available to the Investors the details of the final Loan Documents.
- This is an illiquid investment and has limited transferability of Interests.
- The Master Tenant will have limited capital upon the inception of the Master Lease, and the Master Tenant is not involved in other business activities and is dependent solely on the Properties for its income.
- There can be no assurance that the Investors will receive any proceeds from the sale of the Property.



SUN PACIFIC PROPERTIES, an affiliate of Nelson Partners LLC and the Investment Wholesaling Division are headquartered in San Clemente, CA. Nelson Partners Property Management, an affiliate of Nelson Partners Student Housing, is located in Provo, UT, and manages over \$954 million* in real estate in 12 states and employs over 180 employees.

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