

INTERO



Sutter House Apartments in Sacramento

\$7,400,000



Mollie Howell
DRE- 01408013
916-390-6367



Sarah Oyler
DRE- 01404919
916-316-2028

CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared by Intero Real Estate Services (“Broker”) and is being furnished on a confidential basis to prospective purchasers solely for the purpose of evaluating the opportunity to acquire the commercial real estate property located at 2320 P Street, Sacramento, California.

By accepting this Memorandum, the recipient (“Recipient”) agrees that the information contained herein is confidential, shall not be copied or distributed, and is intended solely for the limited purpose of evaluating a potential acquisition of the Property. Recipient agrees not to disclose this Memorandum or any of its contents to any other party without the prior written consent of Broker or Owner, except to Recipient’s legal, financial, and professional advisors who agree to maintain the confidentiality of the information.

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Interested parties are expected to conduct their own independent investigation and analysis of the Property and all facts relevant to the transaction, including but not limited to physical condition, environmental matters, zoning requirements, market conditions, legal and tax implications, financial performance, size and square footage, improvements, presence or absence of contaminating substances or asbestos, compliance with the state and federal regulations.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property or any interest therein. Any offer to purchase the Property shall be subject to the terms and conditions set forth in a definitive agreement to be negotiated between the parties. Owner reserves the right to withdraw the Property from the market, alter the terms of the offering, or reject any or all offers without notice or obligation.

All communications, inquiries, and requests for additional information regarding the Property or this Memorandum should be directed exclusively to the Broker listed herein. Do not contact the Owner or tenants directly.

This Memorandum and all matters related to it shall be governed by the laws of the State of California without regard to its conflict of law principles.

Sutter House Apartments (2320 P Street)

Intero Real Estate Services is pleased to present the Sutter House Apartments, a 34 unit complex located in midtown Sacramento.

Midtown Location:

2320 P Street is located in the heart of Midtown. A charming community with easy freeway access, walk score of 88/100 and a bike score of 99/100. Located approximately 2 miles from Golden 1 Center, 5 miles from Sacramento State University and just 1 mile from the State Capitol, 2320 P Street is easily rentable and has rare vacancies that are easily filled when needed.

Recent work and comparable rents

The owner has meticulously maintained this property for over 20 years. Recent upgrades include all new elevator mechanisms, new HVAC, new electrical, new exterior paint and fresh new interior paint of common areas as well as window replacement in 2019 and new PVC roof membrane in 2018. The rents are all lower than average at this time with the highest being \$1,450, The average rent for a one-bedroom apartment in Midtown Sacramento is approximately \$2,072, according to [RentHop](#). [Realtor.com](#) reports a median rental price of \$2,199 across all active apartments in the area, while [Zumper](#) notes a Midtown average of \$1,595.

Additional Income:

A pay per use laundry room generates income of approximately \$380 per month, while the parking generates additional income of approximately \$1,400 per month. At this time the owner does not charge the tenants for water, sewer or garbage. Tenants are responsible for SMUD.

