FOR SALE

10 Unit Apartment Community
Multifamily Investment

PDF THE PAUL D FRANK Team | eXp COMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™

3000 T Street
Sacramento, CA

916-714-8012 | www.PDF-USA.com

EXECUTIVE SUMMARY

PDF powered by eXp Commercial is pleased to present the opportunity to acquire 3000 T Street, a newly completed adaptive reuse multifamily asset consisting of ten fully leased residential units strategically positioned between Midtown and East Sacramento.

Originally an office property, the asset recently underwent a comprehensive office to residential conversion designed to meet the growing demand for modern urban housing within Sacramento's core infill neighborhoods. The extensive repositioning included substantial upgrades and modernization to major building systems, including MEP infrastructure, roof improvements, interior finishes, accessibility components, and contemporary residential amenities. The result is a stabilized, low maintenance multifamily asset with limited anticipated near term capital requirements.

The property is currently 100% occupied following lease up completion and is being offered at a 5.73% cap rate based on in place income. The unit mix was intentionally designed to appeal to a broad tenant demographic seeking proximity to Midtown Sacramento, East Sacramento, Downtown Sacramento, UC Davis Medical Center, and major regional employment hubs.

Located within one of Sacramento's most desirable urban corridors, the property benefits from exceptional accessibility to Highway 50, Business 80, Downtown Sacramento, and the broader metropolitan region. The surrounding area continues to experience substantial public and private investment driven by healthcare expansion, government employment, urban redevelopment initiatives, and long term population migration trends favoring Sacramento over higher cost California coastal markets.

Further enhancing the long term positioning of the asset, the adjacent parcel directly north of the subject property is currently progressing through the entitlement process for a proposed 28-unit, multi-family development. The future project is expected to contribute additional residential density, neighborhood activation, and investment into the immediate area while reinforcing the long term trajectory of the surrounding urban infill corridor.

3000 T Street presents investors with the opportunity to acquire a fully stabilized, newly repositioned multifamily asset in one of Sacramento's strongest long term growth corridors with immediate in place income, minimal deferred maintenance exposure, and continued upside tied to broader neighborhood redevelopment and regional population growth trends.

PROPERTY HIGHLIGHTS

- Newly Converted, Fully Stabilized Multifamily Asset in Sacramento's Urban Core
- 10 Unit Apartment Community
- 100% Occupied
- Newly Repositioned Urban Infill Asset
- $2,845,000 Offering Price
- 5.73% Cap Rate
- $284,500 Per Unit
- +/- 7,896 SF Building Size

INVESTMENT HIGHLIGHTS

- Newly completed office to residential adaptive reuse conversion delivering 10 multifamily units in Sacramento's urban core
- 100% occupied following recent lease up completion
- Stabilized in place income with a 5.73% cap rate
- Extensive retrofitting and modernization completed throughout the property
- Low maintenance asset with limited anticipated near term capital expenditures
- Desirable mix of studio, one bedroom, and two bedroom units
- Modern unit interiors featuring quartz counter tops, stainless steel appliances, washer and dryer, hardwood flooring, and double pane windows
- Controlled access building with key fob entry
- Walkable and bike friendly location between Midtown and East Sacramento
- Immediate access to Highway 50, Business 80, Downtown Sacramento, and major employment corridors
- Located near UC Davis Health, Sutter Health, Kaiser Permanente Sacramento Medical Center, and the State of California employment campuses
- Benefiting from continued urban infill redevelopment and long term Sacramento population growth trends
- Adjacent parcel currently advancing through entitlement process for proposed 28-unit, multi-family development
- Positioned within one of Sacramento's most supply constrained and highly desirable urban neighborhoods

UNIT MIX INFORMATION - 10 UNITS			
Units	**Unit Size**	**Bedrooms/Baths**	**Average Rent**
6 Units	475-664 SF	Studio	$1,675.00
2 Units	720-756 SF	1 Bedroom/1 Bath	$2,150.00
1 Unit	783 SF	2 Bedroom/1 Bath	$2,295.00
1 Unit	1,001 SF	2 Bedroom/2Bath	$2,550.00

