Lincoln Village Apartments GREAT DEAL!
53 Garden Apartments in the Lincoln District
$9,485,000 Apartment Complex
Walking distance to Stockton's best shopping and restaurants at Lincoln Center
Price REDUCED $500,000
Attention Investors and Brokers!
6131 Gettysburg Place Stockton, CA 95207




RECESSION PROOF INVESTMENT-TRUE HEDGE AGAINST INFLATION
Best Neighborhood in Stockton!
25% Upside in the Rents
Existing Cap 7.1%, Market Cap 9.5%
Existing Cash on Cash Return 7% Market Cash on Cash Return 14.4%
Existing Gross Rent Multiplier 10.1 Market Gross Rent Multiplier 8.2
High growth city and area influencing great appreciation potential
No deferred maintenance - Easy Management
Strong Rent Upside. Trouble free income and management
Offers immediate scale in a supply constrained market.
Tremendous access to major employers- Drafting off of eastward migration.
Resilient growth market fundamentals in post-COVID recovery

For more information about this fabulous opportunity and a complete disclosure package
Please call Fred Lewis at office 209-522-9999 cell 209-604-9993
Go to www.hotdealsoakland.com
OR
Email: info@hotdealsoakland.com or Fred@bigtymedealmaker.com































6131 Gettysburg Place Stockton, Ca 95207

Price: $9,485,000	**Down Payment:** $2,995,000
Existing Capitalization Rate: 7%	**Market Cap:** 9.5%
Cost per Square foot: $263	**Cost Per Residential Unit:** $178,000
Existing Cash on Cash Return: 7%	**Market Cash on Cash Return:** 14.4%
Existing Gross Rent Multiplier: 10.1	**Market Gross Rent Multiplier:** 8.2

Great time to buy in Stockton- "Be greedy when others are fearful and fearful when others are greedy" Warren Buffet

Complex Description: 53 Garden Apartments – In the best area of Stockton

Assessor's Parcel Number: 097-462-170

Recession Proof investment. True hedge against inflation

Building Description: This garden style 2 story property with 36,042 square feet is located at 6131 Gettysburg Place in Stockton California, on a lot size of 80,678 square feet, just under 2 acres. The property has a great unit mix of 22 one-bedroom units, and 31 two-bedroom units, all with private baths and kitchens. The property was built in 1972, with a new slab foundation, exterior walls are stucco, and the roof is flat TPO. Eighty percent of the units have been renovated. All units have separate gas and electric meters. Electric mains and subpanels were replaced in 2025. With 25% upside in rents, this building allows the next owner to increase returns and leverage investment in the hot Stockton market. The subject property has no deferred maintenance with 80% of the apartments renovated and is in good condition. There is onsite parking for all tenants. RUBS is in place for some of the tenants to cover utilities.

The subject property is a gated community comprised of four, two-story apartment buildings with 53 residential units. The unit mix includes one-bedroom and two-bedroom floor plans with one bathroom. The units generally have vinyl tile or carpet flooring. Lighting has been upgraded over the year to LED fixtures. The units include roof mounted packaged HVAC units, which, 2/3rds have been replaced. Oven range, refrigerator, and tile or stone countertops in the kitchen and bathrooms. The bathrooms include a porcelain commode and a porcelain tub/shower combination with tile splash. The bathroom sink areas have a wall-mounted medicine cabinet. The units have been renovated in 2026 and building D has a new roof that was replaced and others are in reasonable shape. The building is situated in the coveted Lincoln School District. The property has just been landscaped with new sprinklers, sod, flowers and bushes. It is highly convenient for shopping and dining, located just two blocks from Lincoln Center, Stockton's premier outdoor shopping destination. There is plenty of parking as well with a newly resurfaced parking lot with almost 1.5 parking spots per unit. Updated throughout, this apartment building has beautiful wooden floors and a neutral paint pallet, which has a new look and feel of classic Central Valley living. Delicious eateries and grocery stores next to the apartments.

The property has value-add potential with below market rents with upside through the renovations and operational efficiencies. It is a prime rental location in demand with the Lincoln Unified School District with low vacancy rate. The property is located in a desirable neighborhood and is a well-maintained asset in Stockton's most popular shopping center, Lincoln center. The efficient unit mix of spacious one and two bedrooms make the property ideal for long-term tenants.

The community is nestled within the stable and sought-after highly rated Lincoln Village neighborhood, surrounded by quality retail, top-rated schools and major area employers. Its unit mix of spacious one- and two-bedrooms layouts is ideal for long-term residents and supports strong tenant retention. Proximity to I-5, Delta College, and University of the Pacific further enhances accessibility and position the property within a key residential and economic growth corridor. This is a rare opportunity to acquire a well-maintained, income-producing asset with substantial potential in a fundamentally strong Stockton submarket. The property benefits from strong tenant demand and consistent low vacancy rates.

The property at 6131 Gettysburg Place in Stockton, CA has strong investment potential due to its proximity to major employers, transportation routes, shopping centers, dining venues, and entertainment options. It is an attractive option for renters seeking convenience and accessibility. The combination of a robust economy and desirable location make this property a promising investment opportunity in the Stockton real estate market.

Stockton, CA, real estate is experiencing a significant resurgence, characterized by a 92% increase in home prices over recent years and an 80% spike in median household income between 2014 and 2024, making it one of the fastest-rising markets in the country. Key positives include high affordability compared to the Bay Area, strong rental demand, and growing buyer negotiation power.

Stockton is one of the Central Valley's most strategically positioned cities, offering direct connectivity to major Northern California job hubs including Sacramento, the Tri-Valley, and the East Bay. The city benefits from strong population density and a diversified economic base supported by logistics, healthcare, education, manufacturing, and government employment. Key employment anchors such as Amazon, St. Joseph's Medical Center, Kaiser Permanente, Safeway's distribution operations, and the Port of Stockton drive steady workforce housing demand throughout the region. North Stockton, where The Lincoln Village Apartments are located, is known for its established residential neighborhoods, abundant retail amenities, and proximity to major transportation corridors including Interstate 5, Highway 99, and the ACE Rail system. The area continues to experience targeted investment, with new commercial development, infrastructure improvements, and growing interest from advanced manufacturing, sustainable energy, and technology-related companies. As rising home prices push ownership further out of reach for many households, high-quality rental housing in accessible locations like North Stockton remains a compelling choice for long-term residents and commuters alike.

Stockton, Ca located in the heart of California's San Joquin Valley, boasts a rich blend of cultural diversity and historical significance. As the county seat of San Joaquin County, it ranks as California's 13th most populous city and is known for its dynamic economy and vibrant arts scene. Named after Commodore Robert F. Stockton, the city was founded during the Gold Rush era and built around in strategic location on the San Joquin River. Recognized as an All-America city multiple times, Stockton is famed for it diversity and community spirit.

Stockton offers a myriad of recreational opportunities that include parks, waterways and scenic spots. One highlight is Victory Park, home to the Haggin Museum and beautiful green spaces perfect for picnics. The Extensive Delta waterways are ideal for boating, fishing and kayaking. For nature enthusiasts, the Oak Grove Regional Park features trails for walking and cycling, as well as picnic spots. Sports lovers can explore the Stockton Arena, where events and games take place. While Pixie Woods, a beloved children's amusement park, remains a welcoming attraction for families. Community events and the annual Stockton Ports baseball games at Banner Island ballpark further emphasize the city's rich outdoor culture.

Commission-Brokers-Owner is a principal and not a broker. A selling commission pf $200,000 will be to be paid for the procurement and actual consummation of the transaction. If a buyer is procured and the sale is not consummated for any reason a commission will not be due payable.

Location Description: **Lincoln Village (Original/East):** Primarily residential with established homes from the 1950s–1970s. It sits between I-5 and Pacific Avenue, making it highly accessible to major schools and the University of the Pacific. **Lincoln Village West:** A more serene, waterfront-focused neighborhood located northwest of the original village. It is known for its higher-end lakefront properties, yacht club, and easy access to White Slough. The neighborhood is strategically located for commuters, providing quick access to Interstate 5. It is approximately an hour's drive from both Sacramento and San Francisco, making it a viable location for those working in the broader Bay Area or Central Valley. Lincoln Village is a prominent suburban community in North Stockton, California, characterized by its tree-lined streets, proximity to the San Joaquin River Delta, and a central location that places it approximately five miles north of downtown Stockton. Originally developed as a self-contained "village" outside city limit in 1949, it was later annexed and is now surrounded by the city on all sides.

What county is Stockton CA in? Stockton is in San Joaquin County and is a city situated in the heart of the San Joaquin County. Additionally, Stockton is the county seat of San Joaquin County. Located in Northern California, Stockton is approximately 90 miles east of San Francisco and about 40 miles south of the state capital, Sacramento. This prime location places Stockton within easy reach of some of California's biggest cities, making it a strategic spot to live for those who love to travel. Surrounded by other notable communities, Stockton is bordered by Manteca to the south and Lodi, each contributing to Stockton's culture and economy. Additionally, the Delta River surrounds the city. The city's position in the San Joaquin Valley means residents living in Stockton CA can enjoy rural charm while still having easy access to big cities like San Francisco and Sacramento.

