



3355 & 3359 Lerwick Road

Sacramento, CA 95821

TURNKEY MULTIFAMILY OPPORTUNITY | DUAL FOURPLEXES IN SACRAMENTO

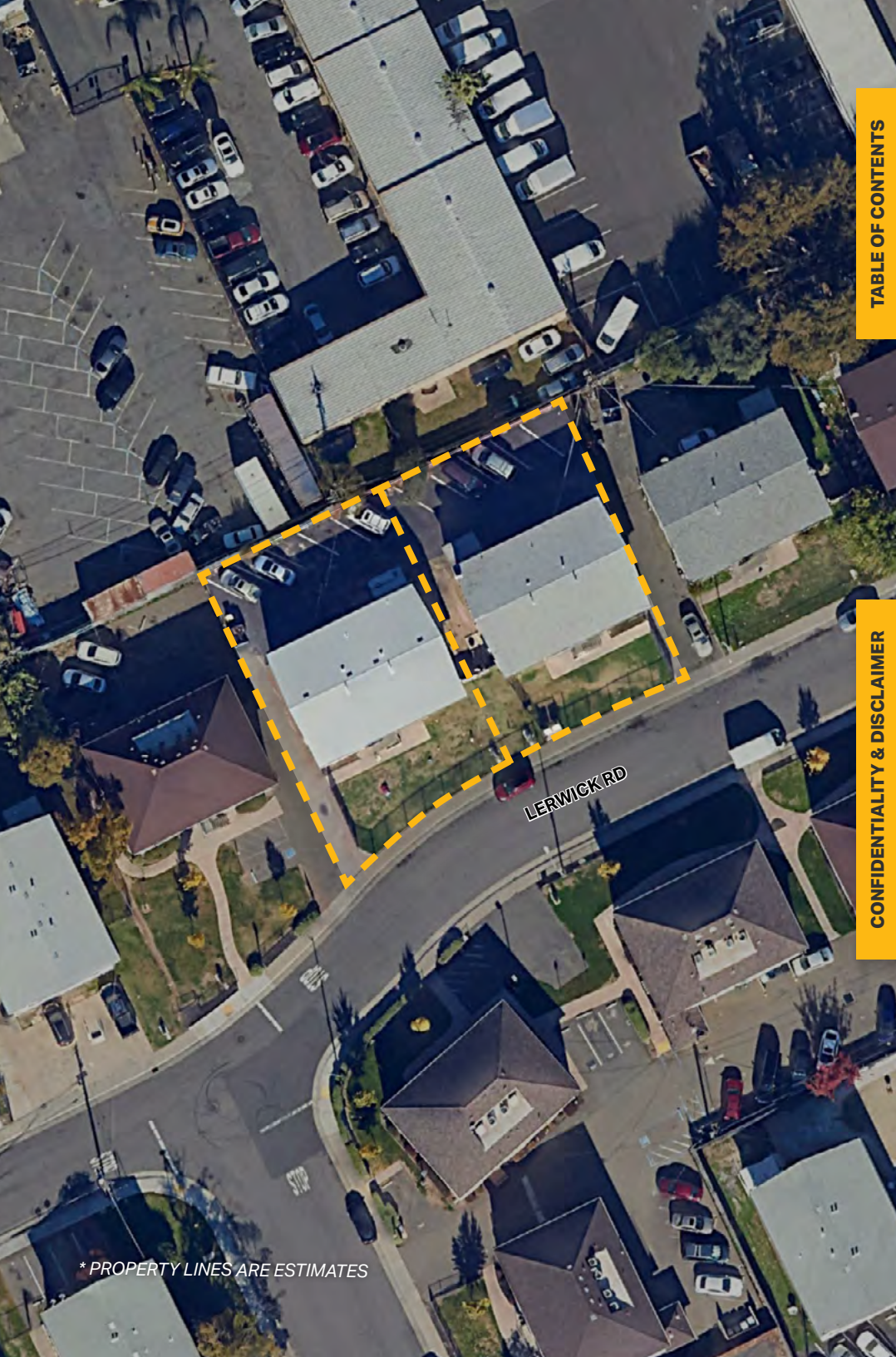


CONTACT

Phil McDaniel, VICE PRESIDENT

707.867.5851 DRE# 02079234 mcdaniel@ncc1031.com

www.ncc1031.com



* PROPERTY LINES ARE ESTIMATES

Executive Summary	03
Property Information	06
Location Overview	11
Financial Analysis	14
Comparables	18
Demographics	23
Advisor Bios	25

All materials and information received or derived from North Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither North Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. North Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. North Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. North Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by North Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.

