

NEW CONSTRUCTION RESIDENTIAL INCOME OFFERING MEMORANDUM

12-UNIT RESIDENTIAL PORTFOLIO BOZEMAN ST., SACRAMENTO (4 PARCELS)

3250-3262 BOZEMAN STREET, SACRAMENTO, CA 95838



~PRIME OPPORTUNITY ZONE INVESTMENT PROPERTY~
\$3,195,000-PROFORMA CAP RATE 6.55%

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

TUAN V. NGUYEN

Director

O: (916) 798-5798

C: (916) 798-5798

tuan@kwcommercial.com

01754434, CA

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

DISCLAIMER

3250-3262 BOZEMAN STREET



All materials and information received or derived from KW 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 KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the 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. KW 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. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW 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 KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

TUAN V. NGUYEN

Director

O: (916) 798-5798

C: (916) 798-5798

tuan@kwcommercial.com

01754434, CA

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY DESCRIPTION

3250-3262 BOZEMAN STREET



NEWLY CONSTRUCTED 12 UNIT RESIDENTIAL PORTFOLIO | SACRAMENTO

KW Commercial is pleased to present a newly constructed 12-unit residential income portfolio located at 3250-3264 Bozeman Street in Sacramento, California. Comprised of four separate parcels, this newly built modern income-producing residential asset offering presents a rare opportunity to acquire a stabilized, low-maintenance asset with strong rental upside in one of Sacramento's emerging growth corridors.

The portfolio consists of 12 newly built residential units including (4) front single-family residences and (8) detached ADU units. The front homes are approximately 1,437 square feet each and feature two-story 3bedroom /2.5bath floor plans with attached garages. The rear duplex configurations include two detached ADUs per parcel, each approximately 600 square feet with 2bedroom/1bath layouts designed to meet growing workforce and affordable housing demand.

All units feature modern construction with contemporary finishes including white shaker cabinetry, quartz countertops, vinyl plank flooring, energy-efficient systems, and low-maintenance improvements throughout. The newly developed nature of the asset offers investors reduced deferred maintenance exposure and operational efficiency rarely found in residential rental asset portfolio properties.

Strategically located with immediate access to Interstate 80, the property provides excellent regional connectivity to Downtown and Midtown Sacramento, Natomas, Sacramento International Airport (approximately 11 miles), and several of the region's primary employment corridors. The location benefits from consistent rental demand supported by Sacramento's expanding government, healthcare, logistics, and education sectors.

The asset is also positioned to benefit from the ongoing Sacramento Railyards redevelopment, one of the largest urban infill projects on the West Coast. The approximately 240-acre master planned development is anticipated to deliver significant long-term economic growth through the addition of thousands of residential units, major office and retail space, a Kaiser Permanente medical campus, a new courthouse, entertainment venues, and a planned 20,000-seat professional soccer stadium. As the project continues to advance, it is expected to further extend the economic influence and development momentum of Downtown Sacramento into surrounding submarkets.

Investors will appreciate the property's strong projected rental income, desirable unit mix, and low-maintenance ownership structure with no HOA dues or Mello Roos assessments. This offering represents a rare opportunity to acquire a newly constructed residential income portfolio in a high-growth Sacramento submarket supported by favorable long-term demographic and housing fundamentals.



EXECUTIVE SUMMARY

3250 BOZEMAN STREET



PRICE:	\$3,195,000
NUMBER OF UNITS:	12
BUILDING SF:	10,548
PRICE/SF:	\$302.90
PROFORMA NOI:	\$209,391
PROFORMA CAP RATE:	6.55%
LOT SIZE:	0.55 Acres
PARCEL NO.:	250-0314-001, -002, -003, & -004
YEAR BUILT:	2026
ZONING:	R-1

PROPERTY HIGHLIGHTS:

- Prime Opportunity Zone Investment Opportunity
- Newly constructed 12-unit residential income portfolio across four separate parcel
- Desirable mix of single-family residences and detached ADU units
- Main homes include central HVAC systems
- Rear ADUs equipped with energy-efficient mini-split heating and cooling systems
- Modern interior finishes throughout all units
- White shaker cabinets and quartz countertops
- Vinyl plank flooring, crown molding, custom paint, and select window coverings
- Refrigerators included in all units
- Fully landscaped grounds with concrete walkways and perimeter fencing
- Electric front access gates provide added privacy and security
- No HOA dues or Mello Roos assessments enhancing overall investment returns
- Energy-efficient construction designed to reduce operating and maintenance costs
- Individually configured parcels may provide future disposition flexibility
- Located near Fairbanks Elementary and Las Palmas Elementary School
- Convenient access to Interstate 80, Downtown/Midtown Sacramento, Natomas, Arden/Point West, and Sacramento International Airport



3250, 3254, 3258, 3264 Bozeman St, Sacramento, CA 95838
Proforma Operating Statement

Address: 3250, 3254, 3258, 3264 Bozeman St, Sacramento, CA 95838

Total Units: 12 (4: 3br 2.5ba-Residential Homes) (8: 2br 1ba-ADUs)

° 4 Residential homes: 1,437 SF each

° 8 ADU units: 600 SF each

Land Area: ±0.55 AC (±23,958 sq. ft.)

