

OFFERING MEMORANDUM



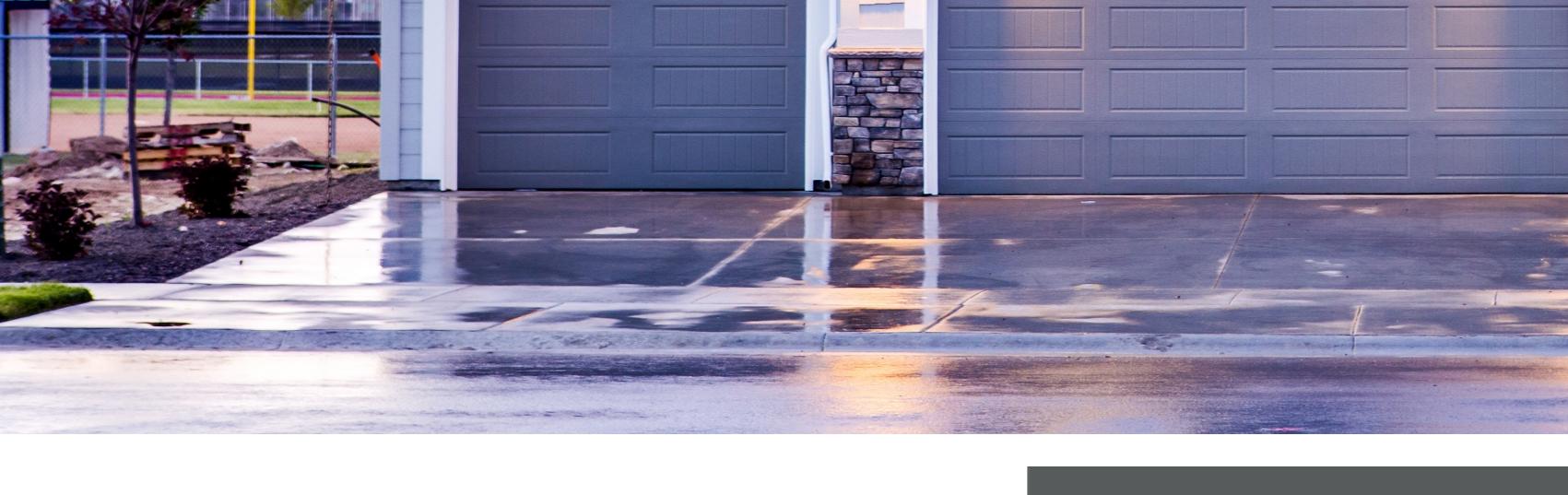
SACRAMENTO, CALIFORNIA



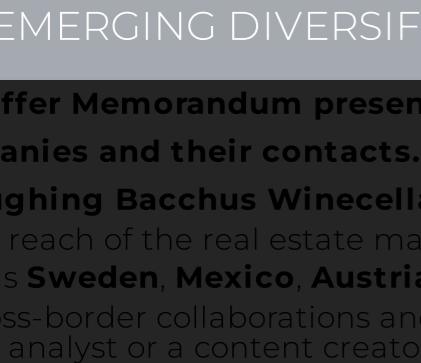
CAY PROPERTIES

OFFERING MEMORANDUM

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EXECUTIVE ADVISOR |



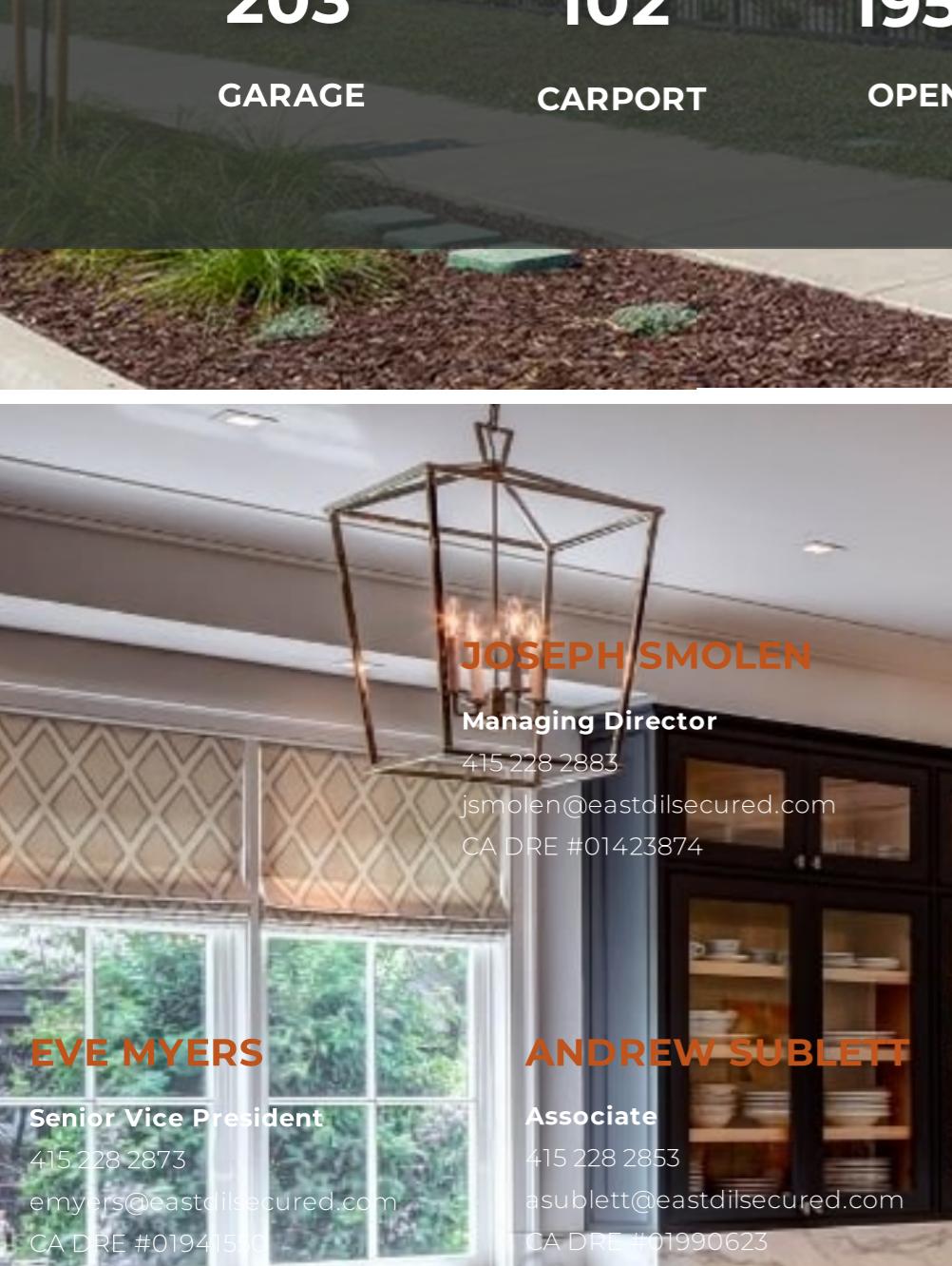
EXECUTIVE SUMMARY



DURABLE EMPLOYMENT BASE WITH EMERGING DIVERSIFICATION

The Offer Memorandum presents a diverse range of international companies and their contacts. From **Alfreds Futterkiste** in Germany to **Laughing Bacchus Winecellars** in Canada, this table showcases the global reach of the real estate market. With representatives from countries as diverse as Sweden, Mexico, Austria, and the UK, it highlights the potential for cross-border investment opportunities. Whether you are a real estate analyst or a content creator, this table provides valuable insights into the international landscape of the industry.

In addition to the contacts from the Offer Memorandum, we see a snapshot of companies and their contacts from various countries. From **Germany** to **Canada**, these companies represent a wide range of industries and offer potential opportunities for real estate investments. With contacts like **Maria Anders** and **Yoshi Tannamuri**, these companies have established connections and networks that can be leveraged for business growth. Whether you are looking to expand your real estate portfolio or explore international markets, this table provides a glimpse into the global possibilities that the market has to offer.



PROPERTY OVERVIEW

ADDRESS

2745 Orchard Ln

LOCATION

Sacramento, CA

YEAR BUILT

2021

UNITS

300

Avg. Unit Size

930

RESIDENTIAL

278,965

STORIES

3

PARKING SPACES

502

GROUNDS LEASE TERM

99 Years

Introducing a stunning real estate opportunity! This Offer Memorandum showcases a range of exquisite floor plans and unit types. With a total of 126 occupied units and a grand total of 121,662 units, this property offers a diverse selection for every discerning buyer. The spacious 2BR units, with 111 occupied units, boast a generous 937 square feet, providing ample room for comfortable living. Additionally, the property features 3BR and 4BR units, each offering unique layouts and sizes. Don't miss out on this incredible investment opportunity!

