

CONFIDENTIAL OFFERING MEMORANDUM · SIX-UNIT MULTIFAMILY · OLD NORTH SACRAMENTO

Presenting

2398 OAKMONT ST

Sacramento, CA 95815



OFFERED AT

\$1,200,000

UNITS

6

2 Buildings

BUILDING SIZE

3,230 SF

CAP RATE

5.75%



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PROPERTY OVERVIEW

2398 Oakmont St offers investors a rare two-building configuration on a single lot in Old North Sacramento: a 4-unit apartment building plus a detached duplex, totaling six units across 3,230 SF on a 0.1418-acre (6,177 SF) lot. Units are predominantly 1 bedroom / 1 bathroom, with the duplex contributing the property's lone 2-bedroom unit. Most units have been renovated within the last five years — updated flooring, kitchens, bathrooms, and lighting — giving a buyer a turnkey hold with minimal deferred maintenance and rents that remain below market.

6 TOTAL UNITS	2 BUILDINGS	1961 YEAR BUILT	6 PARKING SPACES
APN	275-0103-025-0000		
Zoning	R-1		
Lot Size	6,177 SF (0.1418 ac)		
Building SF	3,230 SF		
Construction	Frame, Wood / Composition Roof		
Heating / Cooling	Wall Furnace / Wall & Window Units		
Water / Sewer	Public Water & Sewer		

Investment Highlights

- ✓ Two-building configuration adds financing, management, and exit flexibility
- ✓ Recent renovations across most units minimize near-term capex
- ✓ Rents currently below market — embedded upside for the next owner
- ✓ Historically strong occupancy in a high-demand rental submarket
- ✓ Walkable to Business 80, Hwy 99/50, and the Royal Oaks light rail station
- ✓ Minutes to Downtown/Midtown Sacramento, Cal Expo, and Arden Fair Mall



Detached Duplex — Exterior



Renovated Unit Kitchen

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FINANCIAL SUMMARY

Rent Roll & Operating Performance — figures reflect current rent roll and owner-provided monthly expenses.

UNIT	BUILDING	FLOOR PLAN	MONTHLY RENT
Unit 1	4-Plex	1 BR / 1 BA	\$1,250
Unit 2	4-Plex	1 BR / 1 BA	\$1,250
Unit 3	4-Plex	1 BR / 1 BA	\$1,250
Unit 4	4-Plex	1 BR / 1 BA	\$1,250
Unit 5	Duplex	2 BR / 1 BA	\$1,550
Unit 6	Duplex	1 BR / 1 BA	\$1,350
Total Monthly Rent			\$7,900

OPERATING EXPENSES (OWNER-PROVIDED)			NOI & RETURN METRICS	
Water	\$700/mo	\$8,400/yr	Gross Scheduled Income	\$94,800
Property Management	\$300/mo	\$3,600/yr	Less: Total Op. Ex.	(\$25,800)
Insurance	\$300/mo	\$3,600/yr	Net Operating Income	\$69,000
Property Tax	\$850/mo	\$10,200/yr	Cap Rate	5.75%
Total Op. Ex.	\$2,150/mo	\$25,800/yr	GRM	12.66x
			Price / Unit	\$200,000
			Price / SF	\$371.52

No vacancy, credit loss, replacement reserve, or maintenance allowance has been deducted. Buyer to independently verify all rents, expenses, square footage, and unit mix during due diligence.



Aerial View — Two-Building Configuration on a Single Lot

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LOCATION & MARKET — OLD NORTH SACRAMENTO

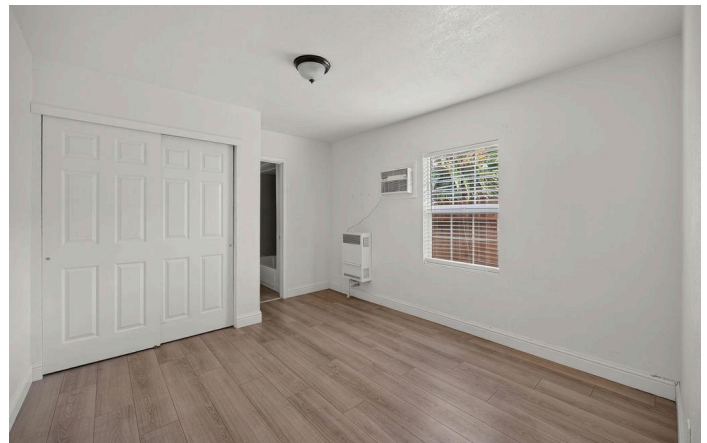
Located near Arden Way and Del Paso Blvd, 2398 Oakmont St gives tenants convenient access to everyday amenities and major destinations throughout the Sacramento region. Nearby shopping centers and Arden Fair Mall provide a wide range of retail and dining options, while Discovery Park, the American River, Bannon Creek Parkway, and Governor's Mansion State Historic Park offer easy outdoor recreation close by.

Commuters benefit from easy access to Business 80, Highway 99, and Highway 50, keeping Downtown/Midtown Sacramento within easy reach, with the Royal Oaks light rail station conveniently close for tenants who prefer transit. Kaiser Foundation Hospital – Sacramento and Sacramento International Airport are both easily accessible, and Sacramento City College, American River College, and Sacramento State are all within a short drive — supporting a deep, diverse tenant demand base.

County	Sacramento
Census Tract	69.02
School District	Twin Rivers Unified
Cross Street	Dixianne
Directions	Capitol City Freeway (Business 80) to Arden Way exit, west to Oakmont St, right to property.



Neighborhood Aerial Context



Renovated Unit Interior

Contact

YOUR LISTING TEAM

PRESENTED BY BREEZE SINGH & RAJ SINGH, APPLIED COMMERCIAL · #1 LARGE TEAM AT HOMESMART ICARE
SINCE 2022



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