The City of Stockton is one of California's fastest growing communities. Stockton is currently the 11th largest city in California with a dynamic, multi-ethnic and multi-cultural population of nearly 325,000. It is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay and the Sacramento and San Joaquin Rivers. Stockton is located 60 miles east of the San Francisco Bay Area, 83 miles east of San Francisco, and 45 miles south of Sacramento, the capital of California. Stockton has an airport offering service to Phoenix and Las Vegas (on Allegiant Airlines). Visitors may also fly into Sacramento, Oakland or San Francisco.

In the mid-2000's Stockton underwent a tremendous economic expansion and continues to aggressively revitalize its downtown. Projects in the downtown area along the waterfront include an indoor arena, baseball stadium and waterfront hotel. A 16-screen downtown City Centre Cinemas was completed in December 2003. The Bob Hope (Fox) California Theatre, listed on the National List of Historic Landmarks recently completed a total renovation and hosts live performances regularly. The arena hosts the Stockton Kings (NBA G-League) basketball team, as well as year-round family and cultural events and concerts. Adjacent to the Stockton Arena is the Stockton Ballpark, home of the Stockton Ports Single A Baseball Team (Oakland A's affiliate).

Stockton offers an excellent quality of life for its residents. The city has several beautiful residential communities along waterways, with single-family homes costing about one-third the price of homes in the Bay Area. With over 100,000 trees, Stockton has been recognized by *Sunset Magazine* as the "Best Tree City" in the western United States. In 1999, 2004, 2015, 2017, and 2018, Stockton was designated an All-America City by the National Civic League. Stockton also has outstanding recreational opportunities. Stockton is within close proximity to world famous scenic attractions including the California Coast, San Francisco, Lake Tahoe and Yosemite National Park.

The community offers many local recreational opportunities such as professional sports teams, an Olympic size ice rink, and the Delta, which provides thousands of miles of waterways for water skiing, sailing and other water activities. There are also many opportunities to enjoy music, theater, dance, literary events, and other cultural and entertainment activities throughout the year. The city also boasts the 95-year-old Stockton Symphony, a nearly 70-year-old Stockton Civic Theater, and the 90-year-old Haggin Museum.

The city is home to several well-known higher educational institutions including the University of the Pacific, California State University Stanislaus-Stockton, San Joaquin Delta Community College, Humphreys University and School of Law, as well as a variety of private and vocational schools.

Transportation- Is Stockton a good place to live for public transport? Transportation in Stockton CA is easily one of the city's strongest assets, making it an appealing option for those moving to Stockton. Located at the "crossroads" of the Central Valley, Stockton is easily accessible from most of California. Interstate 5 and State Route 99, the state's major north-south thoroughfares, pass directly through the city limits, providing seamless connectivity to other major California cities like San Francisco and Sacramento. Residents living in Stockton CA are served by the San Joaquin Regional Transit District (RTD). RTD provides bus services throughout Stockton as well as the surrounding areas of Lodi, Ripon, Thornton, French Camp, Lathrop, Manteca, and Tracy. Additionally, the Amtrak railroad system offers convenient passenger rail services, linking Stockton to destinations across California and beyond. Stockton Metropolitan Airport provides another critical transportation hub, accommodating both commercial and general aviation. Allegiant Airlines flies out of this hub, with several non-stop flights to popular destinations across the country.

Commercial Rent Roll

Property: 6131 Gettysburg Place

Unit	Unit Type	Rent Charges	Market Rent	Utilities
1	2bd 1bth	$1,695	$1,895	
2	1bd 1 bth	$1,375	$1,595	
3	1bd 1 bth	$1,438	$1,595	
4	1bd 1 bth	$983	$1,595	125
5	1bd 1 bth	$1,346	$1,595	125
6	1bd 1 bth	$1,425	$1,595	
7	1bd 1 bth	$1,042	$1,595	125
8	1bd 1 bth	$1,319	$1,595	125
9	1bd 1 bth	$1,205	$1,595	125
10	1bd 1 bth	$1,425	$1,595	
11	1bd 1 bth	$1,225	$1,595	125
12	1bd 1 bth	$1,319	$1,595	125
13	1bd 1 bth	$2,665	$1,595	125
14	1bd 1 bth	$1,001	$1,595	125
15	1bd 1 bth	$1,319	$1,595	125
16	1bd 1 bth	$1,346	$1,595	125
17	1bd 1 bth	$1,250	$1,595	125
18	1bd 1 bth	$1,200	$1,595	125
19	1bd 1 bth	$1,250	$1,595	125
20	1bd 1 bth	$1,350	$1,595	125
21	1bd 1 bth	$1,250	$1,595	125
22	1bd 1 bth	$1,185	$1,595	125
23	2bd 1bth	$1,750	$1,895	
24	2bd 1bth	$1,575	$1,895	
25	2bd 1bth	$1,375	$1,895	125
26	2bd 1bth	$1,575	$1,895	
27	2bd 1bth	$1,525	$1,895	
28	2bd 1bth	$1,525	$1,895	
29	2bd 1bth	$1,502	$1,895	
30	2bd 1bth	$1,500	$1,895	125
31	2bd 1bth	$1,525	$1,895	
32	2bd 1bth	$1,575	$1,895	
33	2bd 1bth	$1,206	$1,895	
34	2bd 1bth	$1,470	$1,895	125
35	2bd 1bth	$1,354	$1,895	
36	2bd 1bth	$1,340	$1,895	
37	2bd 1bth	$1,216	$1,895	125
38	2bd 1bth	$1,461	$1,895	125
39	2bd 1bth	$1,201	$1,895	
40	2bd 1bth	$1,525	$1,895	125
41	2bd 1bth	$1,550	$1,895	

42	2bd 1bth	$1,454	$1,895	125
43	2bd 1bth	$1,400	$1,895	125
44	2bd 1bth	$1,550	$1,895	
45	2bd 1bth	$1,375	$1,895	125
46	2bd 1bth	$1,525	$1,895	
47	2bd 1bth	$1,525	$1,895	
48	2bd 1bth	$1,525	$1,895	
49	2bd 1bth	$1,525	$1,895	
50	2bd 1bth	$1,525	$1,895	
51	2bd 1bth	$1,453	$1,895	
52	2bd 1bth	$1,525	$1,895	
53	2bd 1bth	$1,400	$1,895	125
Laundry		$750	$750	
		75,896	94,885	3,375

Annual Property Operating Data

Price: **$9,485,000**

Location: 6131 Gettysburg Pl Stockton

Down Payment: **$2,995,000**

Type of Property 53 Garden Apartments

Loan: **$6,490,000**

ASSESSED APPRAISED VALUES

Land:	$1,895,000
Improvements:	$8,000,000
Personal Property:	$100,000
Total:	$9,985,000

LOAN **$5,137,973** **30 years** **6%** **$39,088 monthly**

Annual Income/ Expense	**EXISTING**	**MARKET**
Total Rental Income	$ 883,452	$ 1,106,976
Laundry Income	$ 9,000	$ 9,000
Utilities Income	$ 40,500	$ 40,500
Total Income	**$ 932,952**	**$ 1,156,476**
Vacancy 3%	$ 25,620	$ 25,620
Management	$ 18,000	$ 18,000
Landscaping Maintenance	$ 14,400	$ 14,400
Property Insurance	$ 26,972	$ 26,972
Utilities		
Garbage	$ 12,318	$ 12,318
Gas & Electricity	$ 18,157	$ 18,157
Water & Sewer	$ 35,363	$ 35,363
Taxes		
Property Taxes	$ 105,742	$ 105,742
Total Operating Expenses	$256,572	$256,572
Net Operating Income	**$676,380**	**$899,904**
Less Debt Service	$437,316	$437,316
Cash Flow	**$239,064**	**$462,588**

The above income and expenses are only estimates because of occupancy changes and renovation and the owner has not owned the building for a full tax year. Although the information contained herein is deemed reliable, no representations of any kind, expressed or implied are being made as to the accuracy of such information. All of the data in this prospectus are estimates and approximations to include square footage. Any prospective purchaser and their tax and legal advisor should carefully verify all information contained herein and conduct an independent investigation to include engaging contractors and engineers to complete inspections. Seller bears no liability of any errors, inaccuracies, or omissions.