Rentable SF: ±10,548 SF | 4 Front SFR Buildings & 4 Rear ADU Buildings | Each Property Has 2 Buildings on Separate Parcels

Year Built: 2026

Proforma Income/Expense YTD 2026	Sales Proforma		
	Input	unit	Annual \$
Gross Residential Rents	100%	Annual	288,000 ¹
Utilities Reimbursement		Annual	21,600 ²
POTENTIAL GROSS INCOME (PGI)			\$309,600
Residential Vacancy	5%		15,480 ³
EFFECTIVE GROSS INCOME (EGI)			\$294,120
Taxes	100%	Annual	35,145 ⁴
Insurance	100%	Annual	12,000 ⁵
Landscaping	100%	Annual	3,600 ⁶
City Utilities (sewer/water/garbage collections)	100%	Annual	21,600 ⁶
Management Fees	4%	Annual	12,384 ⁷
TOTAL EXPENSES & RESERVES			84,729
NET OPERATING INCOME			\$209,391

Notes:

1. Proforma rent roll
2. Estimated utilities reimbursements
3. Total general vacancy factor of 5%
4. Estimated reassessment upon sale at existing rate 1.1%
5. Estimated 2026 Property Insurance
6. Estimated 2026 Utilities (water/sewer/garbage)
7. Management Fees of 4%

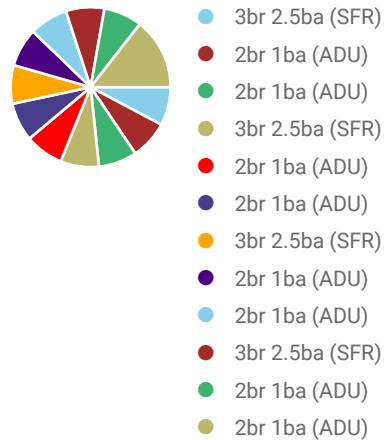
PROFORMA UNIT MIX REPORT

3250-3264 BOZEMAN STREET

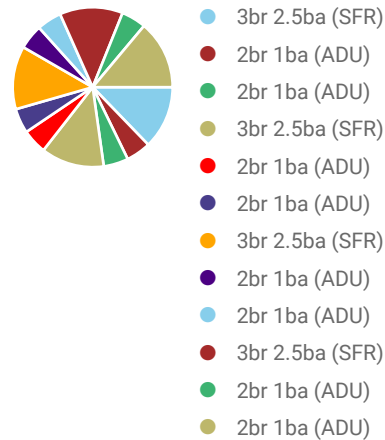


Units	Type	Approx. SF	Avg. Rents	Monthly	Mkt Rents	Monthly
1	3br 2.5ba (SFR)	1,437	\$2,700	\$2,700	\$1,800	\$1,800
1	2br 1ba (ADU)	600	\$1,650	\$1,650	\$1,400	\$1,400
1	2br 1ba (ADU)	600	\$1,650	\$1,650	\$1,700	\$1,700
1	3br 2.5ba (SFR)	1,437	\$2,700	\$2,700	\$1,500	\$1,500
1	2br 1ba (ADU)	600	\$1,650	\$1,650	\$1,400	\$1,400
1	2br 1ba (ADU)	600	\$1,650	\$1,650	\$1,400	\$1,400
1	3br 2.5ba (SFR)	1,437	\$2,700	\$2,700	\$1,700	\$1,700
1	2br 1ba (ADU)	600	\$1,650	\$1,650	\$1,800	\$1,800
1	2br 1ba (ADU)	600	\$1,650	\$1,650	\$1,700	\$1,700
1	3br 2.5ba (SFR)	1,437	\$2,700	\$2,700	\$1,800	\$1,800
1	2br 1ba (ADU)	600	\$1,650	\$1,650	\$1,700	\$1,700
1	2br 1ba (ADU)	600	\$1,650	\$1,650	\$1,800	\$1,800
12		10,548		\$24,000		\$19,700

