



## OFFERING SUMMARY

Offering Price:	Open Bid
Financing:	Loan Assumption Available
Number of Units:	128
Average Unit Size	±696 SF
Average In-Place Rent	±\$1,376
Net Rentable Square Feet:	±89,100 SF
Total Square Feet	±103,570 SF
Number of Buildings:	5
Year Built/Year Renovated	1976/2014
Parcel Size:	±2.62 Acres/48.85 Units per Acre
Zoning:	RD-30
APN:	255-0141-037

## INVESTMENT HIGHLIGHTS

- Assumable \$11,400,000, 3.71% Fixed Interest Loan Due April, 2031.
- Attractive unit mix serving broad tenant base. Well-balanced mix of one-, two-, and three-bedroom units catering to workforce housing demand in a high-occupancy submarket.
- Strong location near employment, transit & retail amenities. Proximity to McClellan Business Park, Interstate 80, and light rail provides excellent connectivity and supports long-term occupancy stability.
- Large-Scale Multifamily Asset in a Supply-Constrained Corridor. 128-unit community located along the high-traffic Watt Avenue corridor in Sacramento, offering operational efficiencies and consistent renter demand.

UNIT TYPE	COUNT	SIZE (SF)
1 BR / 1 BA	60	560-750
2 BR / 1 BA	65	730-900
3 BR / 1 BA	3	1,000-1,100
<b>TOTALS</b>	<b>128</b>	<b>89,100</b>