3355 & 3359 LERWICK ROAD

Executive Summary

THE OFFERING

North Coast Commercial is pleased to present 3355 & 3359 Lerwick Road, a turnkey eight-unit multifamily investment consisting of two fourplexes in Sacramento's Arden-Arcade submarket. The offering presents investors with a stabilized, income-producing asset featuring fully renovated residences, completed major capital improvements, and strong in-place cash flow. With all required California SB 721 Exterior Elevated Elements (EEE) inspections and structural work completed, the property offers a low-maintenance investment opportunity with limited near-term capital requirements.

Located near the Fulton Avenue and Watt Avenue commercial corridors, the property benefits from convenient access to a wide range of retail, dining, and everyday services, including Town & Country Village and Arden Fair Mall. Business 80 (Capital City Freeway) provides direct connectivity to Downtown Sacramento, Cal Expo, and the greater metropolitan area. Combined with flexible commercial or residential financing options and completed capital improvements, the offering presents an attractive opportunity for investors seeking stable cash flow and a low-maintenance multifamily asset in one of Sacramento's established rental markets.



OFFERING SUMMARY

3355 & 3359 LERWICK RD

STREET ADDRESS



\$1,795,000

LISTING PRICE



6.5%

CURRENT CAP RATE



\$117,044

CURRENT NOI



8

UNITS



14,372 SF

LOT SIZE



7,248 SF

BUILDING SIZE

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Flexible Financing Options

Purchase with either commercial or residential financing, allowing for optimized leverage and competitive interest rates.



Fully Compliant (SB 721)

All Exterior Elevated Elements (EEE) inspection and structural maintenance work required under California SB 721 have been completed, protecting your investment and minimizing future capex.



Strong, Immediate Cash Flow

Positioned to deliver robust yields from day one with heavy maintenance and major capital improvements already satisfied.



Spacious Floor Plans

Generous layouts exceeding 900+ sq. ft. per unit, driving high tenant retention and premium rental rates.



Fully Remodeled Units

Every unit features fully updated interiors, offering a modern, tenant-demanded living experience with zero initial deferred maintenance.



In-Unit Amenities

Every unit is equipped with individual in-unit washers and dryers—a major competitive edge in the local rental market.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

3355 & 3359 LERWICK ROAD

Property Information

PROPERTY DESCRIPTION



THE PROPERTY AT A GLANCE



14,372 SF
LOT SIZE



1963 / 2024
YEAR BUILT / RENOVATED



7,248 SF
BUILDING SIZE



8
UNITS

3355 & 3359 Lerwick Rd is a turnkey, eight-unit multifamily investment comprising two fourplexes in Sacramento's Arden-Arcade submarket, offering immediate cash flow with completed capital improvements and modernized residences.

Situated on a 14,372-square-foot parcel, 3355 & 3359 Lerwick Rd comprises two two-story fourplexes totaling 7,248 square feet and eight residential units. Zoned RD-20 (High Density Multifamily Residential), the property features spacious residences exceeding 900 square feet each, with fully renovated interiors and individual in-unit washers and dryers. The combination of modern unit finishes and generous floor plans enhances tenant appeal and supports long-term occupancy.

Positioned as a turnkey investment opportunity, the property has undergone significant capital improvements, enabling immediate cash flow with minimal deferred maintenance. All required Exterior Elevated Elements (EEE) inspections and structural repairs have been completed in accordance with California SB 721, reducing future capital expenditure requirements. Flexible acquisition financing through either commercial or residential lending further broadens the investment appeal, while the dual-building configuration supports efficient operations within one of Sacramento's established multifamily neighborhoods.

