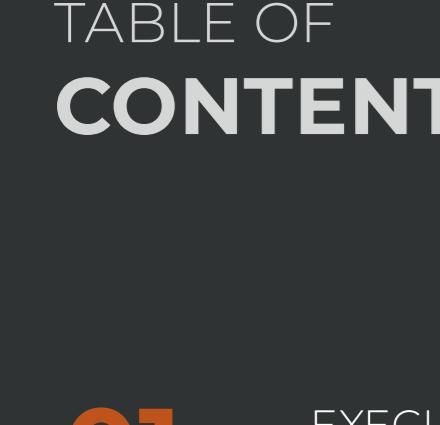


# OFFERING MEMORANDUM



SACRAMENTO, CALIFORNIA



## OFFERING MEMORANDUM



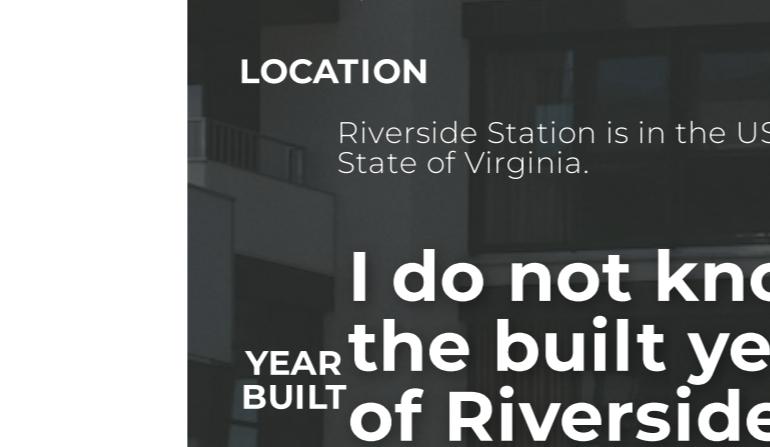
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EXECUTIVE ADVISOR |



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



## EXECUTIVE SUMMARY

### DURABLE EMPLOYMENT BASE WITH EMERGING DIVERSIFICATION

The Pontchartrain Hotel is located along St. Charles Avenue in New Orleans' famous Garden District and boasts a rich history dating back to 1901. The hotel's exterior is a blend of French and Spanish architectural styles, with a red-tiled roof and white stucco walls. Inside, the hotel features 100 guest rooms across four different room types with a design reflecting the city's tropically exotic indigenous color scheme and traditional décor. The hotel is home to Le Labo, a French bistro that offers a range of amenities including desks, flat screen TVs, Le Labo produced minibars, in-room safe, alarm clocks, hair dryers, and complimentary WiFi.



### PROPERTY OVERVIEW

ADDRESS	N/A
LOCATION	Riverside Station is in the US State of Virginia.
YEAR BUILT	I do not know the built year of Riverside Station.
UNITS	304
AVG. UNIT SIZE	N/A
RESIDENTIAL	100
STORIES	N/A
PARKING SPACES	N/A
GROUND LEASE TERM	N/A



### CORE NATOMAS DEMOGRAPHIC PROFILE



### PARKING SUMMARY

203	102	195	12	1	1	502	1.7
GARAGE	CARPOT	OPEN	ADA SPACES (INCL. ABOVE)	MAIL	EV GUEST STALL	TOTAL SPACES	TOTAL SPACES PER UNIT

### PHYSICAL SUMMARY

Riverside Station is a 304-unit, garden-style apartment complex in the context of what type of community.

**FOUNDATION** Riverside Station is a 304-unit, garden-style apartment complex in the context of what type of community.

**ROOF** Component of a well-known manufacturer.

**CEILING HEIGHTS** N/A

**DOORS** 8' Entry & Patio doorways, 6'6" Interior doorways.

**WINDOWS** Vinyl Frame

**SMOKE DETECTORS** Yes

**FIRE PROTECTION** Yes



### THE CORE Natomas

**PROPERTY NAME** Riverside Station

**APN** N/A

**PROPERTY ADDRESS** N/A

**YEAR BUILT** N/A

**CITY / COUNTY** Woodbridge, Virginia

**SITE SIZE (ACRES)** N/A

**HVAC** No

**SEWER** SASD

**MAIL BOXES** No, there are no mail boxes in Riverside Station, a letter box provided in each unit

**PATIO/BALCONY** N/A

**APARTMENT UNITS** N/A

**BUILDINGS** 304

**DENSITY (DU/ACRE)** N/A

**APARTMENT RSF** N/A

**APARTMENT AVG. RSF** N/A

**STORIES / STAIRS** 304

**WATER HEATER** No, there is no mention of a water heater in the provided context.

**GAS** Provider: PG&E Services: Gas Range, Boilers

**ELEVATORS** Only in clubhouse

**ELECTRICITY** Provider: SMUD, Services: AC, Heating, LED Lighting

**CONSTRUCTION TYPE** Riverside Station is a 304-unit, garden-style apartment complex in the context of what type of community.

