



Mulberry

V I L L A G E
— L U X U R Y T O W N H O M E S —

MODERN 3 BED 2.5 BATH FLOOR PLANS

Elevate your lifestyle at Mulberry Village, your modern residential escape in South East Bakersfield. Delivering thoughtfully designed living spaces, our upscale, multi-family rental homes come with highly sought after features, including 3 bedrooms, 2.5 bathrooms, full kitchen, exquisite curb appeal, and beautifully appointed interiors. All fourplexes come complete with sleek appliances, luxury cabinetry and kitchen islands. Mulberry Village also offers on-site management, a children's playground, a pet-friendly environment, lush landscaping, walking trails, a community clubhouse, maintenance-free living, and is located near great schools.

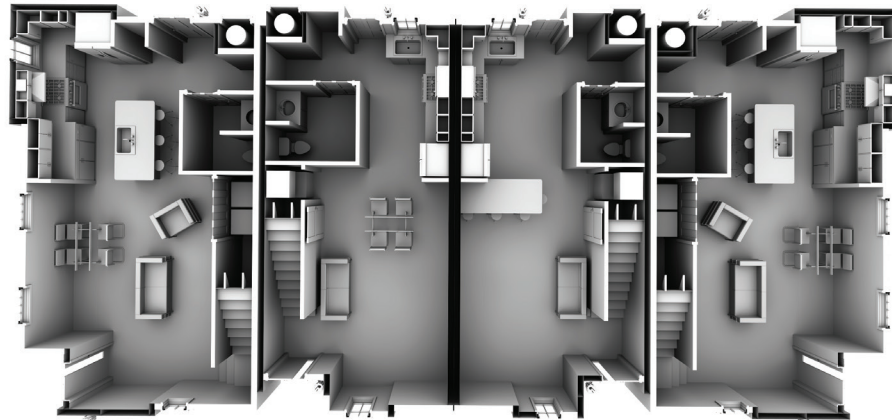
QUICK SUMMARY

- Phase 1 | 31 Lots | 124 Units | July 2025
- Phase 2 | 52 Lots | 208 Total Units | Nov. 2025