SALES COMPARABLES FOR APARTMENT BULDINGS

Subject Property	# Of Units	Unit Mix	Sales Price	Cost Per Unit	Price Per Foot	Cap Rate	Close of Escrow
6131 Gettysburg Pl	**53**	**22 (1 bdrm)** **31 (2 bdrm)**	**$9,485,000**	**$178,000**	**$263**	**7%**	**For Sale**
2424 Winchester Drive	38	12 (1) bdrm 27 (2) bdrm	$7,200,000	$189,474	$220	5.20%	On Market
409 N. Lincoln Way	63	24 (1) bdrm 39 (2) bdrm	$13,000,000	$206,349	$284	5.31%	On Market
135 N Sheridan Ave	25	3 (3) bdrms 2 (4) bdrm	$5,150,000	$206,000	$213	6.50%	09/19/2025
367 N. Union Road	56	33 (1/1) 23 (2/1)	$15,600,000	$278,571	$372	5.70%	07/10/2025
410-418 5th Street	12	12 (2) bdrm	$2,425,000	$202,083	$235	5.04%	8/30/2024

Rent Comparable in The Same Zip Code: 95207

Subject Property: 6131 Gettysburg Place	**1 Bedroom** $983 - $1275	**2 Bedrooms** $1,120-$1,795
7620 N El Dorado St Oakwood Apartments	**$1267**	**$1463**
6232 N. Pershing Ave Ashley Park Apartments	**$1,300**	**$1,525**
8429 Mariners Drive Harbor Isle	**$1,335**	**$1,530**
4415 N. Pershing Ave Pacific Palms	**$1,500**	**$1,575**
6408 Morgan Place Lincoln Village West	**$1,605**	**$1,960**
6408 Morgan Place Lincoln Village West	**$1,605**	**$1,960**
8531 Mariners Drive Mariners Cove		**$1,935**
7912 Richland Way ReNew at the Delta		**$1,933**
1118 Stratford Circle Stratford Villas	**$1,825**	**$1,825-2,225**

HACSJ HOUSING AUTHORITY COUNTY OF SAN JOAQUIN

2026 VOUCHER PAYMENT STANDARDS
HOUSING CHOICE VOUCHER PROGRAM

The payment standard is the maximum HACSJ could pay. It is not the maximum rent that can be charged by landlords nor is it a rent amount guarantee. The actual amount HACSJ will pay is based on comparable rents for similar units in the same or similar neighborhood, and current rental rates.

HACSJ's Voucher Payment Standards for the Housing Choice Voucher (formerly Section 8) program are listed below for new move-ins and annual reexamination effective January 1, 2026, based on the corresponding zip code and unit bedroom size.

The rent must pass the reasonableness test. HACSJ will perform this test by using a third-party rent reasonableness software to locate comparable units to justify the owner's contract rent amount.

If the rent requested is more than the corresponding Payment Standard, it may not be affordable for the family and the Housing Authority cannot approve the unit.

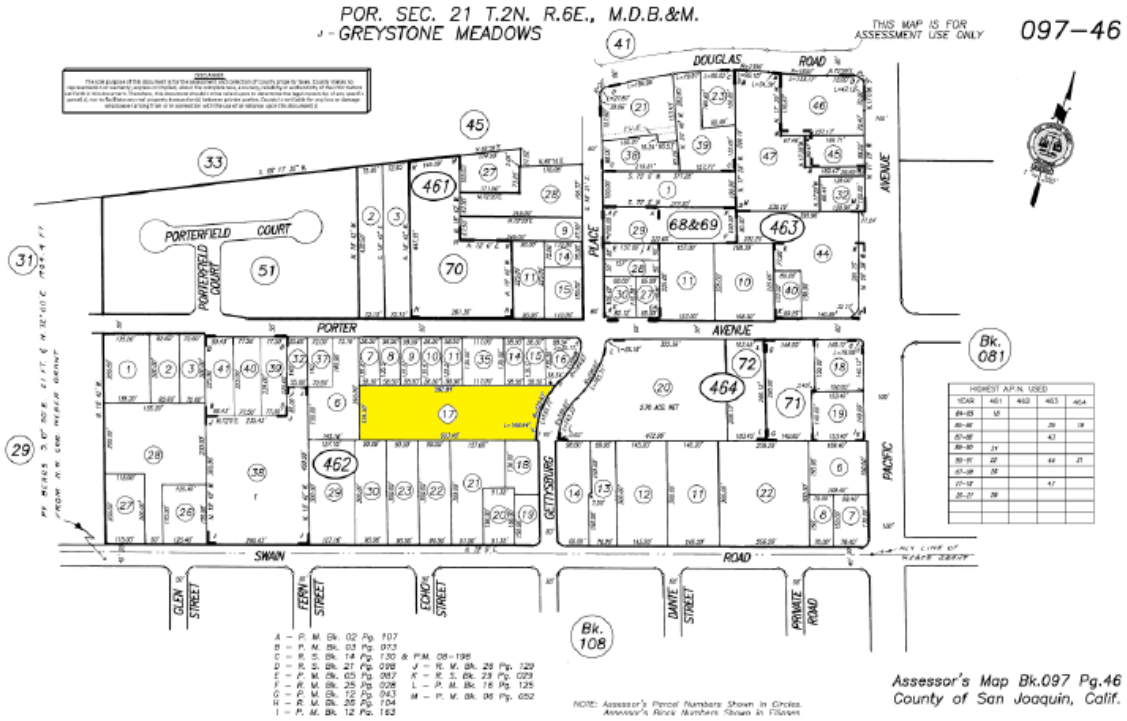
Things you should know:

- **Rent may not be approvable even at the Payment Standard because:**
  - A deduction must be made if the family will be responsible for any of the utilities (i.e. PG&E, water, sewer, garbage, etc.)
  - The owner is asking more for this unit, than for other similar units.
  - Your share of the rent plus the utility allowance may not exceed 40% of your family monthly adjusted gross income at move-in.

Payment Standard Effective January 1, 2026 - New Move-ins & Annuals							
Zip Code	Studio	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	Five-Bedroom	Six-Bedroom
95201	$ 1,316	$ 1,418	$ 1,775	$ 2,468	$ 2,978	$ 3,425	$ 3,872
95202	$ 928	$ 1,040	$ 1,336	$ 1,877	$ 2,264	$ 2,604	$ 2,944
95203	$ 969	$ 1,051	$ 1,336	$ 1,877	$ 2,264	$ 2,604	$ 2,944
95204	$ 1,153	$ 1,255	$ 1,561	$ 2,173	$ 2,621	$ 3,015	$ 3,408
95205	$ 1,081	$ 1,173	$ 1,469	$ 2,040	$ 2,468	$ 2,839	$ 3,209
95206	$ 1,153	$ 1,255	$ 1,561	$ 2,173	$ 2,621	$ 3,015	$ 3,408
95207	$ 1,326	$ 1,438	$ 1,795	$ 2,499	$ 3,009	$ 3,461	$ 3,912
95208	$ 1,316	$ 1,418	$ 1,775	$ 2,468	$ 2,978	$ 3,425	$ 3,872
95209	$ 1,459	$ 1,581	$ 1,979	$ 2,754	$ 3,315	$ 3,813	$ 4,310
95210	$ 1,173	$ 1,265	$ 1,581	$ 2,203	$ 2,652	$ 3,050	$ 3,448
95212	$ 1,826	$ 1,979	$ 2,468	$ 3,437	$ 4,141	$ 4,762	$ 5,384
95213	$ 1,316	$ 1,418	$ 1,775	$ 2,468	$ 2,978	$ 3,425	$ 3,872
95215	$ 1,040	$ 1,122	$ 1,408	$ 1,958	$ 2,366	$ 2,721	$ 3,076
95219	$ 1,520	$ 1,765	$ 2,152	$ 2,805	$ 3,386	$ 3,894	$ 4,402
95220	$ 1,163	$ 1,255	$ 1,571	$ 2,183	$ 2,632	$ 3,026	$ 3,421
95227	$ 1,326	$ 1,408	$ 1,744	$ 2,377	$ 2,836	$ 3,261	$ 3,686