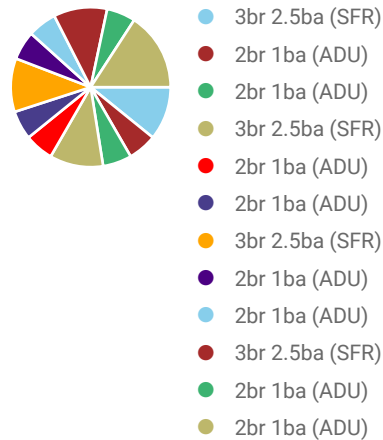
UNIT MIX



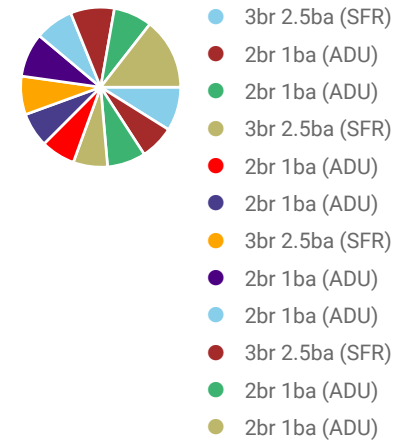
UNIT MIX SQUARE FEET



UNIT MIX INCOME



UNIT MIX MARKET INCOME



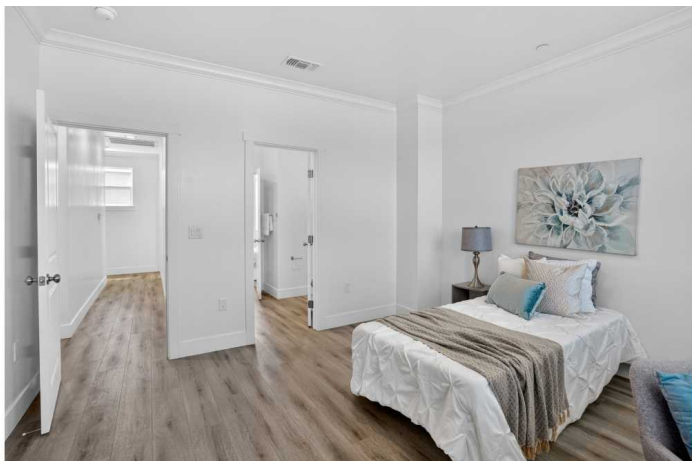
PROPERTY PHOTOS

3250-3262 BOZEMAN STREET



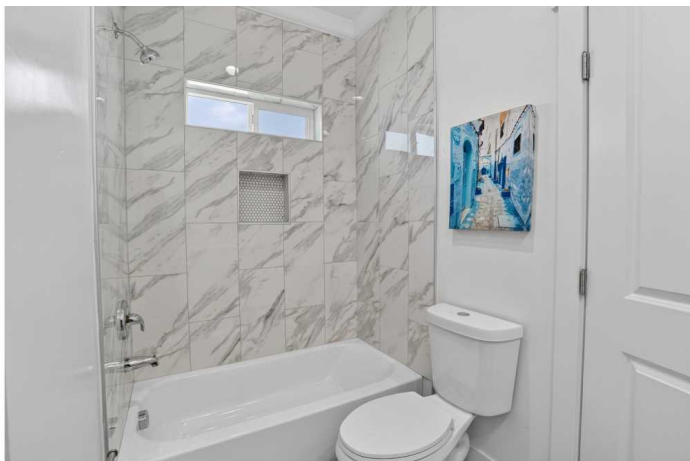
PROPERTY PHOTOS-SINGLE FAMILY RESIDENCE

3250 BOZEMAN STREET



PROPERTY PHOTOS-SINGLE FAMILY RESIDENCE

3250-3262 BOZEMAN STREET



PROPERTY PHOTOS-ADU

3250-3262 BOZEMAN STREET



PARCEL MAP

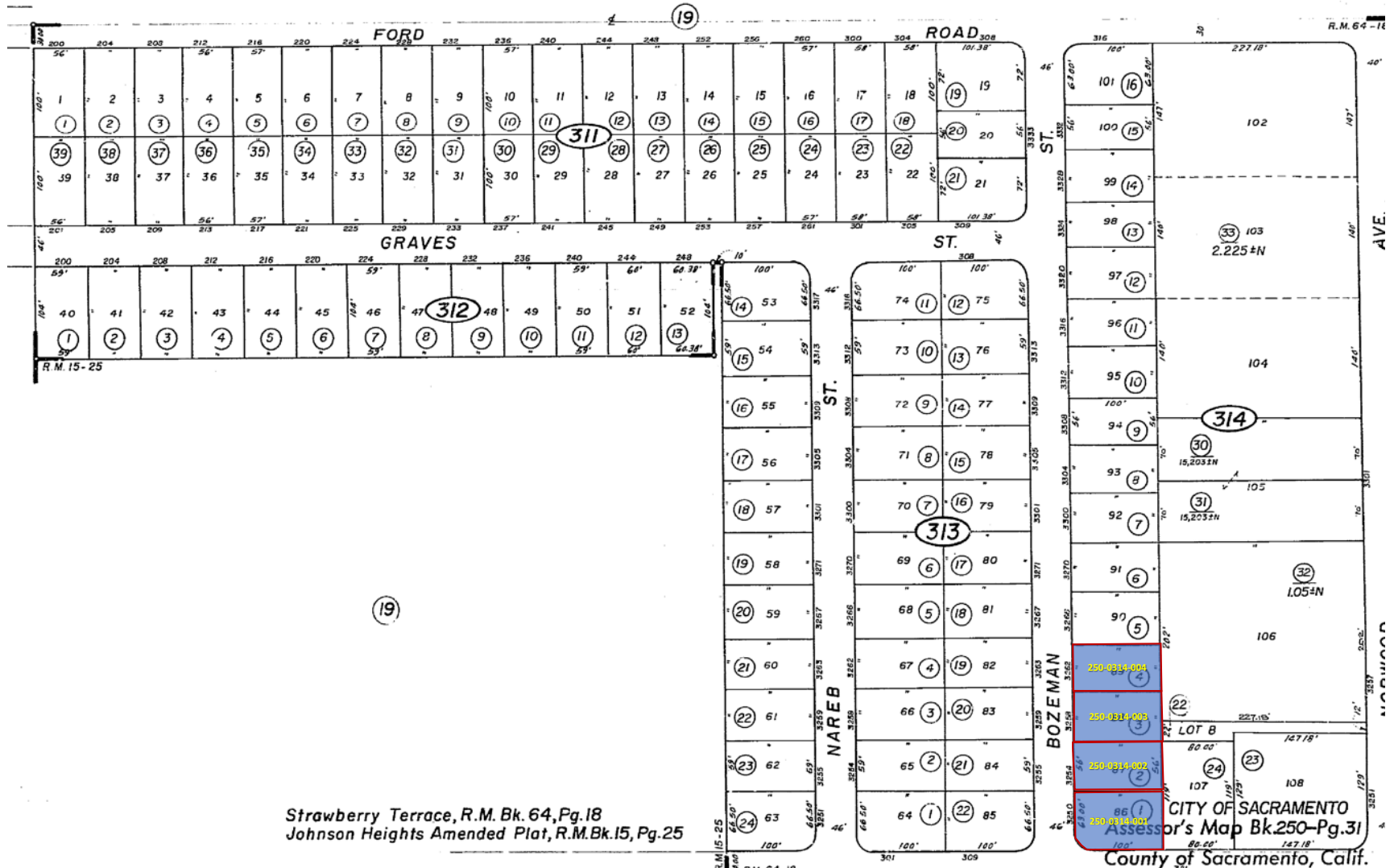
3250 BOZEMAN STREET



POR. SEC. 3, RANCHO DEL PASO

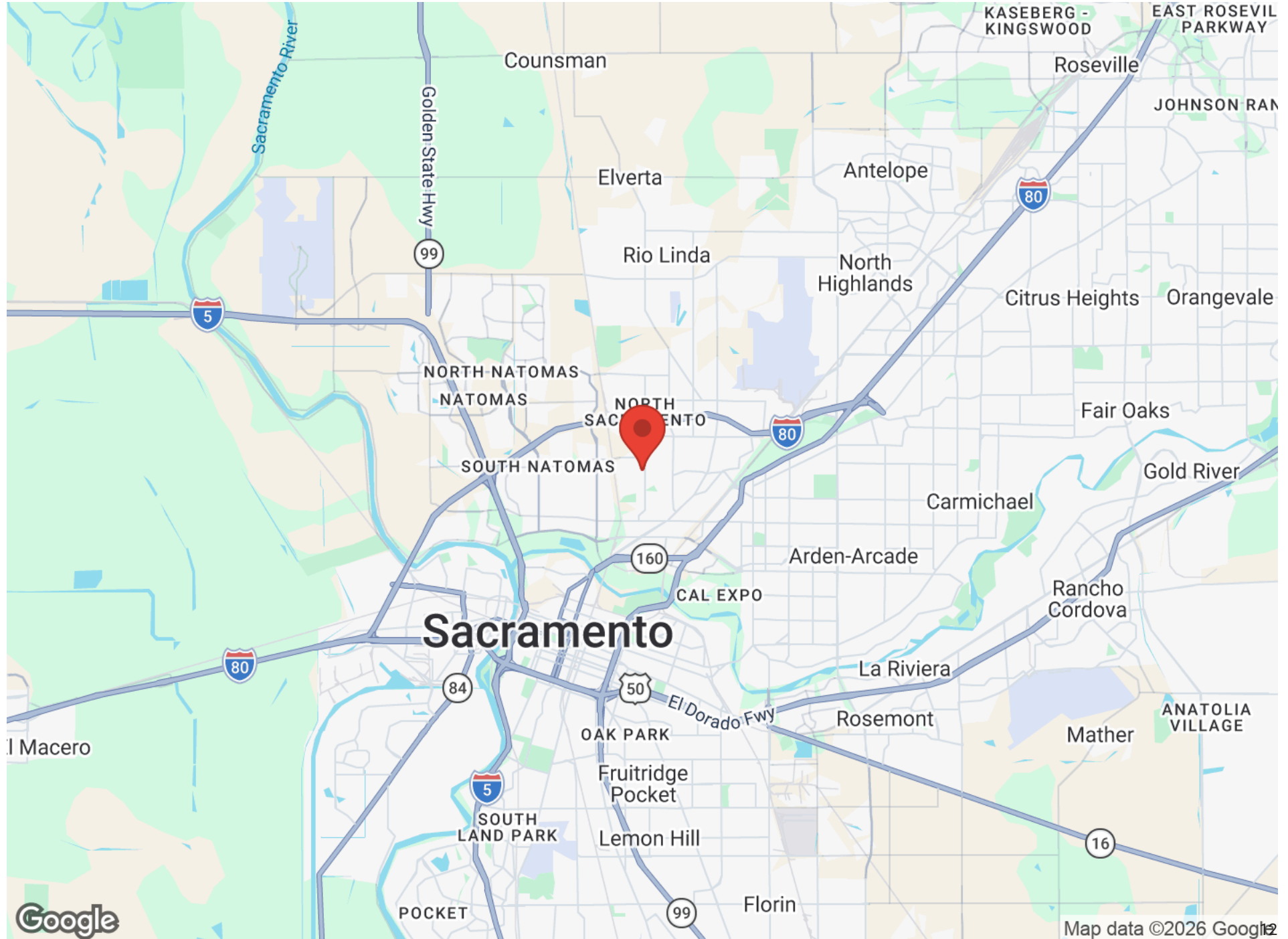
Tax Area Code

250-3



REGIONAL MAP

3250-3262 BOZEMAN STREET



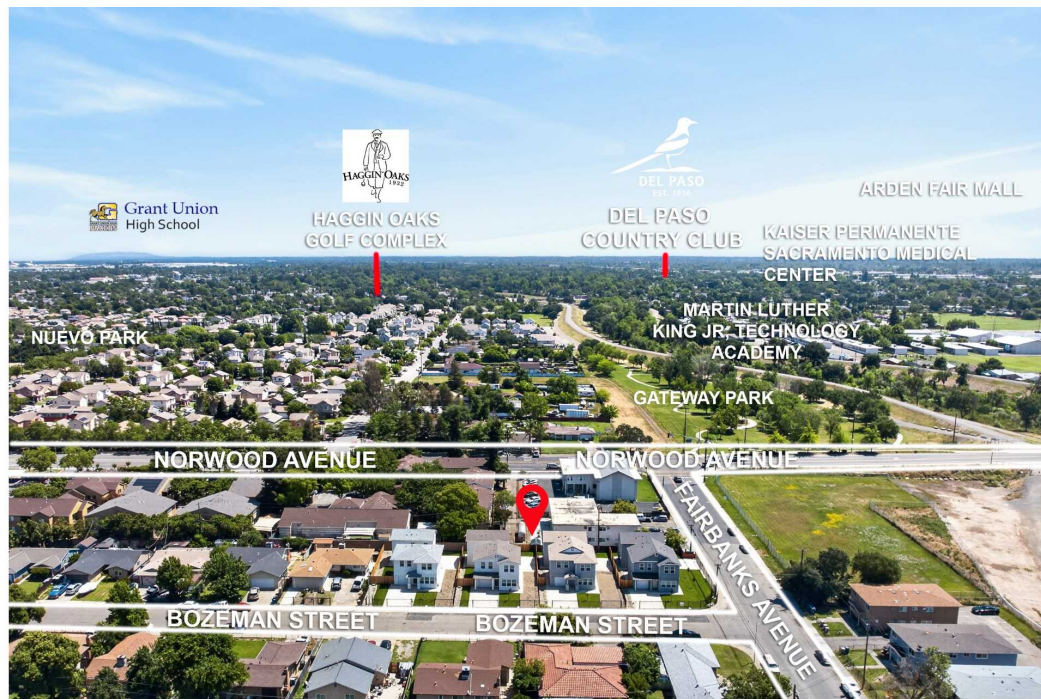
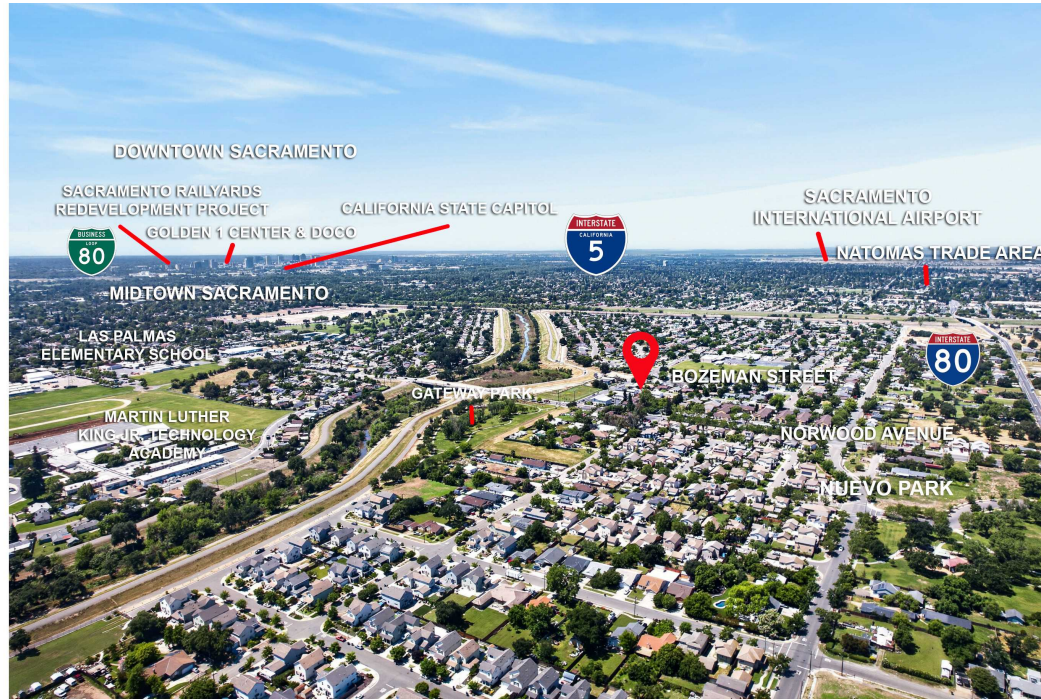
LOCATION MAPS

3250-3262 BOZEMAN STREET



AERIAL VIEW

3250-3262 BOZEMAN STREET



SALE COMPARABLES

3250 BOZEMAN STREET



Sale Price	\$3,195,000
Units	12
Price/Unit	\$266,250
Price/SF	\$302.90
Acres	0.550
Cap Rate	6.55%
GRM	10.32