UNIT AMENITIES

- Quartz Counter tops
- Stainless Steel Appliances
- Hardwood Flooring
- Tile Flooring
- Washer and Dryer in Units
- Double Pane Windows
- Skylights
- Dishwasher
- Microwave
- Patio Areas
- Air Conditioning and Heating

SITE AMENITIES

- Controlled Access Entry
- Key Fob Access System
- Smoke Detectors
- Walk Up Access
- Tenant Controlled HVAC
- Accessible Units and Common Areas
- Multi Use Common Area

INCOME			
Unit	**Type**	**SQ FT**	**Rent**
100	1BR/1BA with Patio	720	$2,200.00
101	First Floor Studio	498	$1,550.00
102	First Floor Studio with Patio	546	$1,695.00
103	First Floor Studio	479	$1,550.00
104	2BR/1BA with Patio	783	$2,295.00
200	1BR/1BA	756	$2,100.00
201	Second Floor Studio	495	$1,595.00
202	Second Floor Studio with Skylight	664	$1,800.00
203	Second Floor Studio	475	$1,550.00
204	2BR/2BA	1001	$2,550.00
10	RUBS Billback: per unit		$825.00
3	Pet Rent: 3 units		$75.00
		Gross Monthly	**$19,785.00**
		Gross Rental Income	**$238,620.00**
		Vac Loss: 4%	**$9,497.00**
		Effective Gross Income	**$227,923.00**
		Expenses (26.34%)	**$65,004.00**
		NOI	**$162,919.00**
		Purchase Price	**$2,845,000.00**
		Value Per Door (10 Units)	**$284,500.00**
		Price per SqFt (7,900)	**$360.00**
		Lot Size (Acres)	**0.17**
		GRM	**12.48**
		Cap Rate	**5.73%**

EXPENSES	
	Monthly
Property Taxes	$2,762.31
Insurance	$686.71
Janitorial/Maintenance	$100.00
Internet	$111.00
Garbage and Recycle	$390.00
Water	$367.00
Pest Control	$95.00
SMUD (Common Areas)	$300.00
Fire Alarm	$105.00
Property Management	$500.00
Total Monthly Expenses	**$5,417.02**
Annual Expenses	**$65,004.24**

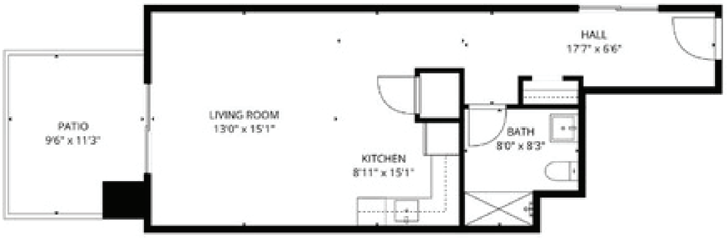
LOCATION OVERVIEW

The Nelly at 3000 T Street is strategically positioned between Midtown Sacramento and East Sacramento, two of the region's most established and desirable urban neighborhoods. The location offers immediate connectivity to Downtown Sacramento, Highway 50, Business 80, and the greater Sacramento metropolitan area while benefiting from a highly walkable urban environment surrounded by retail, dining, entertainment, healthcare, and employment amenities.

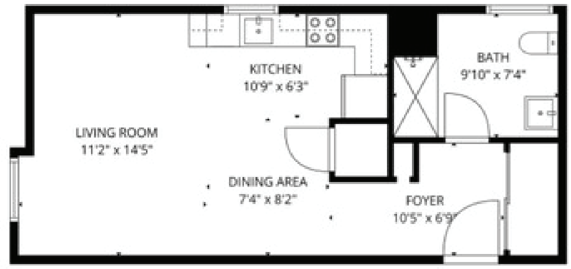
The surrounding area has experienced substantial redevelopment activity over the past several years as Sacramento continues to evolve into one of California's most attractive alternative urban markets. The neighborhood's proximity to UC Davis Medical Center, Sutter Health, Kaiser Permanente, and major State of California employment campuses continues to drive strong long term housing demand from healthcare professionals, government employees, students, and young professionals seeking centrally located housing options.