Step into luxury with this exceptional real estate offering. The floor plans at this property are designed to impress, with a variety of unit types to suit every lifestyle. The 2BR/IBA-HCVP units provide ample space with 57 and 26 occupied units respectively. The largest units, the 4BR/IBA-HCVP Large units, offer a generous 1,137 square feet of living space, perfect for families or those who desire extra room. With a total of 121,662 units, this property is a true gem in the real estate market.

Company	Contact	Country	Country	Country
Alfreds Futterkiste	Maria Anders	Germany	Maria Anders	Germany
Berglunds snabbspköp	Christina Berglund	Sweden	Maria Anders	Germany
Centro comercial Moctezuma	Francisco Chang	Mexico	Maria Anders	Germany
Ernst Handel	Roland Mendel	Austria	Maria Anders	Germany
Island Trading	Helen Bennett	UK	Maria Anders	Germany
Königlich Essen	Philip Cramer	Germany	Maria Anders	Germany
Laughing Bacchus Winecellars	Yoshi Tannamuri	Canada	Maria Anders	Germany

101 California Street, Suite 2950, San Francisco, CA 94111 Tel 415 228 2900 Fax 415 228 3023
500 Newport Center Drive, Suite 900, Newport Beach, CA 92660 Tel 949 930 7474 Fax 949 930 7475

This exceptional property boasts a total of 121,662 square feet, with a weighted average of 965 square feet per unit. The diverse unit types, including A, B, C, and D, cater to a wide range of preferences and needs. The 3BR/IBA-HCVP units are particularly popular, with 67 units already occupied out of a total of 62,779 units. The 4BR/IBA-HCVP Large units offer even more space, with 18 units available in a generous 1,137 square feet layout. With such high demand and limited availability, this real estate gem is an opportunity not to be missed.

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