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

PROPERTY DESCRIPTION

PROPERTY DETAILS

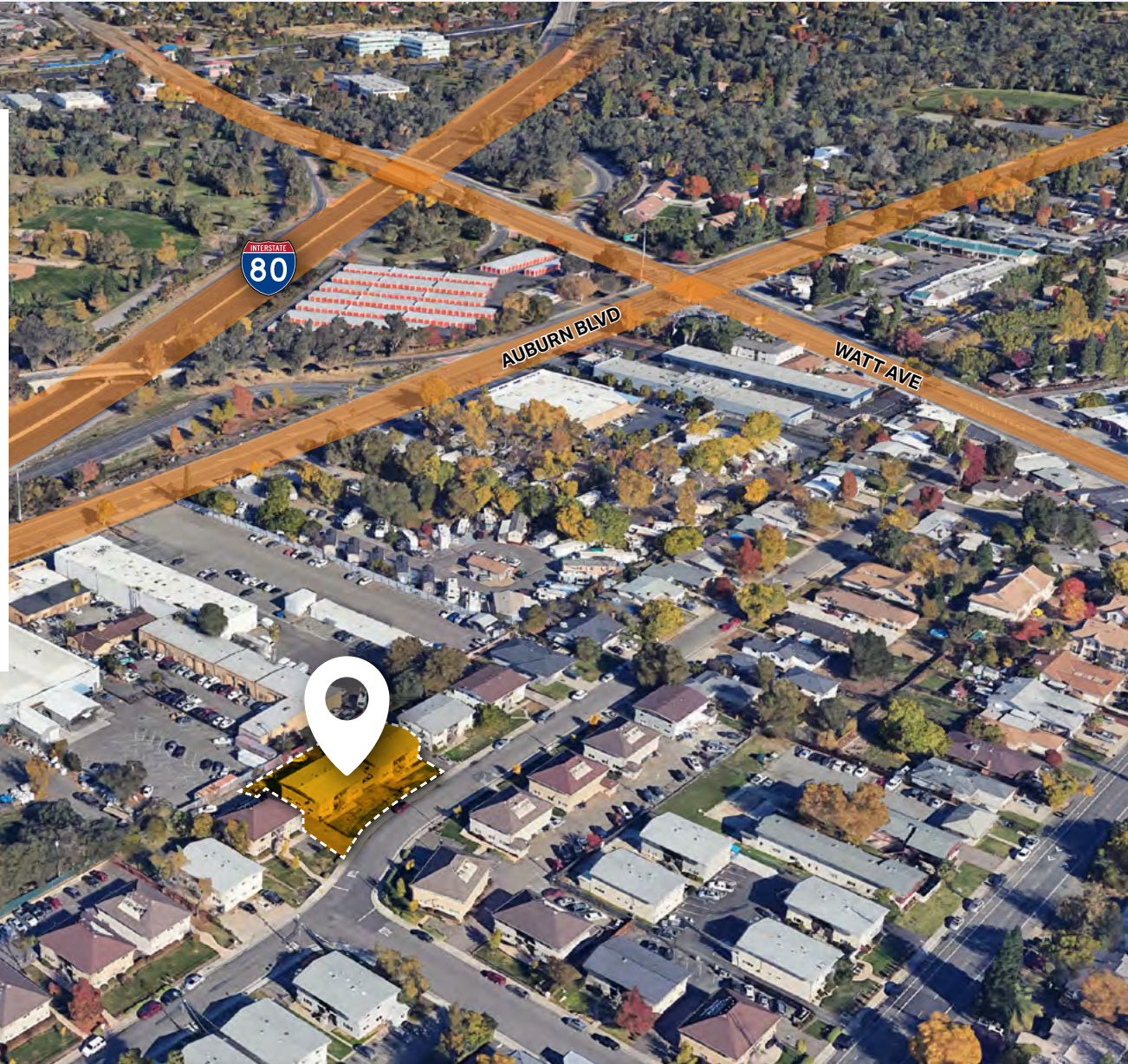
**3355 & 3359 Lerwick Rd,
Sacramento, CA 95821**

PROPERTY ADDRESS

254-0131-035-0000, 254-0131-039-0000

APN

Lot Size	14,372 SF
Zoning	RD-20 (High Density Multifamily Residential)
Building Size	7,248 SF
Year Built / Renovated	1963 / 2024
Units	8
Stories	2
Parking	4 Surface Spaces



* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

EXTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

3355 & 3359 LERWICK ROAD

Location Overview

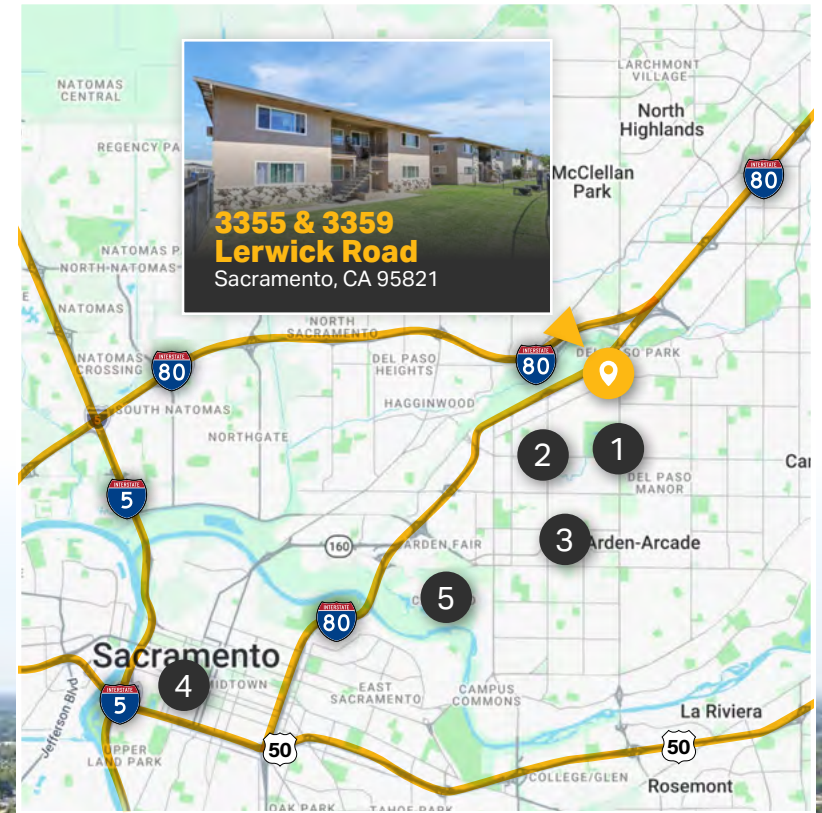
LOCATION OVERVIEW

ARDEN-ARCADE: ESTABLISHED COMMUNITY WITH CENTRAL CONNECTIVITY

Arden-Arcade is a well-established community in the Sacramento metropolitan area, recognized for its central location, diverse population, and strong retail amenities. The neighborhood is home to a broad mix of longtime residents and renters who benefit from convenient access to **① Fulton Avenue**, **② Watt Avenue**, and the **③ Arden retail corridor**, which offers an extensive selection of shopping, dining, and everyday services, including **Town & Country Village** and **Arden Fair Mall**.

The area's housing stock consists primarily of mid-century ranch-style homes, low-rise apartment communities, and established multifamily properties developed during the postwar period. This diverse residential inventory, coupled with a significant renter population, supports consistent rental demand within a mature, largely built-out market.

Arden-Arcade also offers excellent regional connectivity, with the **American River Parkway** located to the south and **Business 80** (Capital City Freeway) to the north, providing direct access to **④ Downtown Sacramento**, **⑤ Cal Expo**, and the greater Sacramento region. Positioned within this centrally located and well-established community, the property benefits from a large surrounding population, enduring neighborhood infrastructure, and convenient access to employment, retail, and recreational destinations.



IMMEDIATE MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

3355 & 3359 LERWICK ROAD

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

\$247.65

PRICE PER SF

\$1,795,000

PRICE

\$224,375

PRICE PER UNIT

CURRENT

PROFORMA

10.50

GRM

10.39

6.5%

CAP Rate

6.6%

4.5%

Cash-on-Cash Return (Yr 1)

4.9%

\$36,718

Total Return (Yr 1)

\$38,451

1.21

Debt Coverage Ratio

1.23

CURRENT

PROFORMA

OPERATING DATA

Gross Scheduled Income	\$170,976	\$172,800
Total Scheduled Income	\$170,976	\$172,800
Vacancy Cost	\$8,549	\$8,640
Gross Income	\$162,427	\$164,160
Operating Expenses	\$45,384	\$45,384
Net Operating Income	\$117,044	\$118,777
Pre-Tax Cash Flow	\$20,186	\$21,919

FINANCING DATA

Down Payment	\$448,750	\$448,750
Loan Amount	\$1,346,250	\$1,346,250
Debt Service	\$96,857	\$96,857
Debt Service Monthly	\$8,071	\$8,071
Principal Reduction (Yr 1)	\$16,532	\$16,532