95231	$ 1,459	$ 1,581	$ 1,969	$ 2,734	$ 3,305	$ 3,801	$ 4,296
95236	$ 1,387	$ 1,499	$ 1,877	$ 2,611	$ 3,142	$ 3,613	$ 4,084
95237	$ 1,051	$ 1,142	$ 1,428	$ 1,999	$ 2,397	$ 2,757	$ 3,116
95240	$ 1,244	$ 1,346	$ 1,683	$ 2,336	$ 2,825	$ 3,250	$ 3,673
95241	$ 1,316	$ 1,418	$ 1,775	$ 2,468	$ 2,978	$ 3,425	$ 3,872
95242	$ 1,520	$ 1,652	$ 2,060	$ 2,866	$ 3,458	$ 3,977	$ 4,495
95258	$ 1,153	$ 1,255	$ 1,561	$ 2,173	$ 2,621	$ 3,015	$ 3,408
95267	$ 1,316	$ 1,418	$ 1,775	$ 2,468	$ 2,978	$ 3,425	$ 3,872
95269	$ 1,316	$ 1,418	$ 1,775	$ 2,468	$ 2,978	$ 3,425	$ 3,872
95304	$ 1,958	$ 2,122	$ 2,652	$ 3,692	$ 4,447	$ 5,114	$ 5,781
95320	$ 1,295	$ 1,408	$ 1,754	$ 2,438	$ 2,948	$ 3,390	$ 3,832
95330	$ 1,775	$ 1,928	$ 2,407	$ 3,346	$ 4,039	$ 4,645	$ 5,251
95336	$ 1,448	$ 1,571	$ 1,958	$ 2,723	$ 3,284	$ 3,777	$ 4,270
95337	$ 1,571	$ 1,703	$ 2,132	$ 2,968	$ 3,580	$ 4,118	$ 4,654
95366	$ 1,418	$ 1,540	$ 1,918	$ 2,662	$ 3,213	$ 3,695	$ 4,177
95376	$ 1,581	$ 1,714	$ 2,142	$ 2,978	$ 3,590	$ 4,129	$ 4,668
95377	$ 1,969	$ 2,132	$ 2,662	$ 3,703	$ 4,468	$ 5,138	$ 5,808
95378	$ 1,316	$ 1,418	$ 1,775	$ 2,468	$ 2,978	$ 3,425	$ 3,872
95391	$ 1,969	$ 2,132	$ 2,662	$ 3,703	$ 4,468	$ 5,138	$ 5,808

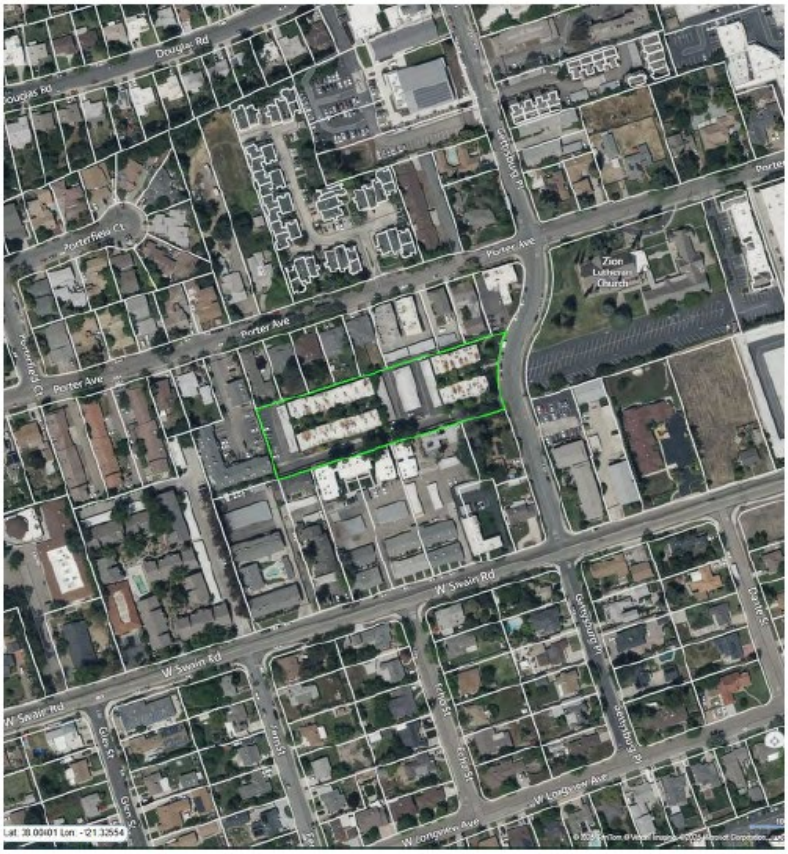
PLAT MAP



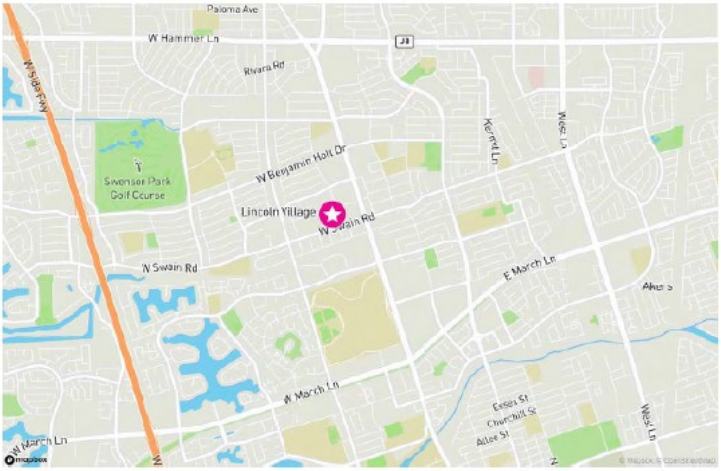
BUILDING LAYOUT



Subject Photographs



Neighborhood Analysis



LOCATION

The neighborhood is in the City of Stockton and is considered a suburban location. The subject is located approximately two miles east of Interstate 5, and approximately two blocks south of March Lane. Downtown Stockton is located approximately three miles to the southeast. The City of Stockton is located at the central portion of San Joaquin County, approximately 85 miles east of San Francisco, and 50 miles southwest of Sacramento.

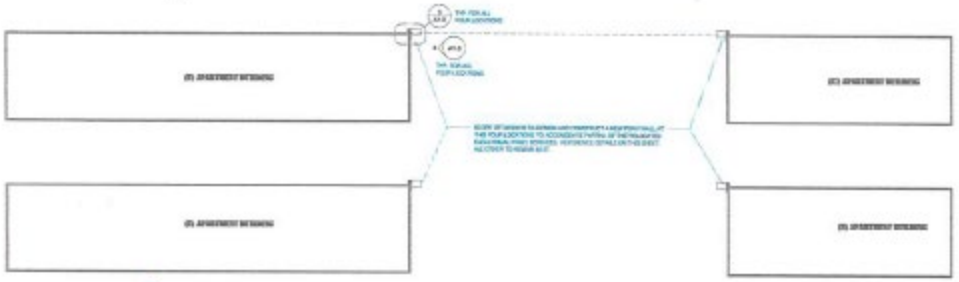
BOUNDARIES

The neighborhood boundaries are detailed as follows:

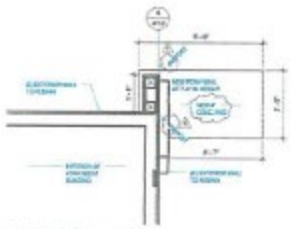
North:	W Hammer Lane
South:	W March Lane
East:	West Lane
West:	Interstate 5



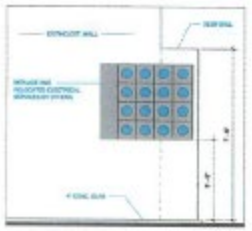
1 SITE PLAN



2 FLOOR PLAN



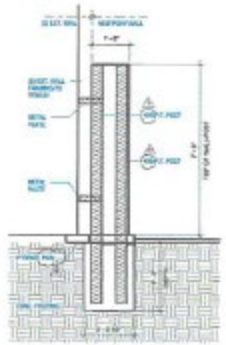
3 ENLARGED TYPICAL FLOOR PLAN



4 TYPICAL ELEVATION



5 FOUNDATION PLAN



6 TYPICAL WALL SECTION

NEW PONY WALLS @ LINCOLN VILLAGE APARTMENTS
6131 GETTYSBURG PL
STOCKTON, CALIFORNIA 95207

IVIR DESIGN, INC.

GENERAL NOTES

1.
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3.
4.
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6.
7.
8.
9.
10.
11.
12.
13.