Year Built	2026

3250, 3254, 3258, and 3262 Bozeman St, Sacramento, CA 95838

3250 Bozeman Street, Sacramento, CA 95838

Notes

12 Unit Brand New Residential Investment Opportunity

(4 SFR-Front home: 1,437 SF, 3 Bed / 2.5 Bath, two-story layout)

(8 ADUs-Rear duplex with two detached ADUs approximately 600 SF each)

This newly constructed residential income portfolio offers strong projected rental income, low maintenance ownership with no HOA or Mello Roos, and minimal deferred maintenance in a high growth Sacramento submarket.



1	Sale Price	\$2,470,000
	Units	20
	Price/Unit	\$123,500
	Price/SF	\$154.38
	Acres	0.690
	Cap Rate	5.73%
	Year Built	1965
	Sale Date	12/5/2025

Northstar Apartments

1015 Arcade Boulevard, Sacramento, CA 95815

SALE COMPARABLES

3250 BOZEMAN STREET



Sale Price	\$1,240,000
Units	8
Price/Unit	\$155,000
Price/SF	\$207.01
Acres	0.150
Cap Rate	6.05%
Year Built	1975
Sale Date	5/23/2025

2382 Boxwood Street

2382 Boxwood Street, Sacramento, CA 95815



Sale Price	\$995,000
Units	7
Price/Unit	\$142,143
Price/SF	\$230.00
Acres	0.240
Cap Rate	4.5%
Year Built	1953
Sale Date	10/10/2025

2612 Connie Dr

2612 Connie Drive, Sacramento, CA 95815

SALE COMPARABLES

3250 BOZEMAN STREET



4



Sale Price	\$785,000
Units	6
Price/Unit	\$130,833
Price/SF	\$248.81
Acres	0.340
Cap Rate	6.35%
Year Built	1958
Sale Date	3/10/2026

2720 Forrest Street

2720 Forrest Street, Sacramento, CA 95815

5



Sale Price	\$1,665,000
Units	15
Price/Unit	\$111,000
Price/SF	\$163.20
Acres	0.420
Cap Rate	6.85%
Year Built	1959
Sale Date	6/13/2025

Edison Manor

3142 Edison Avenue, Sacramento, CA 95821

SALE COMPARABLES

3250 BOZEMAN STREET



6



Sale Price	\$1,200,000
Units	10
Price/Unit	\$120,000
Price/SF	\$287.36
Acres	0.410
Cap Rate	5.48%
Year Built	1950
Sale Date	3/5/2025

3620 Morse Avenue

3620 Morse Avenue, Sacramento, CA 95821

7



Sale Price	\$1,700,000
Units	14
Price/Unit	\$121,429
Price/SF	\$200.00
Acres	0.410
Cap Rate	6.18%
Year Built	1951
Sale Date	12/18/2025