- Federal Opportunity Zone
- Buy & Hold



Units A & D: 1,255 SF, 3 Beds, 2.5 Baths



Unit A

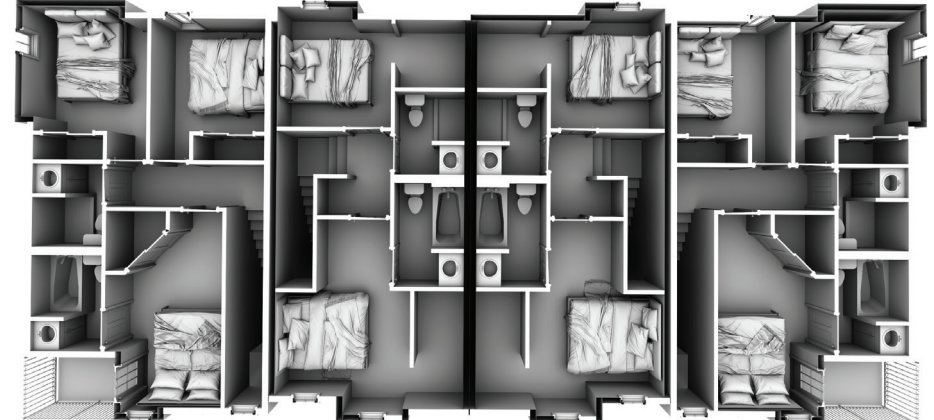
Unit B

Unit C

Unit D

First Floor

Unit B & C: 1,100 SF, 2 Bed, 2.5 Baths



Unit A

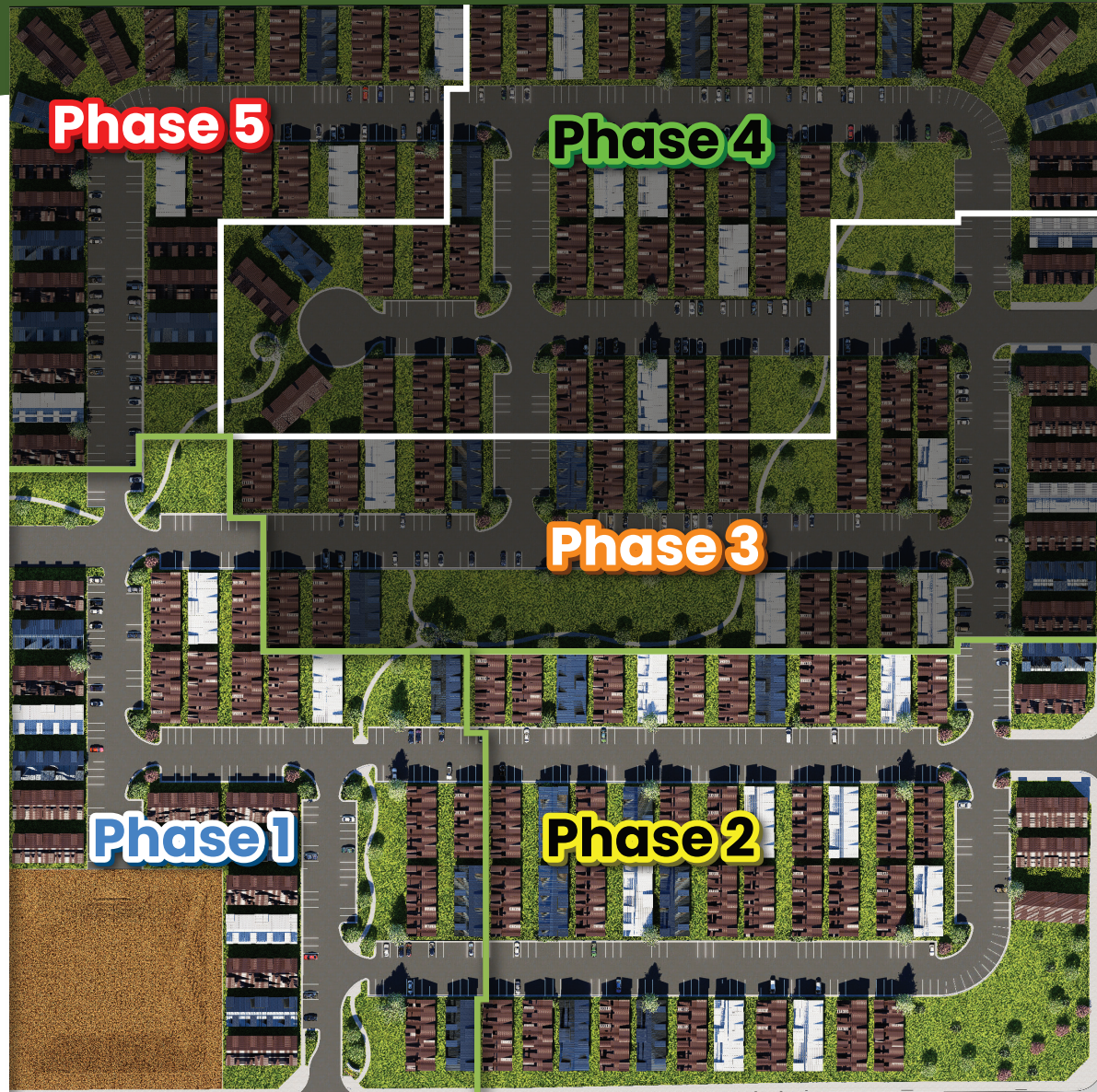
Unit B

Unit C

Unit D

Second Floor

DEVELOPMENT PHASES



WHY KERN COUNTY?

Why So Many People & Businesses Are Moving to Kern County?

- Largest Economy in San Joaquin Valley
- Pro Business
- Lower Cost of Living
- More Sun (300 Days)
- Less Government Intervention
- Logistics Hub



CALIFORNIA DRIVE TIME FROM KERN COUNTY



U.S. DRIVE TIME FROM KERN COUNTY

KERN COUNTY AT A GLANCE

LARGEST ECONOMY
IN THE SAN JOAQUIN VALLEY