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$170,976	\$172,800
Vacancy Cost	(\$8,549)	(\$8,640)
GROSS INCOME	\$162,427	\$164,160
EXPENSES SUMMARY		
Gas	\$6,000	\$6,000
Electric	\$1,200	\$1,200
Trash Removal	\$5,400	\$5,400
Water/Sewer	\$7,500	\$7,500
Insurance	\$5,000	\$5,000
Taxes	\$20,284	\$20,284
OPERATING EXPENSES	\$45,384	\$45,384
NET OPERATING INCOME	\$117,044	\$118,777



EXECUTIVE SUMMARY

PROPERTY INFORMATION

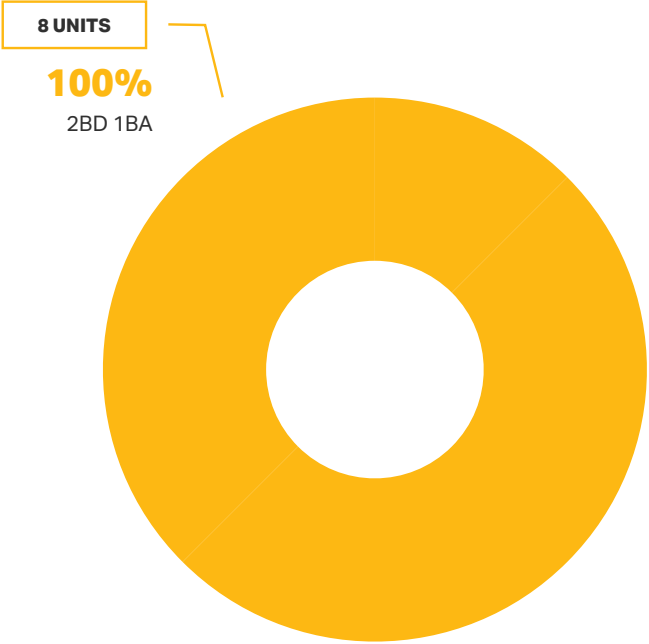
LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