Lily Street Apartments

3728 Lily Street, Sacramento, CA 95838

SALE COMPARABLES

3250 BOZEMAN STREET



8



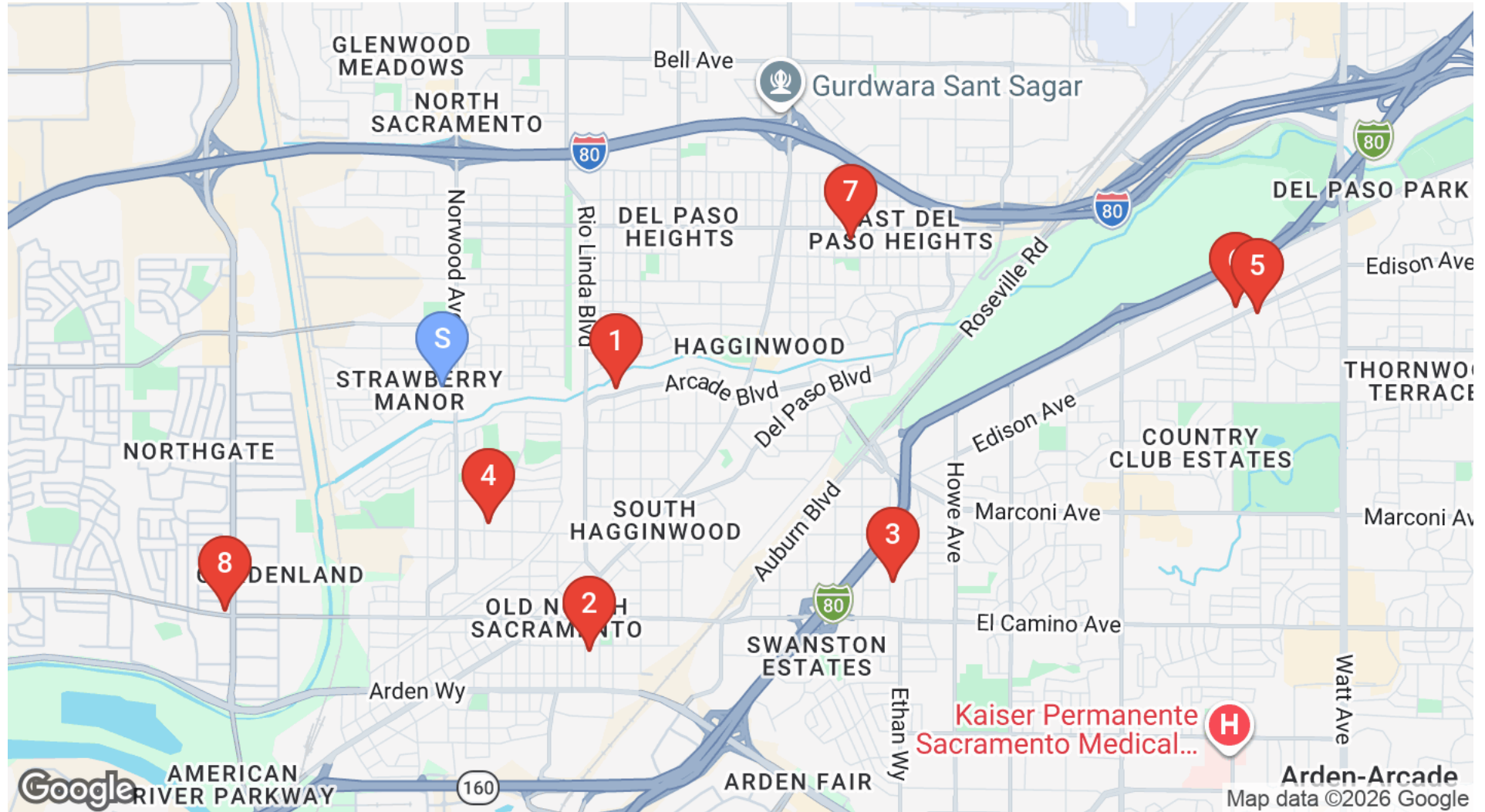
Sale Price	\$810,000
Units	6
Price/Unit	\$135,000
Price/SF	\$231.43
Acres	0.240
Cap Rate	5.75%
Year Built	1956
Sale Date	4/28/2026

605 W. El Camino Avenue

605 West El Camino Avenue, Sacramento, CA 95833

SALE COMPARABLES

3250 BOZEMAN STREET



- | | | | |
|--|--|---|---|
| <p>S 3250, 3254, 3258, and 3262
3250 Bozeman Street
Sacramento, CA, 95838
\$3,195,000</p> | <p>1 Northstar Apartments
1015 Arcade Boulevard
Sacramento, CA, 95815
\$2,470,000</p> | <p>2 2382 Boxwood Street
Sacramento, CA, 95815
\$1,240,000</p> | <p>3 2612 Connie Dr
2612 Connie Drive
Sacramento, CA, 95815
\$995,000</p> |
| <p>4 2720 Forrest Street
Sacramento, CA, 95815
\$785,000</p> | <p>5 Edison Manor
3142 Edison Avenue
Sacramento, CA, 95821
\$1,665,000</p> | <p>6 3620 Morse Avenue
Sacramento, CA, 95821
\$1,200,000</p> | <p>7 Lily Street Apartments
3728 Lily Street
Sacramento, CA, 95838
\$1,700,000</p> |
| <p>8 605 W. El Camino Avenue
605 West El Camino Avenue</p> | | | |

RENT COMPS

3250 BOZEMAN STREET



Avg Rent/RSF	\$2.28
RSF	10,548
Occupancy	100%
Units	12
Year Built	2026

3250, 3254, 3258, and 3262 Bozeman St, Sacramento, CA 95838

3250 Bozeman Street, Sacramento, CA 95838

Notes

12 Unit Brand New Residential Investment Opportunity
 (4 SFR-Front home: 1,437 SF, 3 Bed / 2.5 Bath, two-story layout)
 (8 ADUs-Rear duplex with two detached ADUs approximately 600 SF each)

This newly constructed residential income portfolio offers strong projected rental income, low maintenance ownership with no HOA or Mello Roos, and minimal deferred maintenance in a high growth Sacramento submarket.