PROJECT DATA

CODE ANALYSIS

PROJECT DIRECTORY

OWNER	DESIGNER

SHEET INDEX

A1.0	PLAN & DETAILS

VICINITY MAP



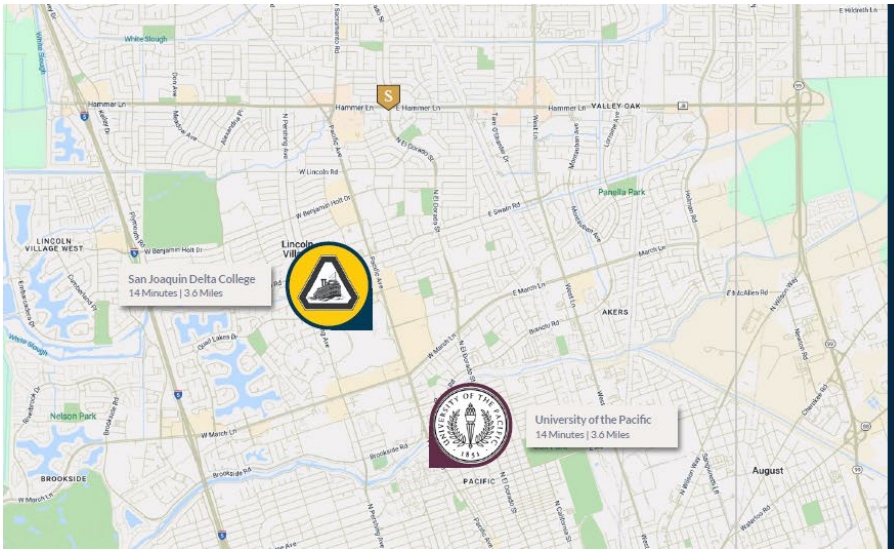
NEW PONY WALLS @ LINCOLN VILLAGE APARTMENTS
6131 GETTYSBURG PL
STOCKTON, CALIFORNIA 95207

No.	Description	Date
1	Permit Comments	10-22-2025

PLAN & DETAILS

Project number 2025-0133
Date 1-22-2025
Drawn by Name
Checked by Name

A1.0



Higher Education as a Local Demand Anchor

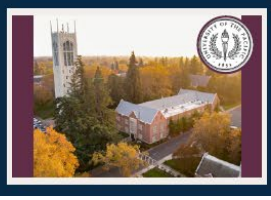
University of the Pacific

- 14 Minutes | 3.6 Miles from Subject Property

San Joaquin Delta College

- 11 Minutes | 2.9 Miles from Subject Property

Stockton, California offers a robust and growing education system with a strong focus on higher education and workforce development. The city is home to several colleges and universities that serve a diverse student population with accessible, career-focused programs. University of the Pacific, a private university with a historic campus in Stockton, provides a wide range of undergraduate, graduate, and professional degrees, particularly known for its programs in law, dentistry, and business. San Joaquin Delta College, the region's leading community college, offers associate degrees, technical training, and transfer pathways to four-year universities, supporting thousands of local students each year. Together, these institutions form a solid foundation for academic advancement and career readiness. Additionally, Stockton is served by several high schools recognized for their college-prep programs and partnerships with local colleges, helping students transition smoothly into higher education. The city's education system reflects a commitment to expanding opportunity, promoting upward mobility, and preparing students for success in both local industries and global careers.





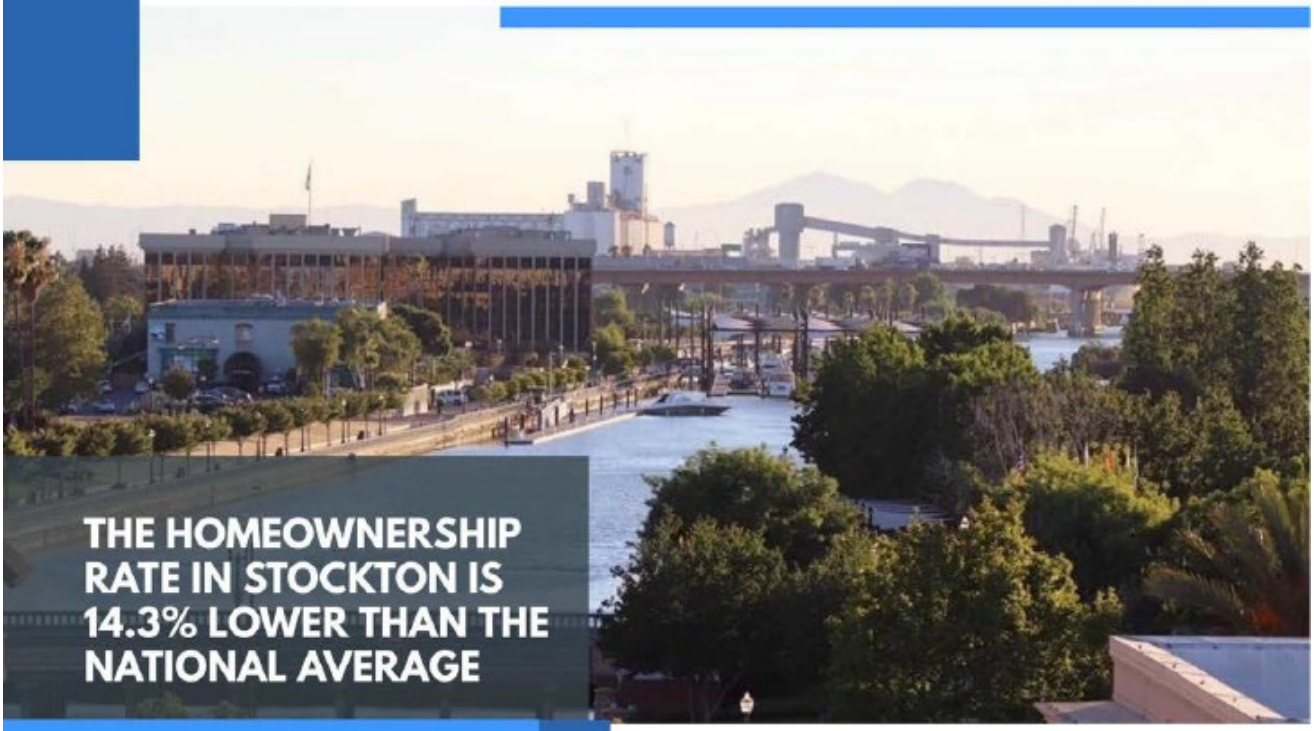
Local Employers

Stockton Unified School District	5,341 Employees
Amazon (Fulfillment / Distribution center)	4,650 Employees
St. Joseph's Medical Center	3,200 Employees
San Joaquin County Office of Education	2,436 Employees
City of Stockton	2,138 Employees
University of the Pacific	1,816 Employees
Pacific Gas and Electric Company	1,550 Employees
Lincoln Unified School District	1,125 Employees
Kaiser Permanente	1,065 Employees
San Joaquin Delta College	813 Employees




STONEWOOD
Morada Ln
Walgreens
McDonald's
Wells Fargo Bank
Planet Fitness
Starbucks
7-Eleven
Noah's NY Bagels
Hammer Ln
E Hammer Ln
85°C Bakery Cafe - Stockton
Lincoln Center
Cold Stone Creamery
Nothing Bundt Cakes
crumbl cookies
Crumbl Cookies - Stockton
W Benjamin Holt Dr
CVS
Chase Bank
Chevron
Lincoln
Safeway
Rite Aid
In-Shape Health Clubs Corporate
Orangetheory Fitness
E March Ln
N El Dorado St
Sacramento Rd
West Ln

STOCKTON
CALIFORNIA



THE HOMEOWNERSHIP RATE IN STOCKTON IS 14.3% LOWER THAN THE NATIONAL AVERAGE

CITY OF STOCKTON

Stockton is named after Robert F. Stockton, and it was the first community in California to have a name not of Spanish or Native American origin. Stockton is the 11th largest city in California and the 58th largest city in the United States. It was named an All-America City in 1999, 2004, 2015 and again in 2017.

Stockton is situated amidst the farmland of California's San Joaquin Valley, a subregion of the Central Valley. In and around Stockton are thousands of miles of waterways that make up the California Delta. Interstate 5 and State Route 99 pass through the city. State Route 4 and the dredged San Joaquin River connect the city with the San Francisco Bay Area to its west, creating the Stockton Deepwater Shipping Channel. Stockton and Sacramento are California's only inland sea ports.

Stockton offers a wonderful and exciting variety of regration programs and activities for all ages. Stockton maintains and operates 66 parks and is home to Pixie Woods Childrens's Playland and the Stockton Skate Park. Also located in Stockton are the Maggin Museum, Stockton Symphony, Children's Museum of Stockton, Stockton Civic Theatre and Bob Hope (Fox) Theater. The two largest universities in Stockton are San Joaquin Delta College and University of the Pacific



Why Invest in Stockton, CA

Stockton, located in California's Central Valley, serves as a significant hub for agriculture, manufacturing, and logistics. Its strategic position along major transportation corridors enhances its appeal for businesses and residents alike. The city's diverse economy and ongoing urban development projects contribute to its resilience and growth potential. With a population exceeding 300,000, Stockton offers a substantial market for real estate investors seeking opportunities in a dynamic environment.

Forecast and Analysis: Stockton, CA

Based on the unique characteristics of the Stockton, CA real estate market, the following forecasts and analyses emerge:

Continued Growth:

Stockton's real estate market is expected to experience steady growth due to its affordability compared to neighboring regions. Investors can anticipate gradual appreciation in property values over the coming years.

Rental Demand:

The city's rental market remains robust, driven by a growing population and limited housing supply. This trend suggests sustained demand for rental properties, offering consistent income opportunities for landlords.

Urban Development:

Ongoing infrastructure projects and downtown revitalization efforts are enhancing Stockton's appeal. These developments are likely to attract new residents and businesses, further stimulating the real estate market.

Economic Diversification:

Efforts to diversify the local economy beyond agriculture and manufacturing are underway. Such diversification can lead to job creation and increased demand for housing, benefiting real estate investors.