Sutter House Apartments - Investment Summary

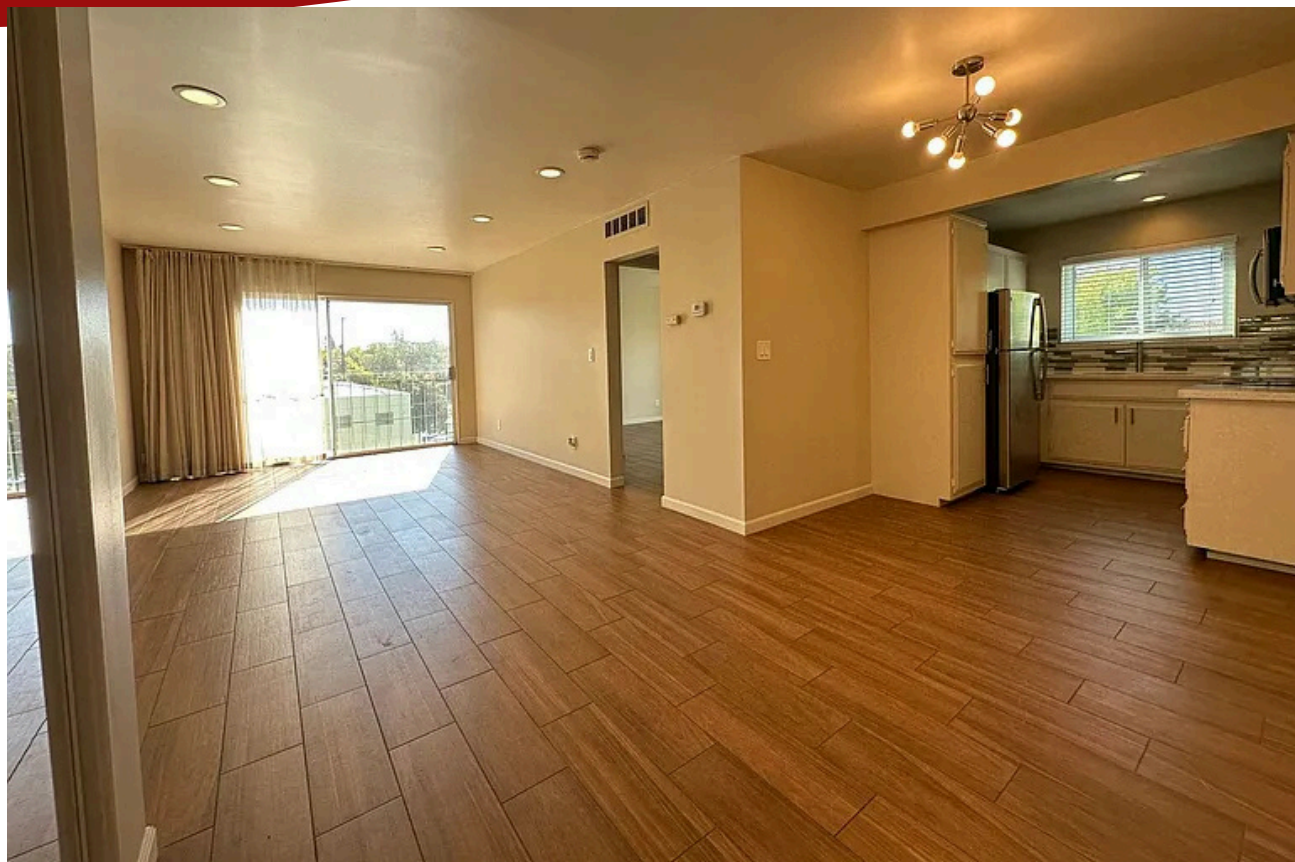
Physical Description			Value Indicators	
Name:	Sutter House Apartments		Price:	\$7,400,000
Address:	2320 P Street, Sacramento, Ca 95816		Price/Unit:	\$217,647
Total Units:	34 units		Price/ Sq. Ft. :	\$312.16
Net Retable Sq. Ft:	23,706		Current Cap Rate:	4.8%
Parcel Size:	12,632		Market Cap Rate:	6.11%
Zoning:	R 3A		Current GRM:	14.25
Parking	17 spaces		Market GRM:	11.43
Roof:	23,706			
Exterior/Foundation:	Stucco/Concrete			
Annual Property Operating Data			Operating Expenses	
	Current	Market		
Scheduled Rent:	\$497,127	\$625,200	Taxes (est.new):	\$87,320
Laundry:	\$4,560	\$4,560	Insurance:	\$5,381
Parking	\$17,754	\$17,100	Repair/Maintenance:	\$28,103
Scheduled Gross Income:	\$519,441	\$647,514	Professional Mgmt:	\$33,451
Less Est. Expenses:	\$164,970	\$194,907	SMUD & PG&E	\$5,423
Net Operating Income:	\$354,471	\$452,607	Water/Sewer/Garbage:	\$35,229
			Total Est. Exp:	\$194,907
Pre-Tax Cash Flow:				
	*market rent estimate at \$2.30 /SF (\$1,550) for 1/1 and \$2.81/SF (\$1,350)for studio			

31 units 1/1 average rent \$1,341.43/\$1.99 SF Current
 3 studio units average rent \$1,124.73/\$2.34 SF Current

CURRENT RENT ROLL

UNIT	Current Rent	Future Rent	Parking Fee	
101	\$1,450.00		\$100.00	
105	\$1,300.00			
107	\$1,315.00		\$47.50	
109	\$1,300.00			
201	\$1,100.00			studio
202	\$1,400.00			
203	\$1,300.00		\$100.00	
204	\$1,417.50			
205	\$1,300.00			
206	\$1,268.00		\$50.00	
207	\$1,321.76		\$100.00	
208	\$1,450.00			
209	\$656.95		\$150.00	
210	\$1,358.51			
301	\$1,100.00		\$100.00	studio
302	\$1,400.00		\$100.00	
303	\$1,400.00			
304	\$1,300.00			
305	\$1,313.30		\$44.50	
306	\$1,400.00			
307	\$1,450.00			Applications under review
308	\$1,358.50			
309	\$1,322.65		\$100.00	
310	\$1,417.50		\$100.00	
401	\$1,174.20			studio
402	\$1,450.00			
403	\$1,350.00		\$100.00	
404	\$1,450.00			
405	\$1,378.44		\$100.00	
406	\$1,417.50			
407	\$1,328.47		\$50.80	
408	\$1,358.65			
409	\$1,401.55		\$55.00	
410	\$1,350.00		\$100.00	
Sum	\$45,058.48			
Average	\$1,325.25			

RENT COMPARABLES



THE Q - 2400 Q Street

UNIT TYPE	SF	RENT	RENT/ SF
1 Bed / 1 Bath	768	\$1,875	2.44



2221-23 Q Street

UNIT TYPE	SF	RENT	RENT/ SF
1 Bed / 1 Bath	550	\$1,550	2.82



2409 Q Street

UNIT TYPE	SF	RENT	RENT/ SF
1 Bed / 1 Bath	600	\$1,495	2.49



2523 P Street

UNIT TYPE	SF	RENT	RENT/ SF
1 Bed / 1 Bath	675	\$1,695	2.51