Avg Rent/RSF	\$0.00	Units	Unit Type	Avg Rent	Size
RSF	N/A	1	3 Bedroom 3 Bath	\$2,800	1,374
Occupancy	100%	2	3 Bedroom 2.5 Bath	\$2,700	1,321
Units	4	3	2 Bedroom 1 Bath	\$1,650	600
Year Built	2026	4	2 Bedroom 1 Bath	\$1,650	600

3900 Fell Street

3900 Fell Street, Sacramento, CA 95838

RENT COMPS

3250 BOZEMAN STREET



Avg Rent/RSF	\$0.00
RSF	750
Occupancy	100%
Units	1
Year Built	1941

Units	Unit Type	Avg Rent	Size
2	2 Bedroom 1 Bath	\$850	750

1756 South Avenue

1756 South Avenue, Sacramento, CA 95838



Avg Rent/RSF	\$0.00
RSF	1,317
Occupancy	100%
Units	1
Year Built	2020

Units	Unit Type	Avg Rent	Size
1	3 Bedroom 2.5 Bath	\$3,050	1,317

61 Aurum Park Ct

61 Aurum Park Court, Sacramento, CA 95838

RENT COMPS

3250 BOZEMAN STREET



244 Delta Leaf Way

244 Delta Leaf Way, Sacramento, CA 95838

Avg Rent/RSF	\$0.00
RSF	1,580
Occupancy	100%
Units	1
Year Built	1988

Units	Unit Type	Avg Rent	Size
1	3 Bedroom 3 Bath	\$3,000	1,580



800 Nogales Street

800 Nogales Street, Sacramento, CA 95838

Avg Rent/RSF	\$0.00
RSF	859
Occupancy	100%
Units	1
Year Built	1950

Units	Unit Type	Avg Rent	Size
1	3 Bedroom 2 Bath	\$2,350	859

RENT COMPS

3250 BOZEMAN STREET



6



Avg Rent/RSF	\$0.00
RSF	N/A
Occupancy	100%
Units	44
Year Built	2026

Units	Unit Type	Avg Rent	Size
1	1 Bedroom 1 Bath	\$1,250	389
1	2 Bedroom 2 Bath	\$1,995	806
1	3 Bedroom 2.5 Bath	\$2,500	1,300

Astoria Place

4285 Astoria Street, Sacramento, CA 95838

7



Avg Rent/RSF	\$0.00
RSF	N/A
Occupancy	100%
Units	4
Year Built	1963

Units	Unit Type	Avg Rent	Size
1	2 Bedroom 1 Bath	\$1,650	733

3755 Norwood Ave

3755 Norwood Avenue, Sacramento, CA 95838

RENT COMPS

3250 BOZEMAN STREET



8



719 Morrison Ave APT C

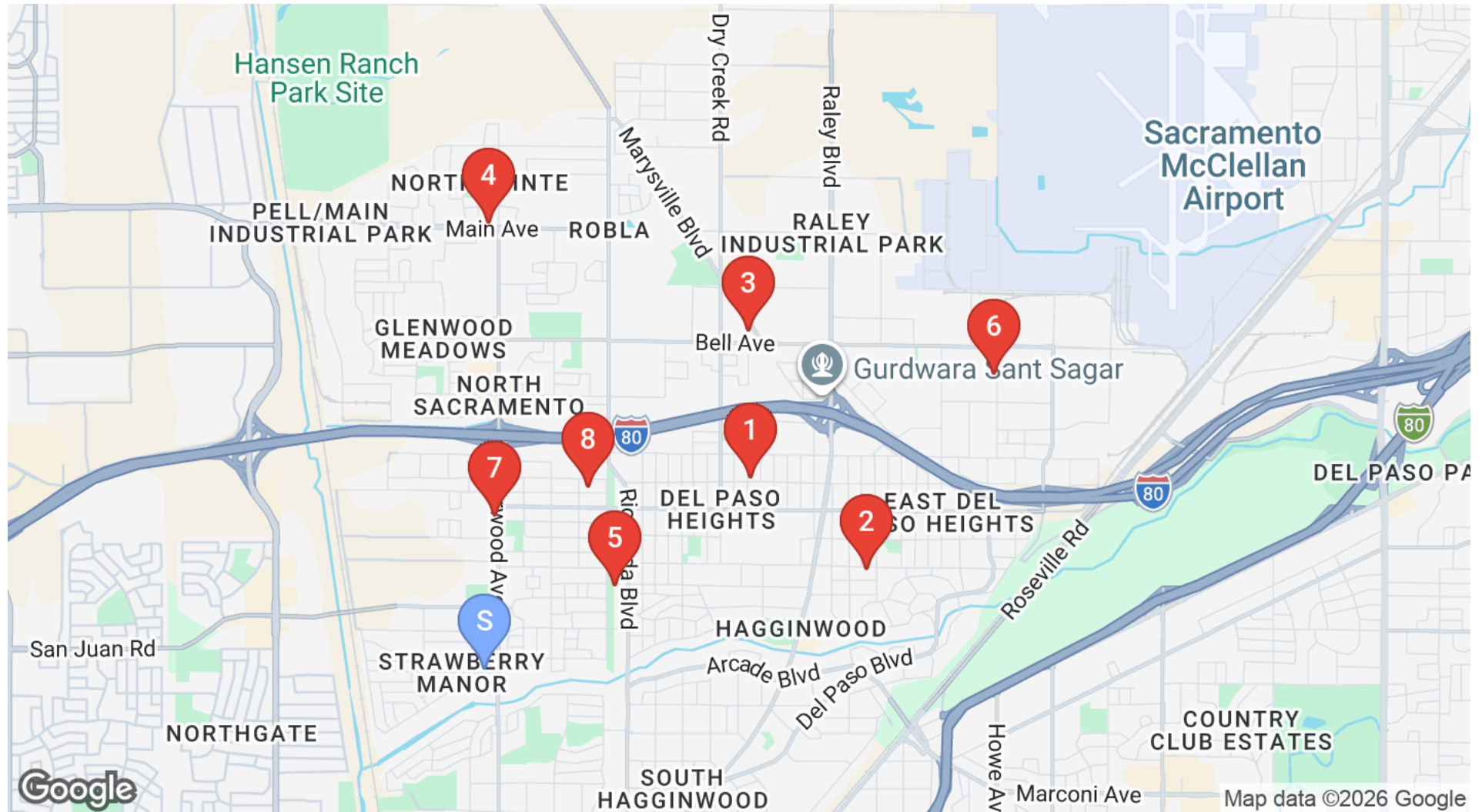
719 Morrison Avenue, Sacramento, CA 95838