Key Neighborhoods to Watch:

- **Brookside:** An upscale neighborhood known for its gated communities, golf courses, and proximity to the San Joaquin Delta. Brookside attracts professionals and families seeking a suburban lifestyle with convenient access to city amenities.

- **Lincoln Village West:** Located near the waterfront, this neighborhood offers a mix of single-family homes and apartments. Its recreational facilities and schools make it appealing to families and long-term renters.

- **Spanos Park:** A master-planned community featuring newer homes, parks, and shopping centers. Spanos Park's modern infrastructure and family-friendly environment contribute to its growing popularity among homebuyers.

- **Weston Ranch:** Situated in South Stockton, Weston Ranch provides affordable housing options with a suburban feel. Its accessibility to major highways makes it attractive for commuters working in nearby cities.

Best Places 2024-2025 Rank: 144
Population: 377,921
Median Home Price: $372,378
Median Household Income: $75,564



GETTY IMAGES

Centrally located in Northern California, Stockton is surrounded by vineyards and farms but also just 90 minutes from the Pacific Ocean. The inland metro area sits an hour and half east of San Francisco, an hour and a half northeast of San Jose and one hour south of Sacramento. With access to these California locales, many Stockton residents are happy where they are – in the annual Best Places to Live rankings, the city received its highest mark for well-being, ranking 53rd, based on the Sharecare Community Well-Being Index. But Stockton residents take on the sixth-longest commute among 150 top cities, averaging 39 minutes.

Stockton, CA at the Top: A Decade of Rapid Income Growth

February 5, 2026 Working With Buyers, Working With Sellers, Residential Real Estate By: Nadia Evangelou

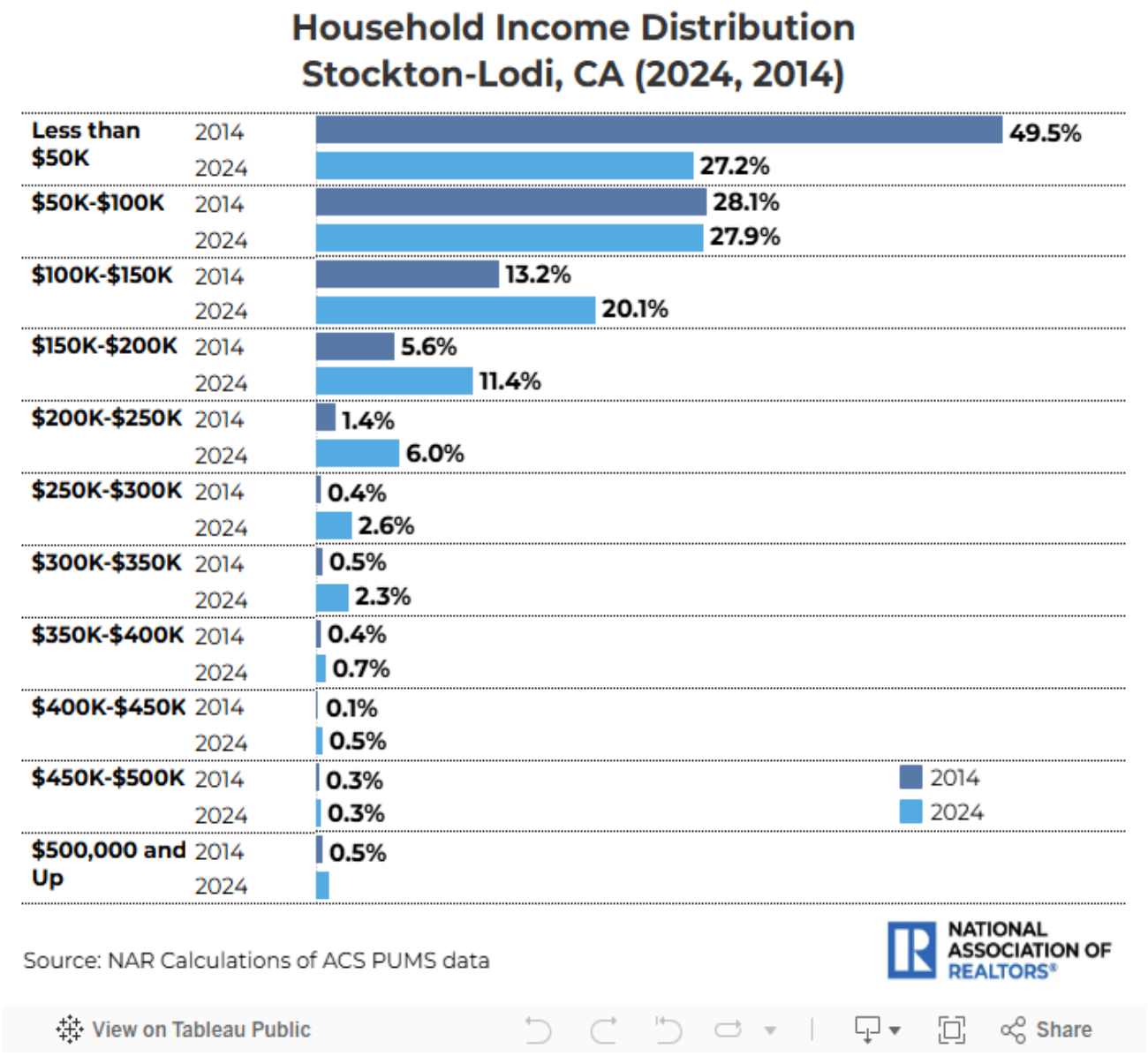
Share

Please note: The data visualization embeds on this page are best viewed on a laptop or desktop computer.

Over the past decade, Stockton, CA, has become the fastest-rising income market in the country. Between 2014 and 2024, median household income in the Stockton-Lodi metro rose from $51,660 to $93,040 – an 80% increase.

But the real change shows up when you look inside the income distribution.

In 2014, nearly half of Stockton households earned less than $50,000. Ten years later, that share dropped substantially to just over one in four households. This shift reflects thousands of people moving into higher income brackets over time. What replaced that lower-income share wasn't just modest middle-income growth. The expansion that occurred above $100,000 is remarkable. The share of households earning between $100,000 and $150,000 rose to 20%, and the number of households earning between $150,000 to $250,000 roughly tripled over the decade.



This income growth is also evident in housing wealth. Home prices in Stockton are now about $287,570 higher than they were in 2014. For homeowners who bought their homes a decade ago, that increase translated into substantial equity gains, equity that can support financial stability, mobility, and long-term household security.

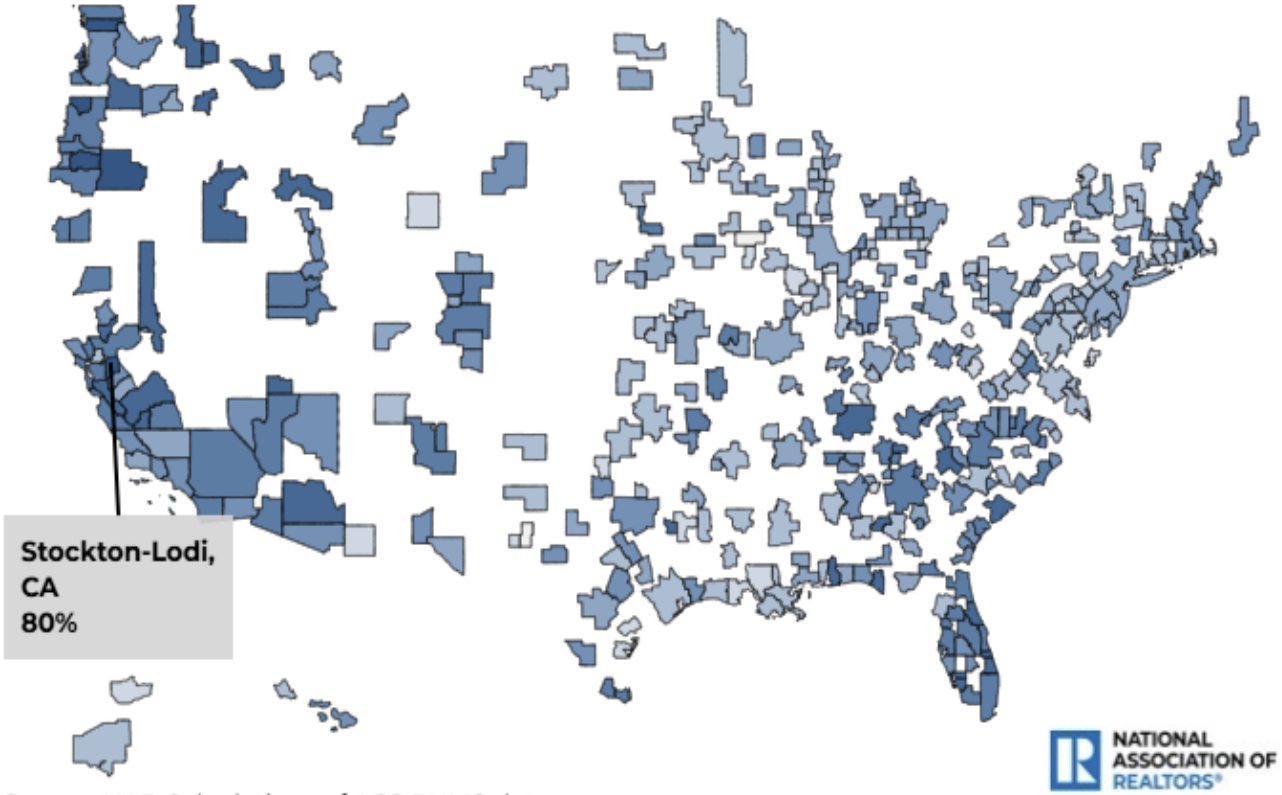
Put together, the picture is clear. Stockton's last decade wasn't defined by average change. This area experienced an upward shift in incomes, household balance sheets, and the market's economic profile.