#1 IN AGRICULTURAL PRODUCTION NATIONWIDE

#3 IN ECONOMIC DIVERSITY NATIONWIDE

#4 IN STEM JOBS NATIONWIDE

OVER 50 MAJOR DISTRIBUTION CENTERS

THE ENERGY CAPITAL OF CALIFORNIA
Largest Provider of Oil & Renewable Energy in the State

70%

60%

#1 LARGEST WIND FARM IN THE U.S.

3RD LARGEST SOLAR FARM IN THE U.S.

#7 OIL-PRODUCING COUNTY IN THE NATION

OVER 50 WORLD TECH "FIRSTS"
NAVAL AIR WEAPONS STATION CHINA LAKE



1ST COMMERCIAL SPACE PORT IN U.S.
MOJAVE AIR & SPACE PORT AT RUTAN FIELD

1ST SPACE SHUTTLE LANDING
EDWARDS AIR FORCE BASE

**Bay Area/
Sacramento**
10 Million
Consumers

So. Cal.
22 Million
Consumers

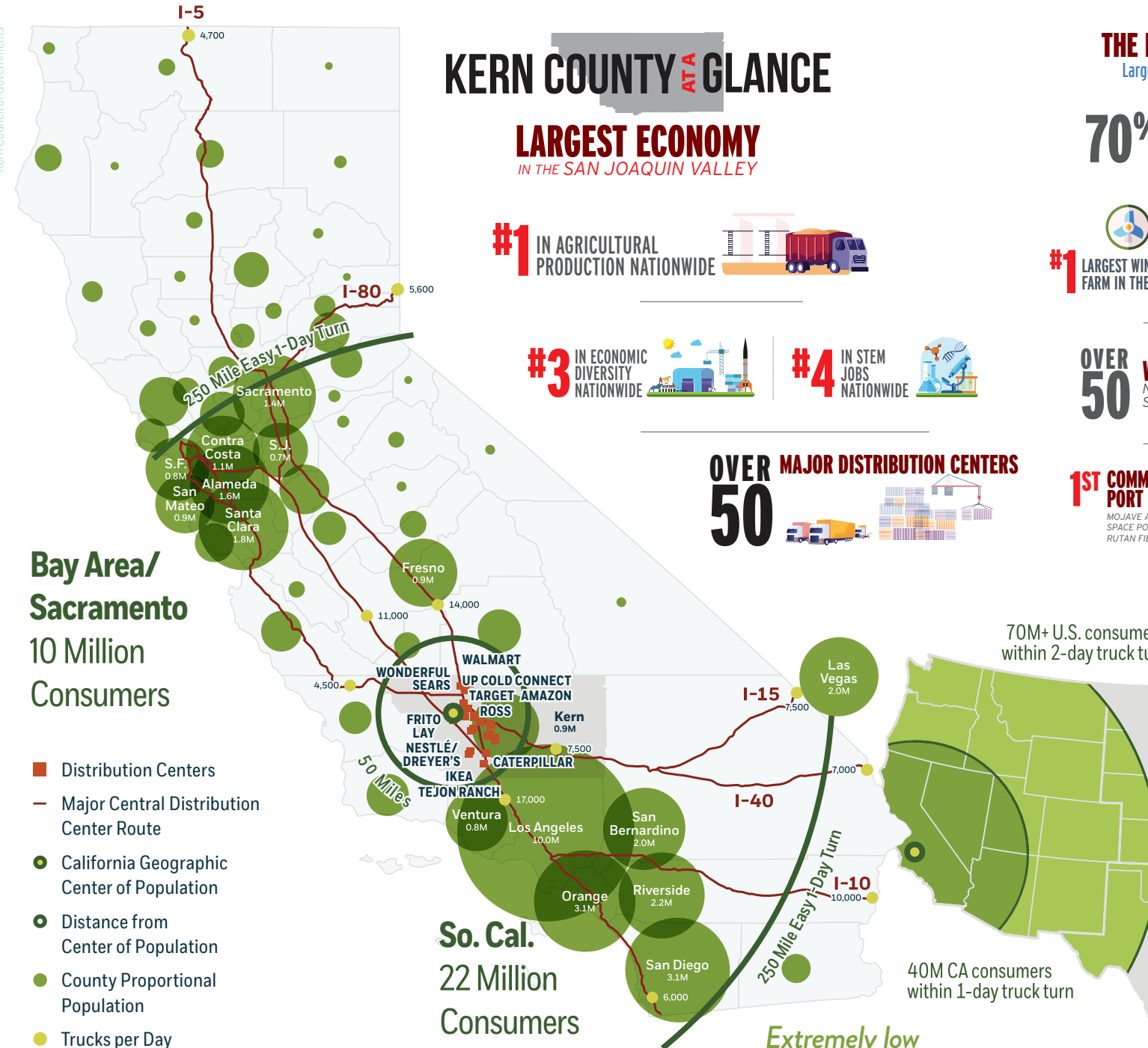
70M+ U.S. consumers
within 2-day truck turn