UNIT MIX SUMMARY



UNIT TYPE	COUNT	RENT	MARKET RENT
2Bd 1Ba	8	\$1,676	\$1,700

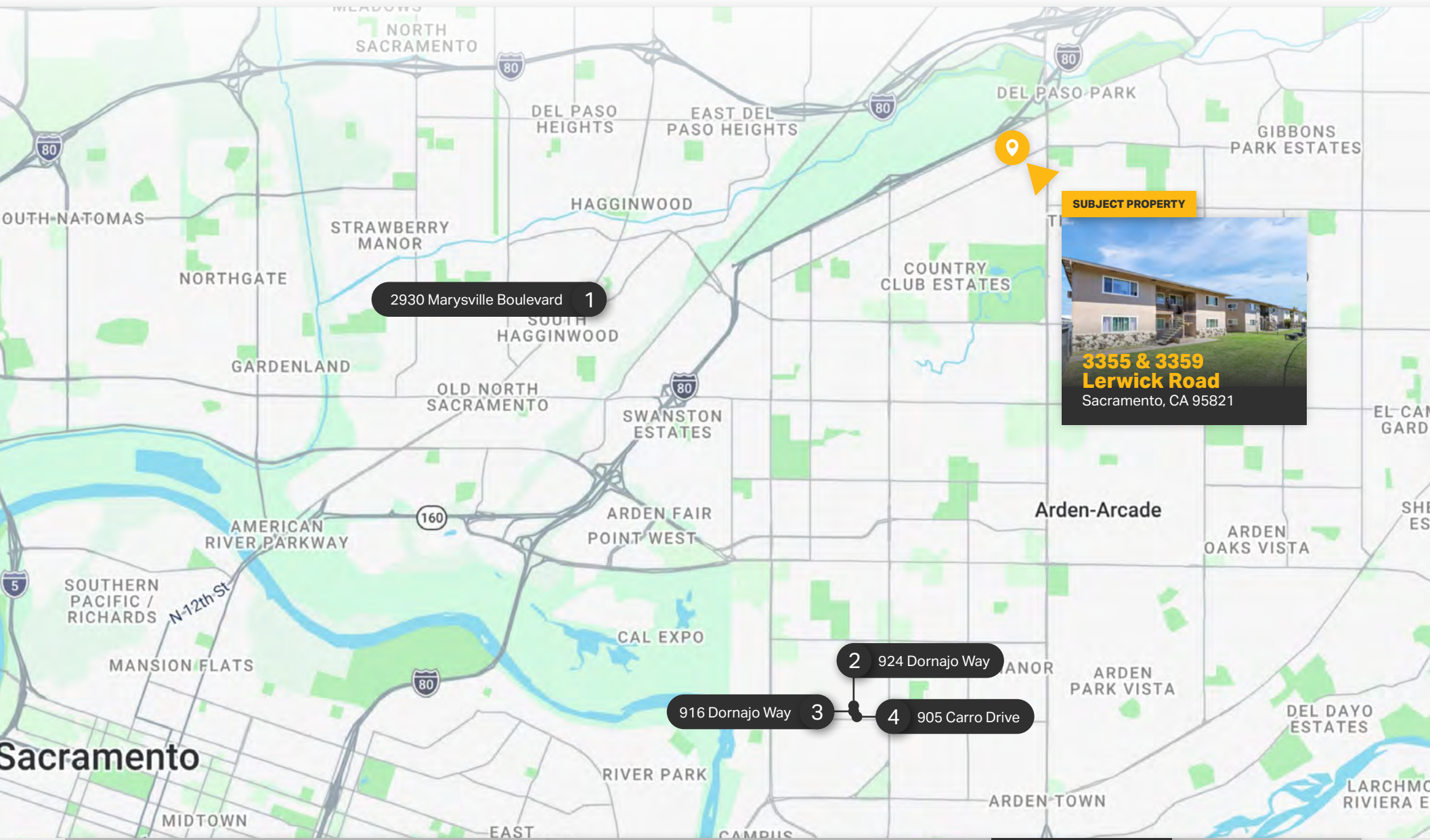




3355 & 3359 LERWICK ROAD

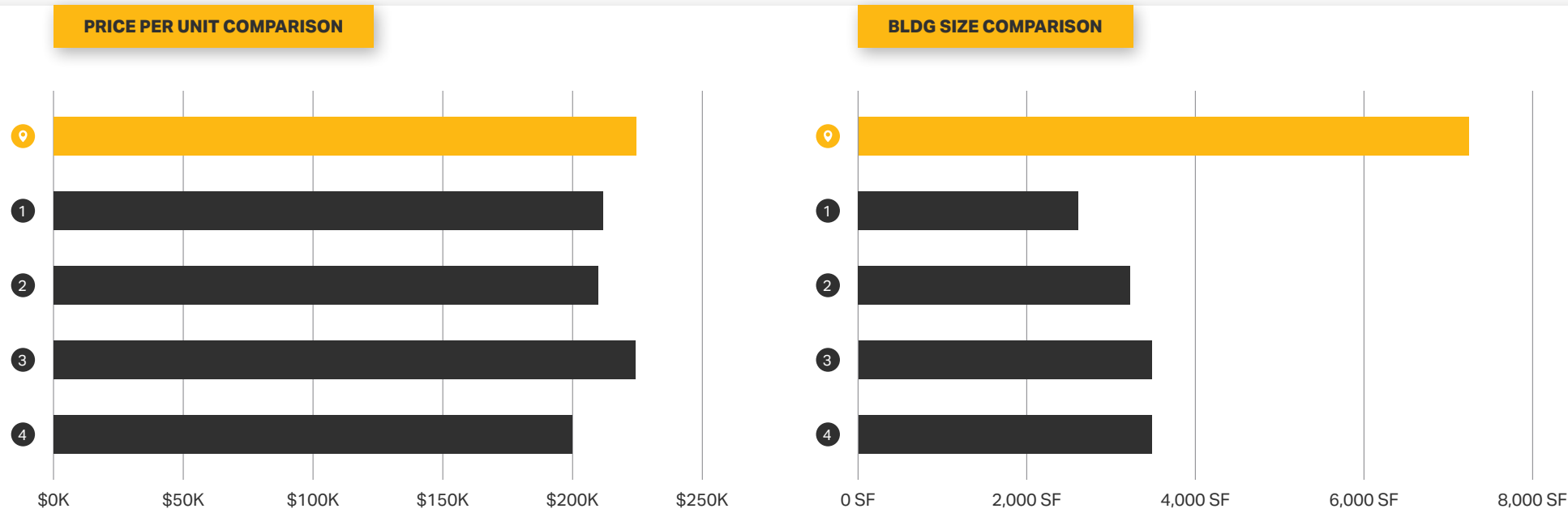
| Comparables

SALE COMPARABLES MAP



EXECUTIVE SUMMARY	PROPERTY INFORMATION	LOCATION OVERVIEW	FINANCIAL ANALYSIS	COMPARABLES	DEMOGRAPHICS
-------------------	----------------------	-------------------	--------------------	-------------	--------------