Stockton At the Top: An 80% Income Growth Over the Past Decade

While the household income rose about 52% between 2014-2024, incomes increased 80% in the Stockton-Lodi, CA metro area.

Median Household Income Growth (2014-2024)

Hover over the map to see how much the medianhousehold income changed by metro between 2014 and 2024.



Source: NAR Calculations of ACS PUMS data

View on Tableau Public
Share

Is Stockton, CA a Good Place to Live? What to Consider Before Making the Move

Published on May 5, 2023 by Marissa Crum

Welcome to Stockton, a vibrant city with a rich cultural heritage and a diverse community that makes it an extraordinary place to live. If you're searching for a new home, you're in the right place. According to Redfin, Stockton has a wide selection of houses for sale in various styles and price ranges. The demand for apartments for rent in Stockton is also high. This is an ideal time to explore Stockton's numerous offerings, whether you're a first-time homebuyer or looking to upgrade. So why wait? Come and explore all that Stockton has to offer.

When considering whether Stockton is a good place to live, there are several factors to take into account. These include the cost of living, the local job market, the quality of schools, and the availability of amenities such as parks and cultural attractions. Let's get into it.



Cost of living: enjoying a high quality of life on a budget

If you're looking for a city that won't break the bank, then you should definitely consider living in Stockton. Compared to other popular cities in California, the cost of living in Stockton is quite low, making it the perfect place to settle down and make your home.

According to Redfin, the median sale price in Stockton is $442,500. When you consider that cities like San Francisco and Los Angeles have median home prices around a million dollars, it's easy to see why Stockton is becoming an increasingly popular choice for homebuyers. And if you're not quite ready to buy, the median rent price in Stockton for a one-bedroom apartment is $1,245 per month, which is significantly lower than what you'd find in many other California cities.

So whether you're a young professional just starting out, a growing family looking for more space, or someone who simply wants to enjoy the best of what California has to offer without breaking the bank, Stockton is definitely worth considering.

Ready to call a new city home?
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Finance with our partner Rocket Mortgage® to get options that put you in control and let you decide how to save.*

Get prequalified

Local job market: diverse economy with opportunities for growth

In terms of the local job market, Stockton has a diverse economy with a range of employment opportunities. The city is home to a number of major employers, including the Port of Stockton, the San Joaquin County government, and several major healthcare providers. Additionally, the city has a growing small business community, which provides opportunities for entrepreneurs and startups.

Stockton's economy is not only diverse, but it is also one of the fastest-growing in the state of California. According to the California Employment Development Department, Stockton's job growth rate outpaced that of the state's in recent years. This is due in part to the city's location along major transportation corridors and its proximity to major markets such as San Francisco and Sacramento.

Education: a mix of educational resources

Stockton has a diverse range of educational resources available to residents. The Stockton Unified School District is the largest school district in the city and has recently undergone major changes, including the adoption of a new curriculum and the construction of new school buildings. There are also several highly rated private schools in Stockton, such as Presentation Catholic School and Sierra Christian School.

For those seeking higher education, Stockton is home to several colleges and universities, including San Joaquin Delta College, Humphreys University, and University of the Pacific. These institutions offer a variety of degree programs and are recognized

for their academic excellence. In addition to traditional degree programs, there are also vocational schools and training programs available in Stockton, providing opportunities for residents to develop new skills and advance their careers.

To support student learning outside of the classroom, Stockton has a number of after-school programs and educational resources available. For example, the Stockton-San Joaquin County Public Library has several branches throughout the city and provides access to books, online resources, and educational programming for children and adults.

Outdoor activities: parks, recreation, and cultural attractions

Stockton offers a wide range of outdoor activities for residents. The Stockton Delta is a popular spot for boating, fishing, and water sports. Oak Grove Regional Park is a 180-acre park that features hiking and biking trails, a disc golf course, and picnic areas. The park also has a large pond for fishing and boating. Pixie Woods Children's Park is a 60-year-old amusement park that provides a fun-filled experience for kids with rides, slides, and playgrounds.

The Haggin Museum is a popular destination for those interested in history and art. The museum features a collection of California and American art, as well as exhibits on local history. Additionally, the Bob Hope Theatre is a historic venue that hosts a variety of concerts, plays, and other live performances throughout the year.

Challenges and solutions: affordable housing

Like any growing city, Stockton faces some challenges. One such challenge is a shortage of affordable housing. In fact, a recent report from the National Low Income Housing Coalition found that in San Joaquin County, which includes Stockton, there are only 26 affordable and available rental homes for every 100 extremely low-income renters.

However, the city has initiated measures to combat this by investing in affordable housing initiatives and programs aimed at making housing more accessible for residents. This includes efforts to build more affordable housing units and to provide financial assistance to low-income families. These efforts have had a positive impact

on the real estate market, making Stockton an attractive option for home buyers looking for value for their money.

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Weighing the pros and cons before making a decision

In conclusion, is Stockton a good place to live? While there are certainly challenges facing the city, there are also many benefits to living in Stockton, including a low cost of living, a diverse economy, and plenty of amenities and cultural attractions. For those considering a move to Stockton, it's important to do your research and weigh the pros and cons before making a decision.

If you are represented by an agent, this is not a solicitation of your business. This article is for informational purposes only, and is not a substitute for professional advice from a medical provider, licensed attorney, financial advisor, or tax professional. Consumers should independently verify any agency or service mentioned will meet their needs. Learn more about our Editorial Guidelines here.

and upon a sale or disposition of the investment, the investor is allowed to elect the basis in the investment to quality to the fair market value of the investment.

To qualify for these incentives, investments must be made through a qualified Opportunity Fund – a corporation or partnership organized to invest in designated Opportunity Zones and holds at least 90% of its assets. Note: The U.S. Treasury will provide rules and guidelines on how to become certified as a qualified Opportunity Fund. Check their website for more details.

APPROVED CENSUS TRACTS

Downtown

Downtown Stockton is the historic district of the city. With Stockton's history dating back more than 90 years, the downtown area consists of numerous historic structures offering unique mixed-used buildings with ground floor retail space and vibrant architecture. Downtown Stockton's major employers include the City of Stockton and San Joaquin County. With a rise in demand for the live/work/play atmosphere, downtown Stockton is home to two incubator coworking spaces, a shared artist space, local brewery, and many restaurants. The downtown area attracts thousands of visitors each year with the major events and sports events at the Stockton Arena (http://www.stocktonlive.com/venues/detail/stockton-arena) and Stockton Ballpark (http://www.stocktonlive.com/venues/detail/stockton-ballpark). Downtown Stockton also offers water access for recreational use at the Downtown Marina (http://www.stocktonlive.com/venues/detail/downtown-stockton-marina) and for industrial uses at the inland Deepwater port at the Port of Stockton (https://www.portofstockton.com/).

Approved census tracts - 1 (https://censusreporter.org/profiles/14000US06077000100-census-tract-1-san-joaquin-ca/) , 3 (https://censusreporter.org/profiles/14000US06077000300-

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South Stockton

South Stockton is known for the industrial, manufacturing, and logistics sectors, but also encompasses a large residential population with some commercial retail. Major employers include the O'Reilly Auto Parts, World Class Distribution, Inc., and the new Amazon distribution center. This area also includes the Stockton Metropolitan Airport (https://flystockton.com/), which offers air cargo transportation, as well as domestic passenger flights to Las Vegas, San Diego, and Phoenix. The San Joaquin County Fairgrounds (https://sanjoaquinfairgrounds.com/) is also located in South Stockton which attracts thousands of visitors per year for various year-round events.