40M CA consumers
within 1-day truck turn

*Extremely low
employee turnover.*

*You won't find a location
with better access to
the Western 13!*

- Distribution Centers
- Major Central Distribution Center Route
- California Geographic Center of Population
- Distance from Center of Population
- County Proportional Population
- Trucks per Day



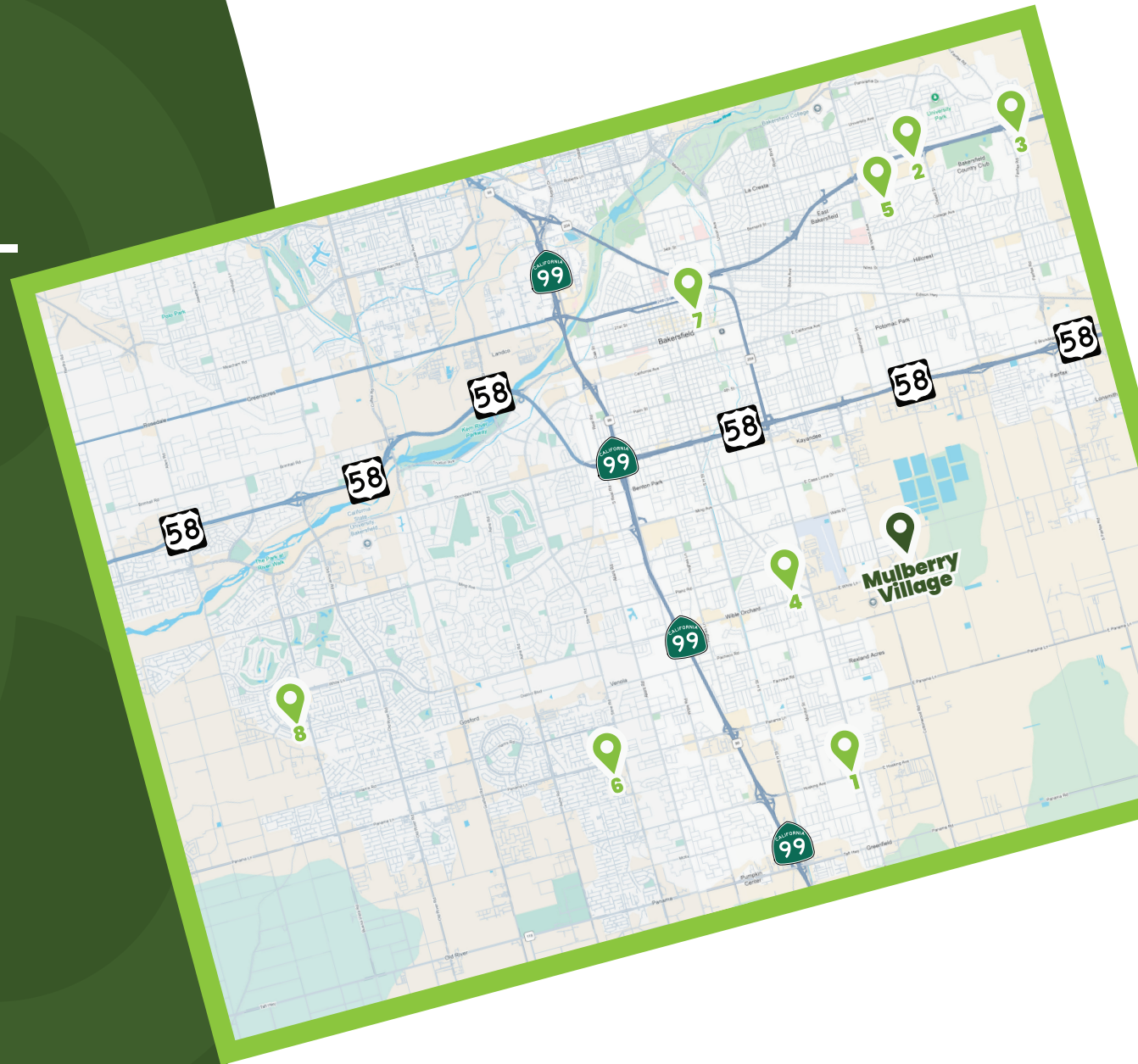


PROJECTED RENTS

Unit	Beds	Baths	HOA	Living (sqft)	\$/SQ FT	Projected Rent
A	3	2.5	\$137.50 / Month	1,255	\$ 1.55	\$ 1,950.00
B	2	2.5	\$137.50 / Month	1,100	\$ 1.64	\$ 1,800.00
C	2	2.5	\$137.05 / Month	1,100	\$ 1.64	\$ 1,800.00
D	3	2.5	\$137.50 / Month	1,255	\$ 1.55	\$ 1,950.00
TOTALS	10	10	\$550 / Month	4,710	1.60 SQ FT	\$ 7,500.00

RENT COMPS MAP

1. Golden Valley Luxury Apartments
2. Tyner Ranch Townhomes
3. Villa Sienna Apartment Homes
4. Valley Springs
5. Park Sorrento
6. Boardwalk Luxury Apartments
7. 918@ East Chester
8. Belcourt Apartment Homes
9. Mulberry Village



RENT COMPARABLES

1. GOLDEN VALLEY LUXURY APARTMENTS

Unit	Beds	Baths	HOA (Per Building)	Living (sqft)	\$/SQ FT	Projected Rent
A	2	2	\$392.50/(Month)	1,008	\$ 1.67	\$ 1,650.00
B	3	2	\$392.50/(Month)	1,236	\$ 1.58	\$ 1,950.00

2. TYNER RANCH TOWNHOMES

Unit	Beds	Baths	HOA	Living (sqft)	\$/SQ FT	Projected Rent
A	2	1	N/A	788	\$ 2.32	\$ 1,825.00
B	3	2	N/A	1,193	\$ 1.74	\$ 2,075.00

3. VILLA SIENNA APARTMENT HOMES

Unit	Beds	Baths	HOA	Living (sqft)	\$/SQ FT	Projected Rent
A	1	1	N/A	840	\$ 1.70	\$ 1,427.00
B	2	1	N/A	1,008	\$ 1.65	\$ 1,667.00

4. VALLEY SPRINGS

Unit	Beds	Baths	HOA	Living (sqft)	\$/SQ FT	Projected Rent
A	1	1	N/A	750	\$ 1.87	\$ 1,400.00
B	2	1	N/A	900	\$ 1.78	\$ 1,600.00

5. PARK SORRENTO

Unit	Beds	Baths	HOA	Living (sqft)	\$/SQ FT	Projected Rent
A	2	1	N/A	729	\$ 2.60	\$ 1,895.00
B	3	2	N/A	1,080	\$ 1.81	\$ 1,950.00

6. BOARDWALK LUXURY APARTMENTS

Unit	Beds	Baths	HOA	Living (sqft)	\$/SQ FT	Projected Rent
A	2	2	N/A	1,166	\$ 1.63	\$ 1,895.00
B	3	2	N/A	1,429	\$ 1.40	\$ 1,995.00

7. 918 @ EASTCHESTER

Unit	Beds	Baths	HOA	Living (sqft)	\$/SQ FT	Projected Rent
A	1	1	N/A	679	\$ 2.76	\$ 1,875.00
B	2	1	N/A	983	\$ 2.42	\$ 2,375.00