SALE COMPARABLES SUMMARY



PROPERTY		UNITS	BLDG SIZE	YEAR BUILT	COE DATE	SALE PRICE	PRICE PER UNIT	PRICE PER SF
📍	3355 & 3359 Lerwick Road	8	7,248 SF	1963	TBD	\$1,795,000	\$224,375	\$247.65
1	2930 Marysville Boulevard	4	2,592 SF	1957	06/30/2026	\$850,000	\$212,500	\$327.93
2	924 Dornajo Way	4	3,200 SF	1963	06/04/2026	\$840,000	\$210,000	\$262.50
3	916 Dornajo Way	4	3,512 SF	1963	06/25/2026	\$900,000	\$225,000	\$256.26
4	905 Carro Drive	4	3,513 SF	1963	02/17/2026	\$800,000	\$200,000	\$227.73

SALE COMPARABLES

SOLD



3355 & 3359 Lerwick Rd
Sacramento, CA 95821

Sale Price	\$1,795,000
Price/Unit	\$224,375
Price/SF	\$247.65
Cap Rate	6.5%
Units	8
Bldg Size	7,248 SF
Lot Size	14,372 SF
Year Built	1963

SOLD 06/30/2026



2930 Marysville Blvd
Sacramento, CA 95815

Sale Price	\$850,000
Price/Unit	\$212,500
Price/SF	\$327.93
Cap Rate	-
Units	4
Bldg Size	2,592 SF
Lot Size	13,504 SF
Year Built	1957

SOLD 06/04/2026



924 Dornajo Way
Sacramento, CA 95825

Sale Price	\$840,000
Price/Unit	\$210,000
Price/SF	\$262.50
Cap Rate	-
Units	4
Bldg Size	3,200 SF
Lot Size	7,204 SF
Year Built	1963

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

SALE COMPARABLES

SOLD

SOLD 06/25/2026



3

916 Dornajo Way

Sacramento, CA 95825

Sale Price	\$900,000
Price/Unit	\$225,000
Price/SF	\$256.26
Cap Rate	-
Units	4
Bldg Size	3,512 SF
Lot Size	7,203 SF
Year Built	1963

SOLD 02/17/2026



4

905 Carro Drive

Sacramento, CA 95825

Sale Price	\$800,000
Price/Unit	\$200,000
Price/SF	\$227.73
Cap Rate	-
Units	4
Bldg Size	3,513 SF
Lot Size	7,310 SF
Year Built	1963