Approved census tracts - 6 (https://censusreporter.org/profiles/14000US06077000600-census-tract-6-san-joaquin-ca/) , 7 (https://censusreporter.org/profiles/14000US06077000700-census-tract-7-san-joaquin-ca/) , 19 (https://censusreporter.org/profiles/14000US06077001900-census-tract-19-san-joaquin-ca/) , 21 (https://censusreporter.org/profiles/14000US06077002100-census-tract-21-san-joaquin-ca/) , 22.01 (https://censusreporter.org/profiles/14000US06077002201-census-tract-2201-san-joaquin-ca/) , 22.02 (https://censusreporter.org/profiles/14000US06077002202-census-tract-2202-san-joaquin-ca/) , 28 (https://censusreporter.org/profiles/14000US06077002800-census-tract-28-san-joaquin-ca/) , 38.03 (https://censusreporter.org/profiles/14000US06077003803-census-tract-3803-san-joaquin-ca/)

East Stockton

East Stockton consists largely of industrial and agricultural uses. Area employers include Coca-Cola Bottling Co. and other distribution and manufacturing facilities. East Stockton also offers rail access for cargo transportation at Burlington Northern Santa Fe Railroad Intermodal Facility (https://www.bnsf.com/).

Approved census tracts - 5 (https://censusreporter.org/profiles/14000US06077000500-census-tract-5-san-joaquin-ca/) , 15 (https://censusreporter.org/profiles/14000US06077001500-census-tract-15-san-joaquin-ca/) , 16 (https://censusreporter.org/profiles/14000US06077001600-census-tract-16-san-joaquin-ca/) , 37 (https://censusreporter.org/profiles/14000US06077003700-census-tract-37-san-joaquin-ca/)

Midtown

The Midtown Opportunity Zones clusters include the University of the Pacific (https://www.pacific.edu/) and the California State University Stanislaus (https://www.csustan.edu/stockton-center), Stockton Center (https://www.csustan.edu/stockton-center), enrolling approximately 5,500 students per year pursuing degrees in Business Administration, Pharmacy, Dentistry, Health Science, Engineering, among many others. The nearby major employer includes the St. Joseph's Medical Center (https://locations.dignityhealth.org/st-joseph-s-medical-center-stockton-ca?utm_source=LocalSearchListing&utm_medium=Facility&utm_campaign=CentralCalifornia along California Street and Harding Way located along the educational and medical district in University Park. Midtown also includes the Miracle Mile (http://stocktonmiraclemile.com/), an outdoor shopping center with quaint local shops, and is considered a visitor destination.

Approved census tracts - 4.02 (https://censusreporter.org/profiles/14000US06077000402-census-tract-402-san-joaquin-ca/) , 12 (https://censusreporter.org/profiles/14000US06077001200-census-tract-12-san-joaquin-ca/)

North Stockton

The North Stockton Opportunity Zone offers high traffic and easy access along major corridors. This area offers a mix of uses and is comprised of retail shopping centers, multi-family and single-family residential, as well as, K-5 and higher education institutions. Humphrey's University (https://www.humphreys.edu/) is a non-profit and independent institution of higher education

located at the center of the North Stockton Opportunity Zone and is one of California's oldest universities. Humphrey's enrolls students pursuing Associates, Bachelors, Masters and Juris Doctor degrees in accounting, business administration, early childhood education, legal studies, and more. Major retail stores along Pacific Avenue and Hammer Lane include Chuck E. Cheese's, CVS, Save Mart, Smart & Final, Skechers Factory Outlet, and Michaels.

Approved census tract - 33.07 (https://censusreporter.org/profiles/14000US06077003307-census-tract-3307-san-joaquin-ca/)

INVESTMENT OPPORTUNITIES

With the approval of 19 Opportunity Zones, the City of Stockton has identified a number of shovel-ready opportunity sites and projects – ranging from multifamily housing developments and land parcels, to industrial business park developments, to early-stage entrepreneurial incubators.

The following page articulates the abundance of opportunities that Stockton offers – whether that is taking advantage of Stockton's unique geography, investing in business and our workforce, or building the infrastructure that will make our city more livable and sustainable.

CITY OF STOCKTON

(index.html)

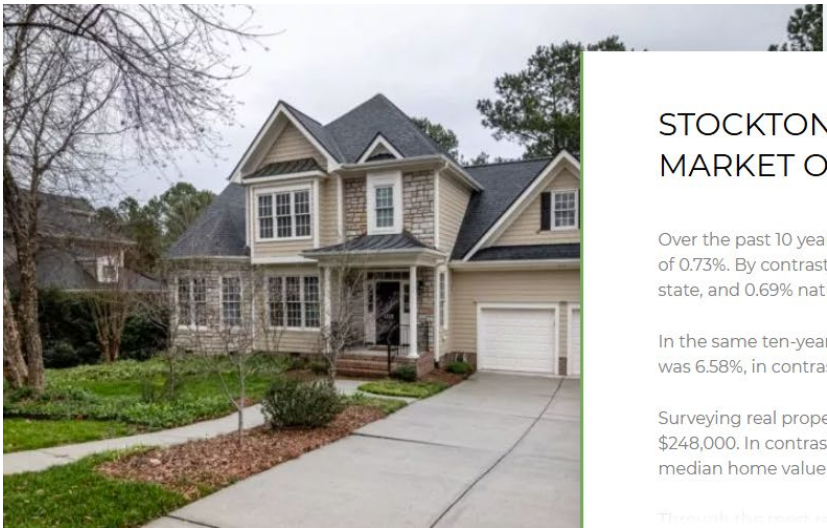
STOCKED FULL OF OPPORTUNITY

Investing in Opportunities Acts

ABOUT OPPORTUNITY ZONES

The Investing in Opportunities Acts proposes a new solution to encourage economic growth and job creation, with incentives to private capital to reinvest those dollars in communities like Stockton through Opportunity Zones. Opportunity Zones offers investors three tax incentives for putting their capital to work:

1. A temporary deferral: An investor can defer capital gains taxes until 2026 by putting and keeping unrealized gains in an Opportunity Fund.
2. A reduction: The original amount of capital gains on which an investor has to pay deferred taxes is reduced by 10% if the Opportunity Fund investment is held for 5 years and another 5% if held for 7 years, for a total of 15%.
3. An exemption: Any capital gains on investments made through an Opportunity Fund accrue tax-free as long as the investor holds them for at least 10 years. For investments maintained longer than 10 years



STOCKTON REAL ESTATE INVESTING MARKET OVERVIEW

Over the past 10 years, the population growth rate in Stockton has an annual average of 0.73%. By contrast, the average rate during that same period was 0.76% for the full state, and 0.69% nationally.

In the same ten-year period, the rate of growth for the entire population in Stockton was 6.58%, in contrast to 6.85% for the state, and 6.23% throughout the nation.

Surveying real property values in Stockton, the prevailing median home value there is $248,000. In contrast, the median value for the state is $475,900, while the national median home value is $204,900.

STOCKTON REAL ESTATE INVESTING HIGHLIGHTS

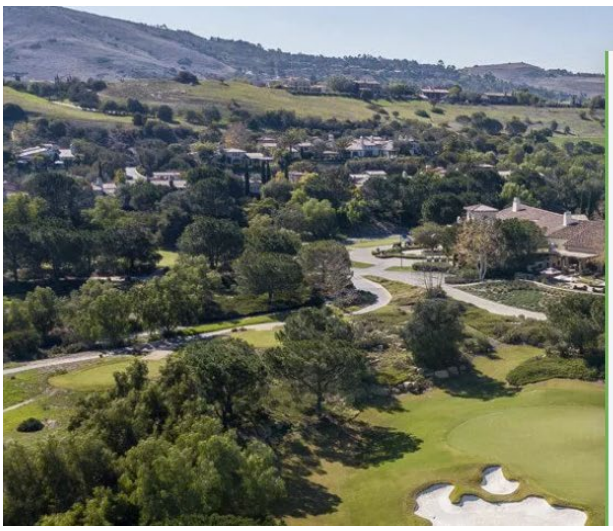
Stockton Top Highlights

Share

9-Year Trends	Stockton Average	California Average	National average
+ Growing population	0.73% per year	0.76% per year	0.69% per year
+ Decreasing residential property prices	-1.15% per year	0.42% per year	0.97% per year
+ Increasing residential rental prices	1.72% per year	2.73% per year	2.40% per year
	% per year	0.06% per year	0.13% per year

Based on latest data from the US Census Bureau

Current indicators	Stockton Average	California Average	National average
+ Lower property tax rates than the state average	$2,153	$3,497	$2,342



STRATEGY SELECTION

In order to figure out if a location is acceptable for investing, first it's necessary to determine the investment plan you are prepared to use.

We are going to share guidelines on how you should look at market statistics and demography statistics that will influence your particular sort of real property investment. This will guide you to evaluate the statistics provided within this web page, based on your preferred strategy and the respective set of information.

There are market basics that are crucial to all types of real estate investors. These include crime rates, transportation infrastructure, and air transportation among others. When you look into the data of the site, you should zero in on the categories that are critical to your particular investment.