



INTERO COMMERCIAL  
10275 DE ANZA BOULEVARD  
CUPERTINO, CA 95014

## The Las Villas Apartments 57-Unit Apartment Building



**4518 E. Fountain Way  
Fresno, Ca**

**Offered at \$2,800,000  
\$49,123 per unit**

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**The Las Villas Apartments  
4518 E. Fountain Way Fresno, Ca**

**LOCATION:**

Located approximately 2 miles from Cal State Fresno & Fresno Yosemite International Airport. Conveniently located near all major shopping, transportation, restaurants & amenities. Easy access to Highway 168.

**FEATURES AND BENEFITS:**

- Historically Low Vacancy with Secure Cash Flow
- Great Upside Potential
- 2 Br/2 Ba Manager's Unit
- Well Located Near All Major Shopping & Amenities
- Existing Rents Are Below Market
- Studios Feel Like 1-Bedroom Apartments

**DESCRIPTION:**

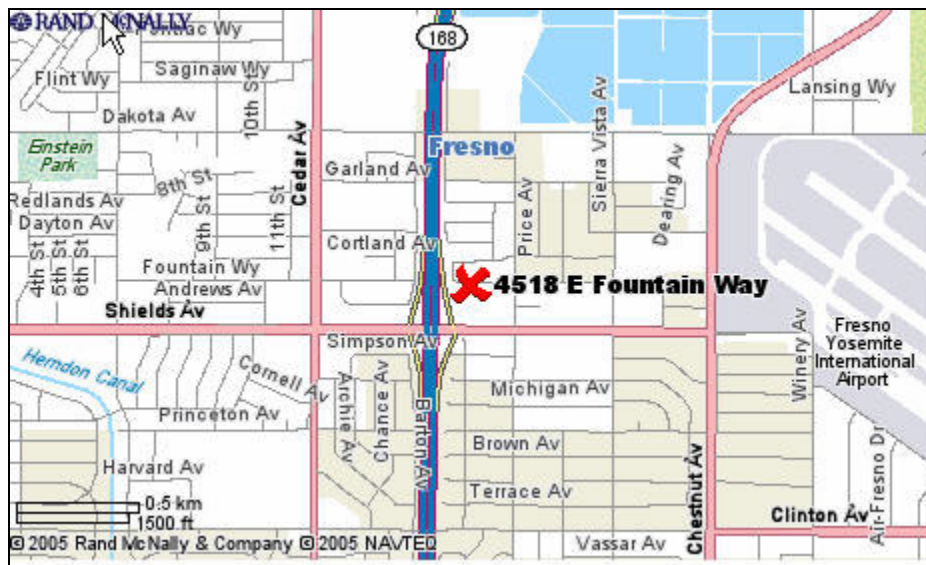
Easy to rent and keep full. Property stays full and operates on minimal expenses. Studios are partitioned and designed to feel like a 1-bedroom apartment. The property has a 2 br/2 ba manager's unit. Per owner and management, market rents for the studios are \$525/month.

**SELLER MOTIVATION:**

Seller has located an up-leg property to purchase and wishes to have a regular sale to complete a 1031 tax-deferred exchange.

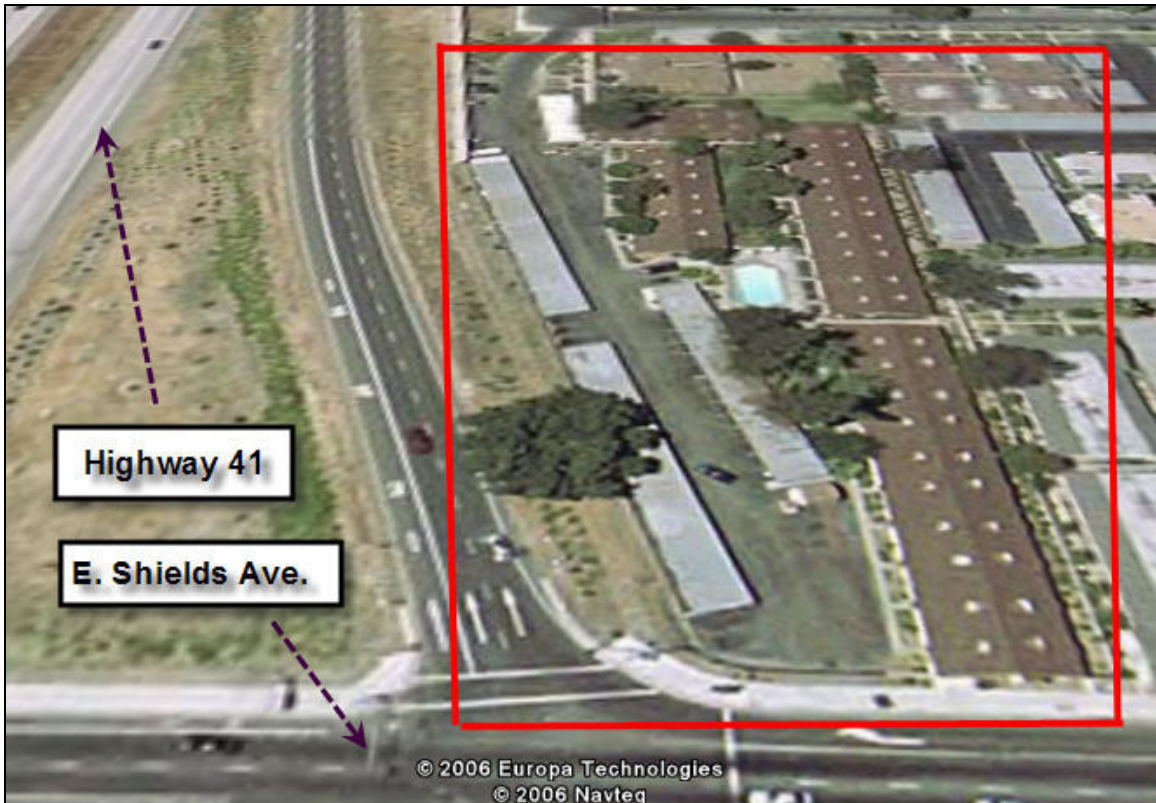


# The Las Villas Apartments Map Page





## The Las Villas Apartments Aerial Photograph



# Las Villas Apartments

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