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

3355 & 3359 LERWICK ROAD

I Demographics

DEMOGRAPHICS

360,754

2025 POPULATION

\$98,265

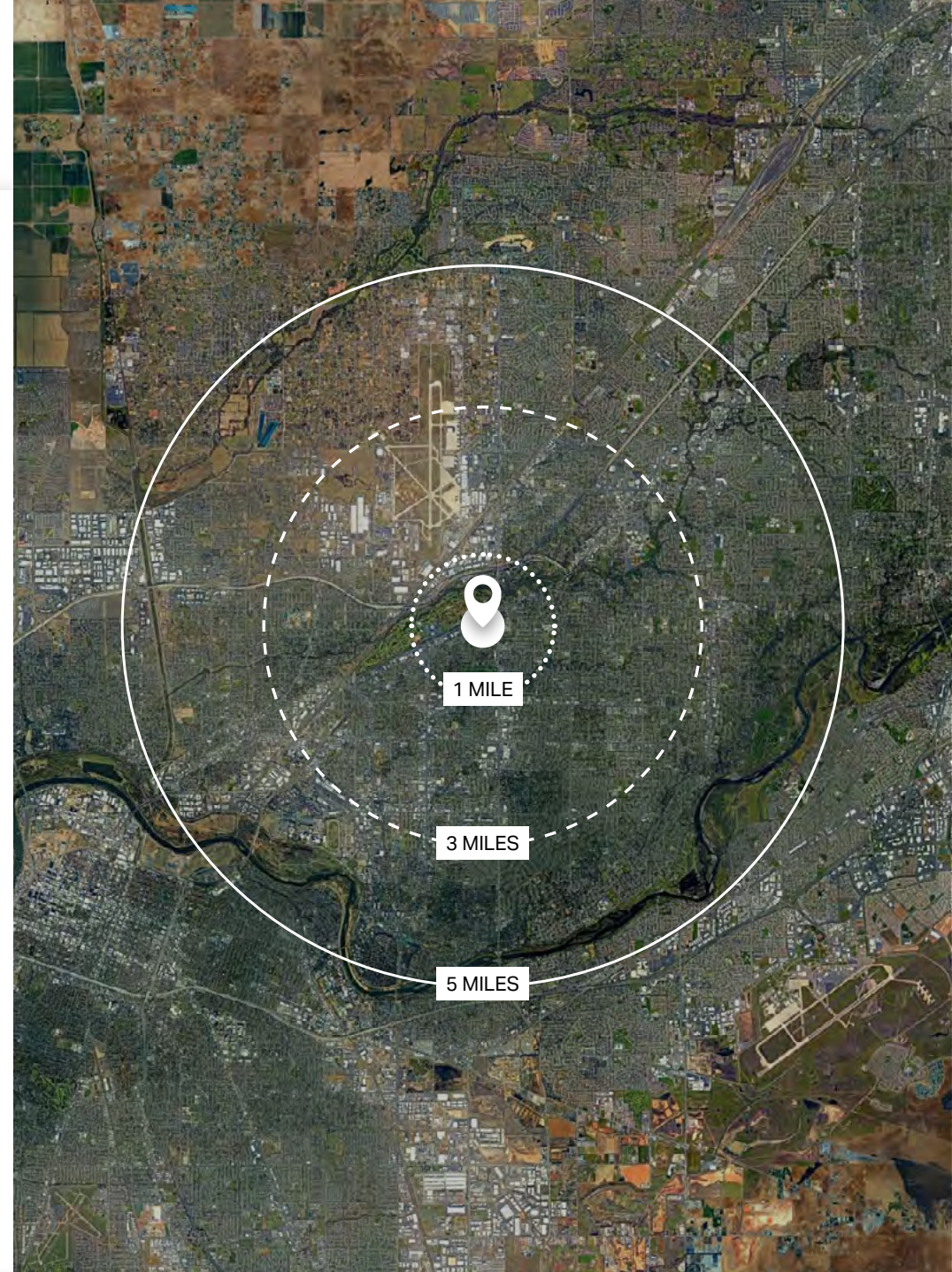
AVG HH INCOME

\$471,087

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	11,506	138,982	360,754
2030 Population Projection	11,578	140,397	364,452
Annual Growth 2025-2030	0.1%	0.2%	0.2%
Median Age	37.1	37.4	36.6
HOUSEHOLDS			
2025 Households	4,498	51,421	133,680
2030 Household Projection	4,527	51,933	135,063
Annual Growth 2025-2030	0.1%	0.2%	0.2%
Owner Occupied Households	2,024	22,596	65,885
Renter Occupied Households	2,503	29,337	69,179
Avg Household Size	2.5	2.6	2.6
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$87,750	\$87,665	\$98,265
Median Household Income	\$62,481	\$64,652	\$75,140
HOUSING			
Median Home Value	\$492,211	\$492,211	\$471,087
Median Year Built	1963	1966	1970

Source: CoStar



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS

3355 & 3359 LERWICK ROAD

Advisor Bio

ADVISOR BIO



PHIL MCDANIEL

VICE PRESIDENT

DRE# 02079234

707.867.5851

mcdaniel@ncc1031.com

Phil McDaniel is a Commercial Real Estate Agent with North Coast Commercial, with 8 years of experience specializing in multifamily, light industrial, office, and NNN leasing transactions across Northern California. He holds both a bachelor's and master's degree from the University of San Francisco.

Before entering commercial real estate, Phil spent several years at 2K, a global video game publisher, leading global brand management and sports marketing — experience that now informs his sharp, strategic approach to property marketing and client representation. Phil combines rigorous financial analysis with polished marketing execution to deliver results for buyers and sellers alike.



www.ncc1031.com

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

COMPARABLES

DEMOGRAPHICS



North Coast Commercial | 916.979.9930 | 608 University Ave, Sacramento, CA 95825 | ncc1031.com

3355 & 3359 LERWICK ROAD

26

3355 & 3359 Lerwick Road

Sacramento, CA 95821

CONTACT

Phil McDaniel

707.867.5851
DRE# 02079234
mcdaniel@ncc1031.com

 **NORTH COAST**
COMMERCIAL

www.ncc1031.com