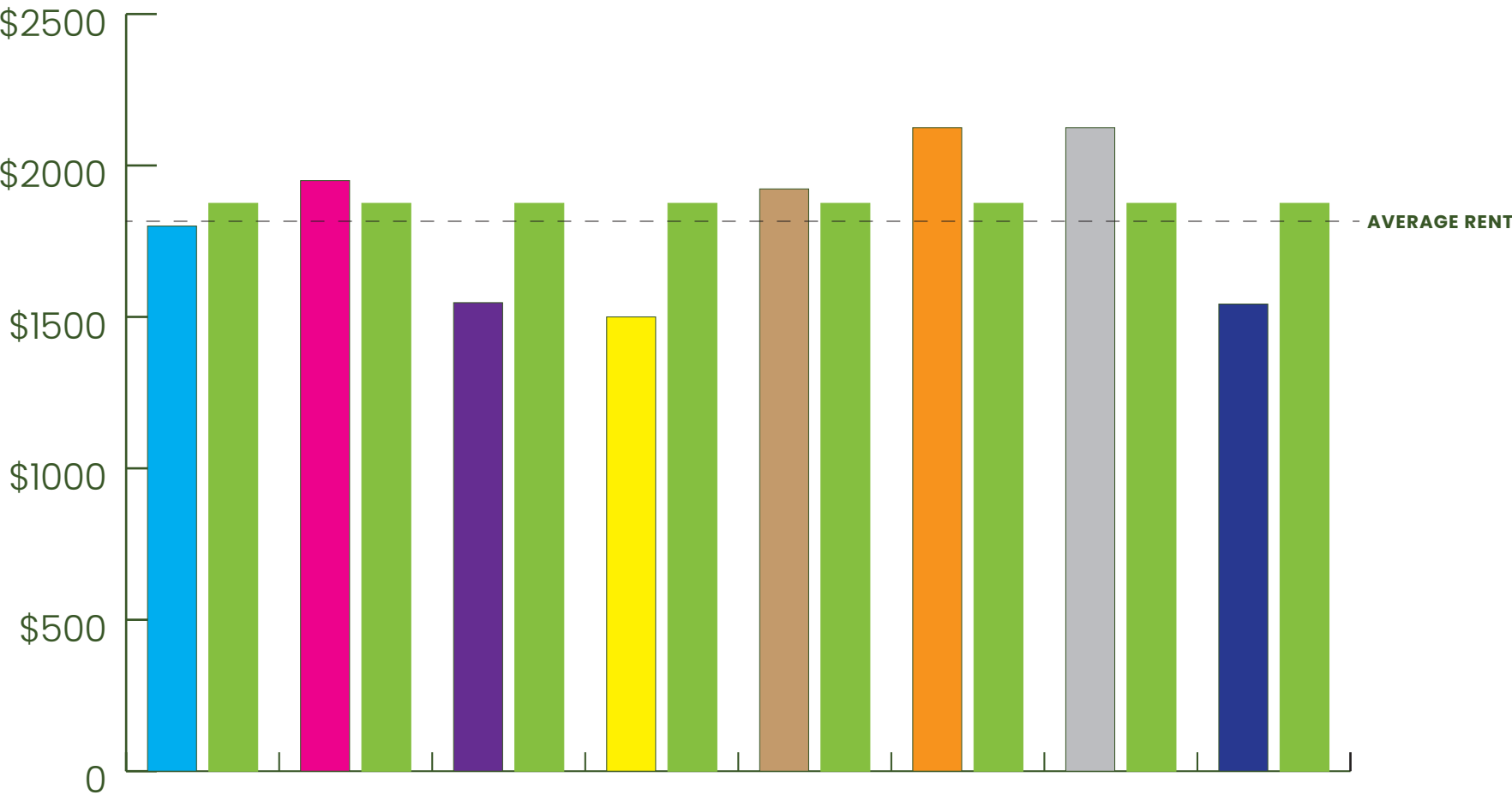
8. BELCOURT APARTMENT HOMES

Unit	Beds	Baths	HOA	Living (sqft)	\$/SQ FT	Projected Rent
A	1	1	N/A	725	\$ 2.05	\$ 1,490.00
B	2	2	N/A	1,004	\$ 1.59	\$ 1,595.00

SOURCE: APARTMENTS.COM, ZILLOW RENTALS, CREXI, LOOPNET



RENT COMPARABLES (CHART)



DETAILS

PHASE 1 PRICING

ASKING PRICE: \$995,000.00*
GROSS SCHEDULED INCOME (GSI):.....\$90,000
VACANCY RATE:..... \$1,800 (2%)
EFFECTIVE GROSS INCOME (EGI):\$88,200 (100%)
GROSS OPERATING INCOME (GOI):.....\$88,200

