



OFFERING SUMMARY

Sale Price:	\$1,615,000
Building Size:	3,485 SF
Lot Size:	6,407 SF
Year Built:	1915
Number of Units:	5
Price / Unit:	\$323,000
Price / SF:	\$463.41
Current Cap Rate:	5.44%
Current NOI:	\$87,911
Pro Forma Cap Rate:	5.76%
Pro Forma NOI:	\$93,066
Renovated:	2026
Zoning:	R-3A-SPD-CENC

PROPERTY HIGHLIGHTS

- Extensively renovated nearly to the studs, offering investors a truly turnkey asset with minimal near-term capital expenditure requirements.
- Located in the heart of Midtown Sacramento, one of the region's most walkable, amenity-rich, and supply-constrained rental markets.
- Combines historic architectural charm with modern building systems and contemporary finishes, creating a highly desirable product for today's renters.
- Residents enjoy immediate access to Sacramento's largest employment centers, including the State Capitol, UC Davis Health, Sutter Health, Kaiser Permanente, and Downtown's central business district.

UNIT TYPE	COUNT	SIZE (SF)
1 br / 1 ba	3	610
0 br / 1 ba	1	450
2 br / 2 ba	1	1,000
TOTALS/AVERAGES	5	3,280