**FOUNDATION** Riverside Station is a 304-unit, garden-style apartment complex in the context of what type of community.

**ROOF** Component of a well-known manufacturer.

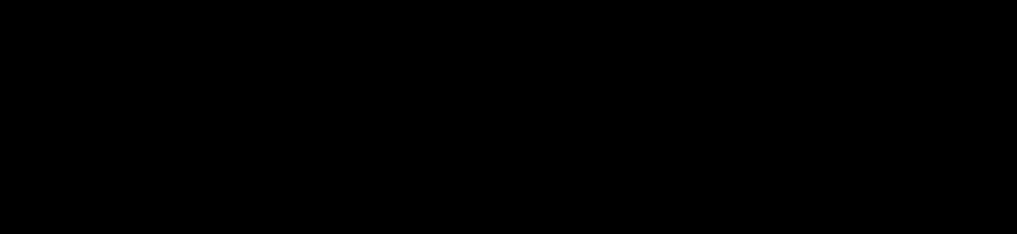
**CEILING HEIGHTS** N/A

**DOORS** 8' Entry & Patio doorways, 6'6" Interior doorways.

**WINDOWS** Vinyl Frame

**SMOKE DETECTORS** Yes

**FIRE PROTECTION** Yes



### CONVENIENT ACCESS TO WORK AND PLAY

There is no mention of entertainment facilities in Riverside Station in the provided context.



### COMMERCIAL OPPORTUNITY

There is no mention of entertainment facilities in Riverside Station in the provided context.



### TRANSPORTATION

There is no mention of transportation facilities in Riverside Station in the provided context.



### EDUCATIONAL FACILITIES

There is no mention of educational facilities in Riverside Station in the provided context.



### GOVERNMENTAL FACILITIES

There is no mention of government facilities in Riverside Station in the provided context.



### RECREATIONAL FACILITIES

There is no mention of recreational facilities in Riverside Station in the provided context.



### ENVIRONMENTAL CONCERN

There is no mention of environmental concerns in Riverside Station in the provided context.



### SECURITY

There is no mention of security in Riverside Station in the provided context.



### AMENITIES

There is no mention of amenities in Riverside Station in the provided context.



### HOA

There is no mention of HOA in Riverside Station in the provided context.



### LEASE AGREEMENT

There is no mention of lease agreements in Riverside Station in the provided context.



### LEASE TERM

There is no mention of lease terms in Riverside Station in the provided context.



### LEASE RATES

There is no mention of lease rates in Riverside Station in the provided context.



### LEASE TENURE

There is no mention of lease tenure in Riverside Station in the provided context.



### LEASE CANCELATION

There is no mention of lease cancellation in Riverside Station in the provided context.



### LEASE TERMINATION

There is no mention of lease termination in Riverside Station in the provided context.



### LEASE RENEWAL

There is no mention of lease renewal in Riverside Station in the provided context.



### LEASE RENEWAL FEE

There is no mention of lease renewal fees in Riverside Station in the provided context.



### LEASE RENEWAL PERIOD

There is no mention of lease renewal periods in Riverside Station in the provided context.



### LEASE RENEWAL NOTIFICATION

There is no mention of lease renewal notifications in Riverside Station in the provided context.



### LEASE RENEWAL PROCESS

There is no mention of lease renewal processes in Riverside Station in the provided context.



### LEASE RENEWAL COST

There is no mention of lease renewal costs in Riverside Station in the provided context.



### LEASE RENEWAL REQUIREMENTS

There is no mention of lease renewal requirements in Riverside Station in the provided context.



### LEASE RENEWAL PAYOUT

There is no mention of lease renewal payouts in Riverside Station in the provided context.



### LEASE RENEWAL PENALTIES

There is no mention of lease renewal penalties in Riverside Station in the provided context.



### LEASE RENEWAL PROCEDURE

There is no mention of lease renewal procedures in Riverside Station in the provided context.



### LEASE RENEWAL AGREEMENT

There is no mention of lease renewal agreements in Riverside Station in the provided context.



### LEASE RENEWAL CONTRACT

There is no mention of lease renewal contracts in Riverside Station in the provided context.