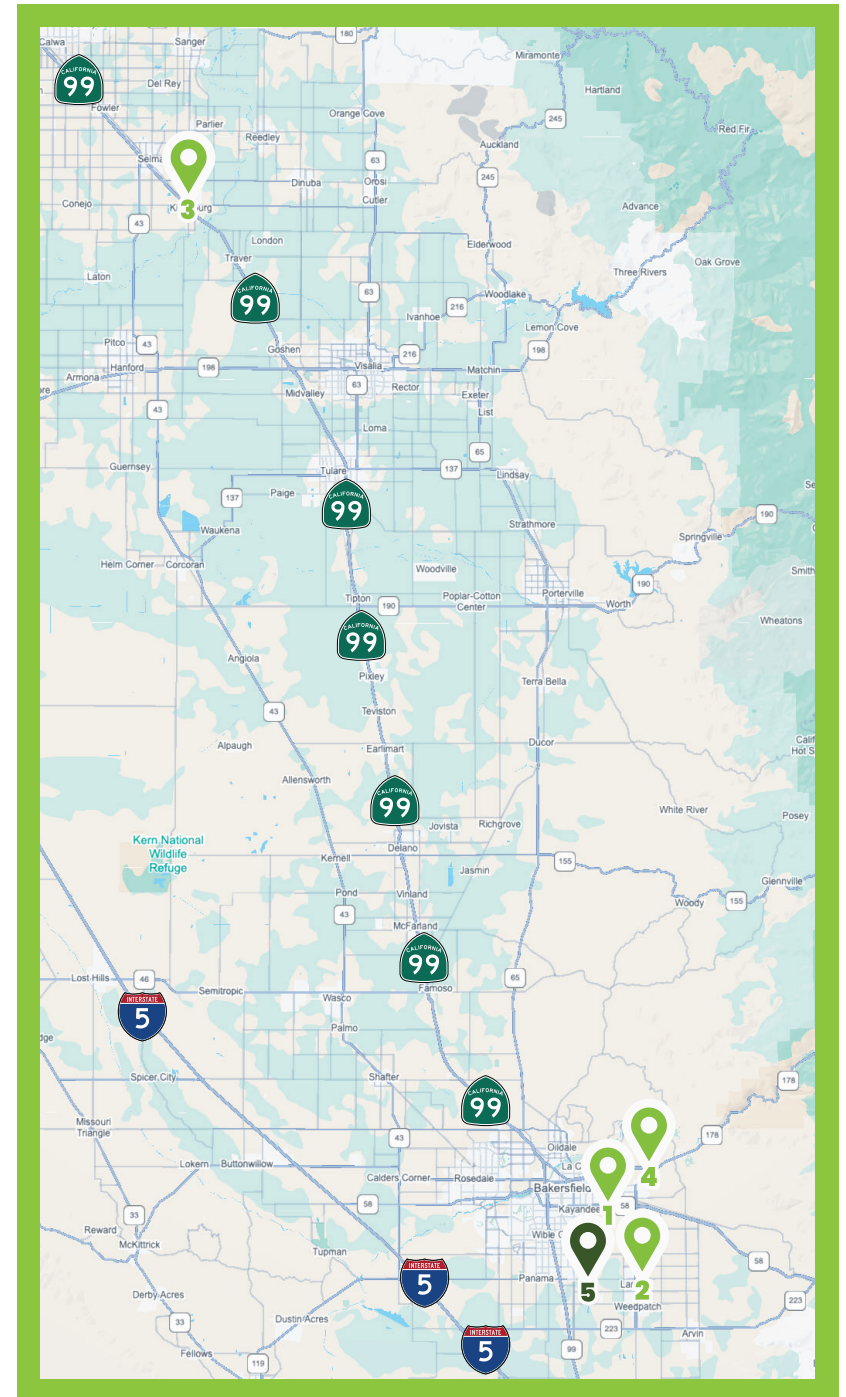
OPERATING EXPENSES

TAXES:.....\$11,442.50 (12.97%)
INSURANCE: \$2,500 (2.83%)
TRASH:\$1,330 (1.51%)
SEWER: \$716 (0.81%)
WATER:..... \$600 (0.57%)
ELECTRIC:.....\$100
GAS:..... \$0
PROPERTY MANAGEMENT FEE:.....\$3,528.00 (4%)
HOA:\$6,600 (7.48%)

TOTAL OPERATING EXPENSES:.....\$26,117 (30%)
NET OPERATING INCOME (NOI):.....\$62,084 (70%)
GROSS RENT MULTIPLIER (GRM):.....11.06%
CAP RATE:.....6.23%



1. Tyner Ranch
2. The Vineyard Apartments
3. Kingsburg Villas Apartments
4. Jeremy Willer Construction
5. Mulberry Village



SALES COMPARABLES

1. TYNER RANCH

SALE PRICE: \$30,850,000.00

Type	Units	Lot Size	Cap Rate	Total SF	Price Per SF	Price Per Unit
Multifamily	168	13.64 AC	4.77%	147,774	\$208.76	\$ 183,630.95

2. THE VINEYARD APARTMENTS

SALE PRICE: \$6,350,000.00

Type	Units	Lot Size	Cap Rate	Total SF	Price Per SF	Price Per Unit
Multifamily	64	4.08 AC	5.00%	77,702	\$81.72	\$ 99,218.75

5. AUBURN OAKS

SALE PRICE: \$402,500.00

Type	Units	Lot Size	Cap Rate	Total SF	Price Per SF	Price Per Unit
Multifamily	1	9,950	4.90%	1,708	\$235.66	\$ 402,500.00

7. SINGLE 4 PLEX

SALE PRICE: \$847,000.00

Type	Units	Lot Size	Cap Rate	Total SF	Price Per SF	Price Per Unit
Multifamily	4	5,227	0.00%	4,432	\$191.11	\$ 211,750.00

3. KINGSBURG VILLAS APARTMENTS

SALE PRICE: \$23,250,000.00

Type	Units	Lot Size	Cap Rate	Total SF	Price Per SF	Price Per Unit
Multifamily	104	4.4 AC	4.90%	93,446	\$248.81	\$ 223,557.69

4. JEREMY WILLER CONSTRUCTION

SALE PRICE: \$585,000.00

Type	Units	Lot Size	Cap Rate	Total SF	Price Per SF	Price Per Unit
Multifamily	2	6,534 SF	4.90%	2,094	\$279.37	\$ 292,500

6. SINGLE 4 PLEX

SALE PRICE: \$820,000.00

Type	Units	Lot Size	Cap Rate	Total SF	Price Per SF	Price Per Unit
Multifamily	4	14,374 SF	0.00%	4,597	\$178.38	\$ 205,000.00

8. MULBERRY VILLAGE

SALE PRICE: \$185,000,000.00

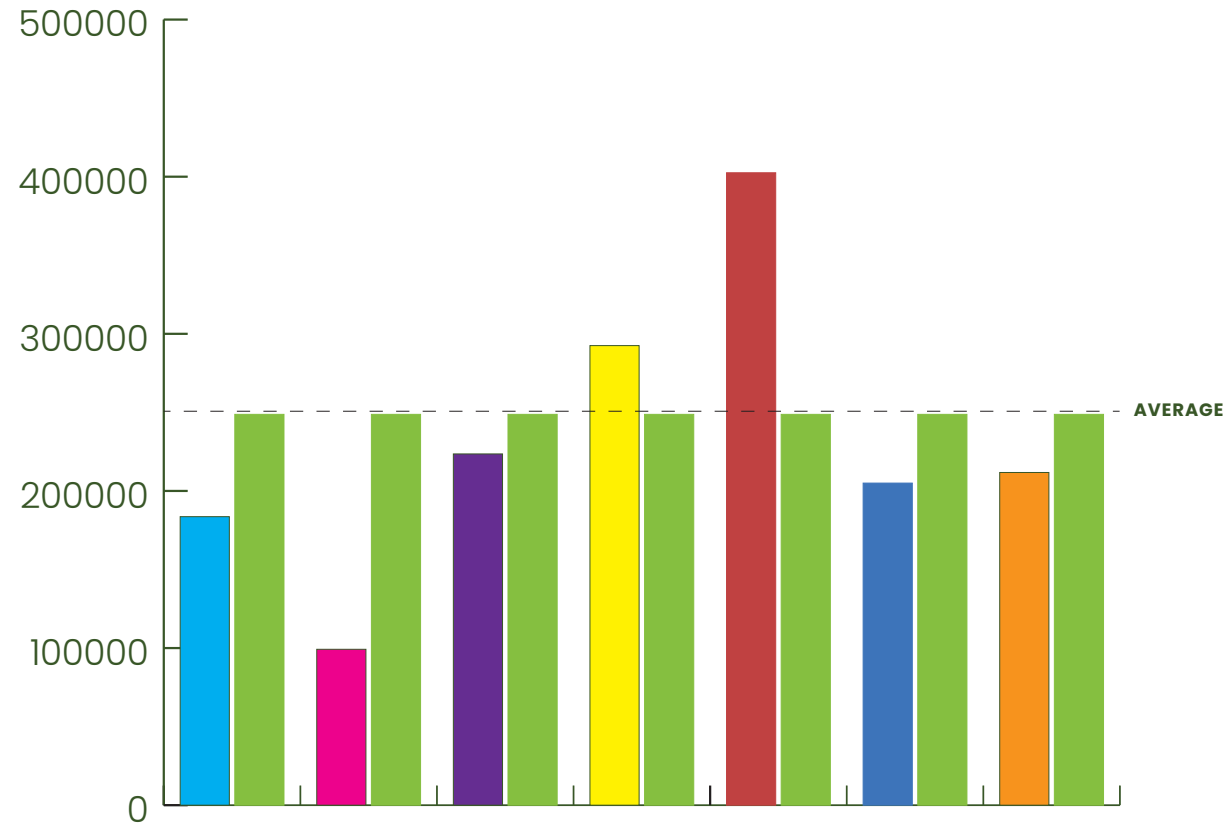
Type	Units	Lot Size	Cap Rate	Total SF	Price Per SF	Price Per Unit
Multifamily	760	38.5 AC	6.25%	894,900	\$206.73	\$ 243,421.05