Avg Rent/RSF	\$0.00
RSF	N/A
Occupancy	100%
Units	3
Year Built	1930

Units	Unit Type	Avg Rent	Size
1	2 Bedroom 1 Bath	\$2,000	825

RENT COMPS

3250 BOZEMAN STREET



S 3250, 3254, 3258, and 3262
3250 Bozeman Street
Sacramento, CA, 95838

1 3900 Fell Street
Sacramento, CA, 95838

2 1756 South Avenue
Sacramento, CA, 95838

3 61 Aurum Park Ct
61 Aurum Park Court
Sacramento, CA, 95838

4 244 Delta Leaf Way
Sacramento, CA, 95838

5 800 Nogales Street
Sacramento, CA, 95838

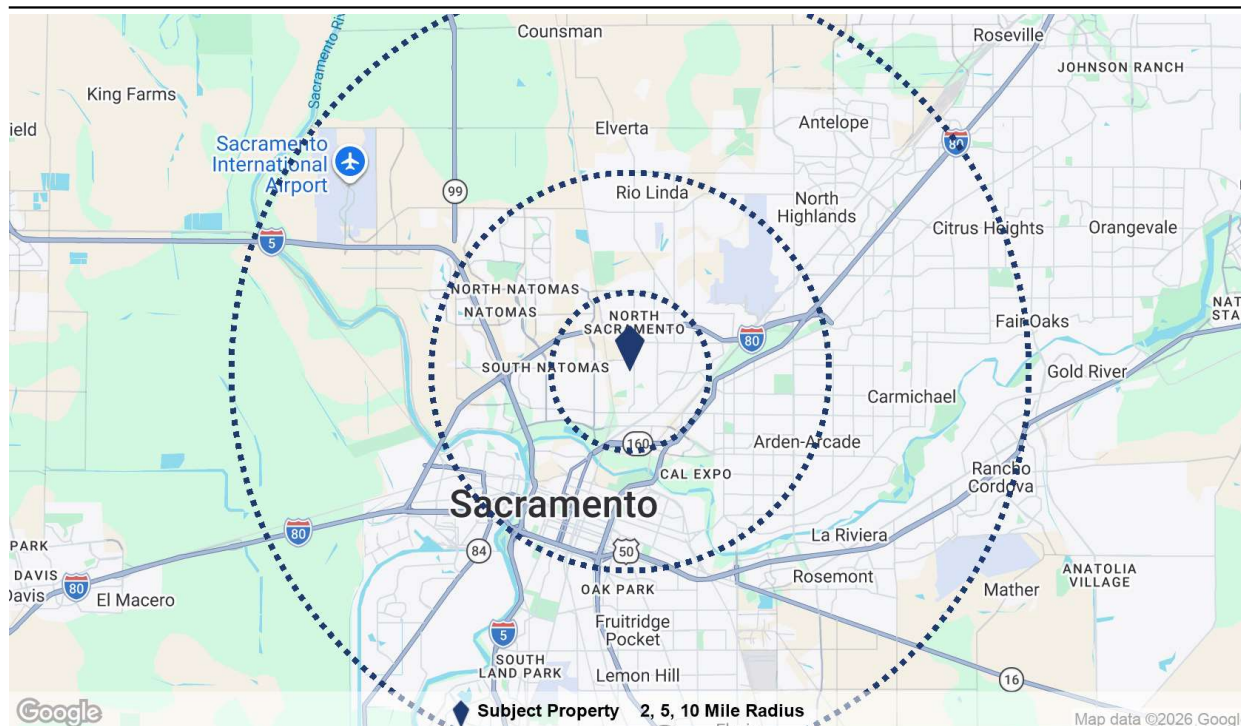
6 Astoria Place
4285 Astoria Street
Sacramento, CA, 95838

7 3755 Norwood Ave
3755 Norwood Avenue
Sacramento, CA, 95838

8 719 Morrison Ave APT C
719 Morrison Avenue

Demographic Overview

DEMOGRAPHIC RADIUS RINGS



DEMOGRAPHIC SUMMARY

	2 Mile	5 Mile	10 Mile
Population			
2025 Population	73,895	365,882	1,038,152
2030 Population	75,124	372,404	1,053,675
Pop Growth 2025-2030	1.7%	1.8%	1.5%
2025 Average Age	36	38	39
Households			
2025 Households	22,488	141,556	383,979
2030 Households	22,874	144,382	390,132
Household Growth 2025-2030	1.7%	2.0%	1.6%
Median Household Income	\$66,512	\$80,217	\$83,368
Average Household Size	3.1	2.4	2.6
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$398,515	\$520,968	\$489,371
Median Year Built	1976	1976	1974