

Sundance Garden

3831 Annadale Ln, Sacramento, CA, 95821



Listing Price
\$7,150,000



Cap Rate
6.10%



of Units
40

FINANCIAL

Listing Price	\$7,150,000
Down Payment	34% / \$2,431,000
NOI	\$436,172
Cap Rate	6.10%
Pro Forma Cap Rate	7.05%
Price/SF	\$216.47
Rent/SF (Monthly)	\$2.01
Price/Unit	\$178,750

OPERATIONAL

Gross SF	33,030 SF
# of Units	40
Lot Size	1.38 Acres (60,112 SF)
Occupancy	95%
Year Built	1974