SOURCE: APARTMENTS.COM, ZILLOW RENTALS, CREXI, LOOPNET



SALES COMPARABLES (CHART)

- TYNER RANCH
- THE VINEYARD APARTMENTS
- KINGSBURG VILLAS APARTMENTS
- JEREMY WILLER CONSTRUCTION
- AUBURN OAKS
- SINGLE 4 PLEX
- SINGLE 4 PLEX
- MULBERRY VILLAGE

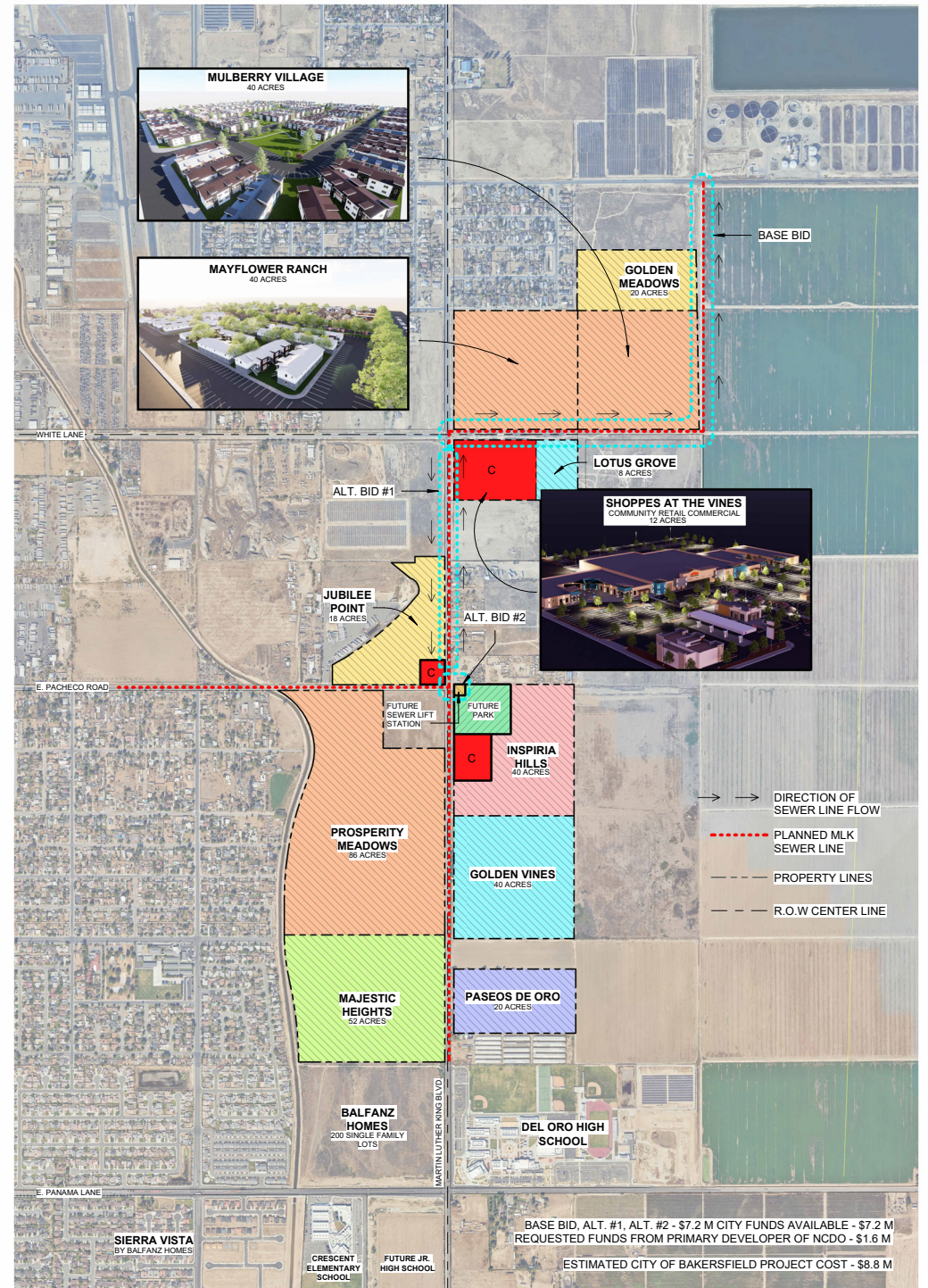


THE NEW COMMUNITIES OF DEL ORO

Mulberry Village is strategically located at the heart of what will soon be one of the city's most coveted and sought-after areas—the New Communities of Del Oro. This master-planned section of the city is set to become a vibrant hub for families, with key features such as the city's newest high school, a junior high, and an elementary school already in operation. These educational institutions, along with the area's emphasis on family-friendly amenities, make Mulberry Village an ideal location for new residents.

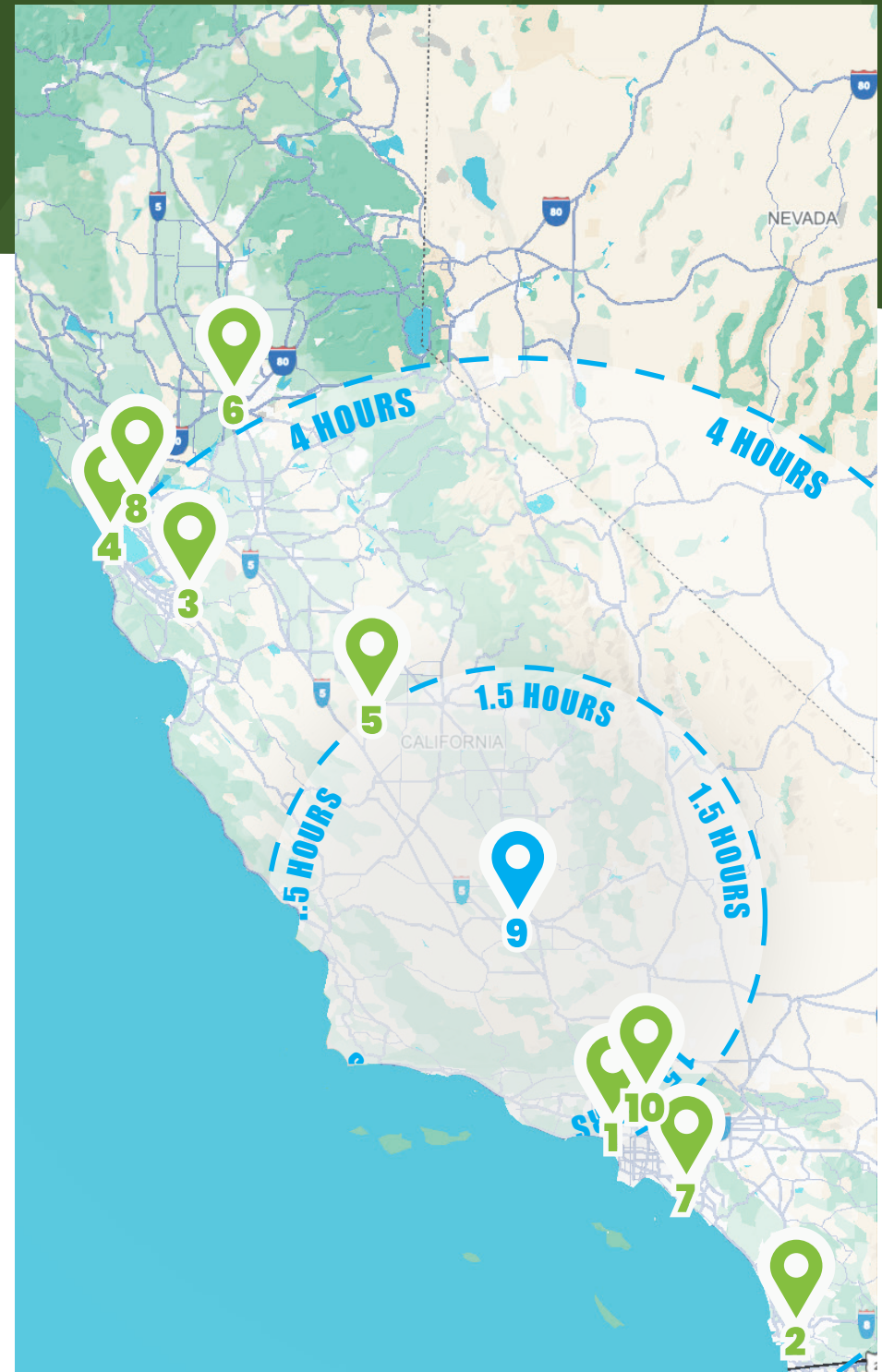
Local government support and funding are fueling growth, with a \$5 million investment in essential infrastructure, including the expansion of a crucial sewer pipeline along the southeast corridor, ensuring the area's long-term viability. The development of the "Shoppes at The Vines" retail center and several other new housing communities in the area further enhance its appeal. As the New Communities of Del Oro take shape, Mulberry Village will be at the center of this exciting growth, attracting those looking to be part of a fresh, modern, and thriving community.

With these factors driving its development, Mulberry Village is perfectly poised for explosive growth in the coming years.



TOP 10 CITIES IN CALIFORNIA

City Rank	Population	Median Home Sale Price
1. Los Angeles	3,820,914	\$1,190,000
2. San Diego	1,388,320	\$999,000
3. San Jose	969,655	\$1,399,000
4. San Francisco	808,988	\$969,000
5. Fresno	545,716	\$360,000
6. Sacramento	526,384	\$488,000
7. Long Beach	449,468	\$850,000
8. Oakland	436,504	\$850,000
<i>Cheapest</i> 9. Bakersfield	413,381	\$350,000
10. Anaheim	340,512	\$800,000





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