Residents benefit from convenient access to Midtown Sacramento's restaurant and entertainment corridor while maintaining close proximity to East Sacramento's established residential character and neighborhood amenities. The location also provides strong regional commuter access throughout Sacramento County and Northern California.

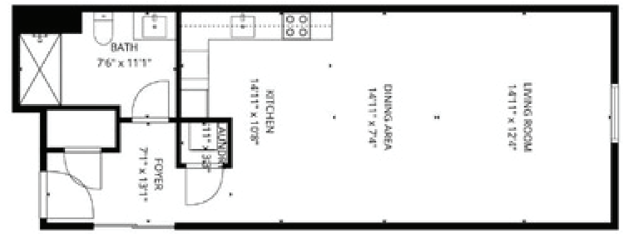
FLOOR PLANS



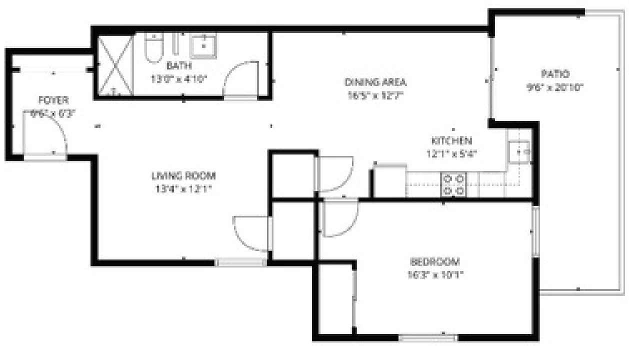
0 Bd/1Ba - 546 SF



0 Bd/1Ba - 475-497 SF



0 Bd/1Ba - 664 SF

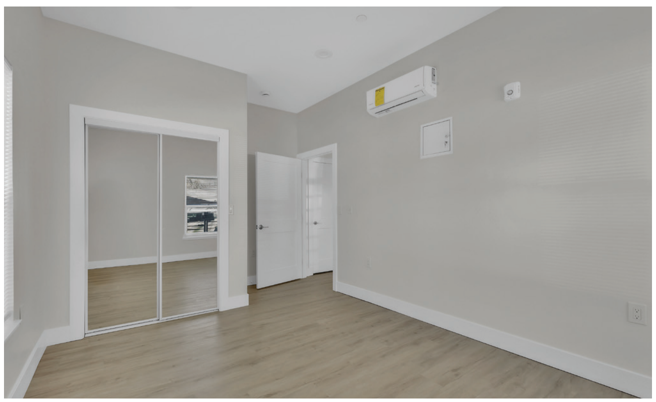


1Bd/1Ba - 720-756 SF

2Bd/1Ba - 783 SF

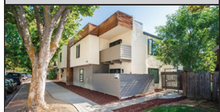
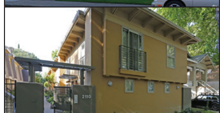
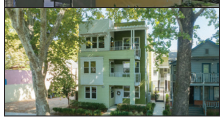
2Bd/2Ba - 1,001 SF








SALES COMP SUMMARY - SACRAMENTO, CA

SALE COMPARABLES LIST								
	Property Address	Type	Built/Renovated	Size	Sale Date	Price	Price/Unit	Cap Rate
	2522-2524 T Street	Apartments	1975	16 Units	5/22/26	$3,847,435.00	$240,465.00	5.59% Actual
	1825 Capitol Ave	Apartments	1908	5 Units	2/23/26	$1,495,000.00	$299,000.00	5.38% Actual
	1033 39th Street	Apartments	1948	8 Units	10/20/25	$2,500,000.00	$315,500.00	-
	2110 H Street	Apartments	1972/2008	7 Units	10/3/25	$2,100,000.00	$300,000.00	4.86% Actual
	519 T Street	Apartments	2016	14 Units	9/17/25	$4,350,000.00	$310,714.00	4.90% Actual

Subject Address: 3000 T Street

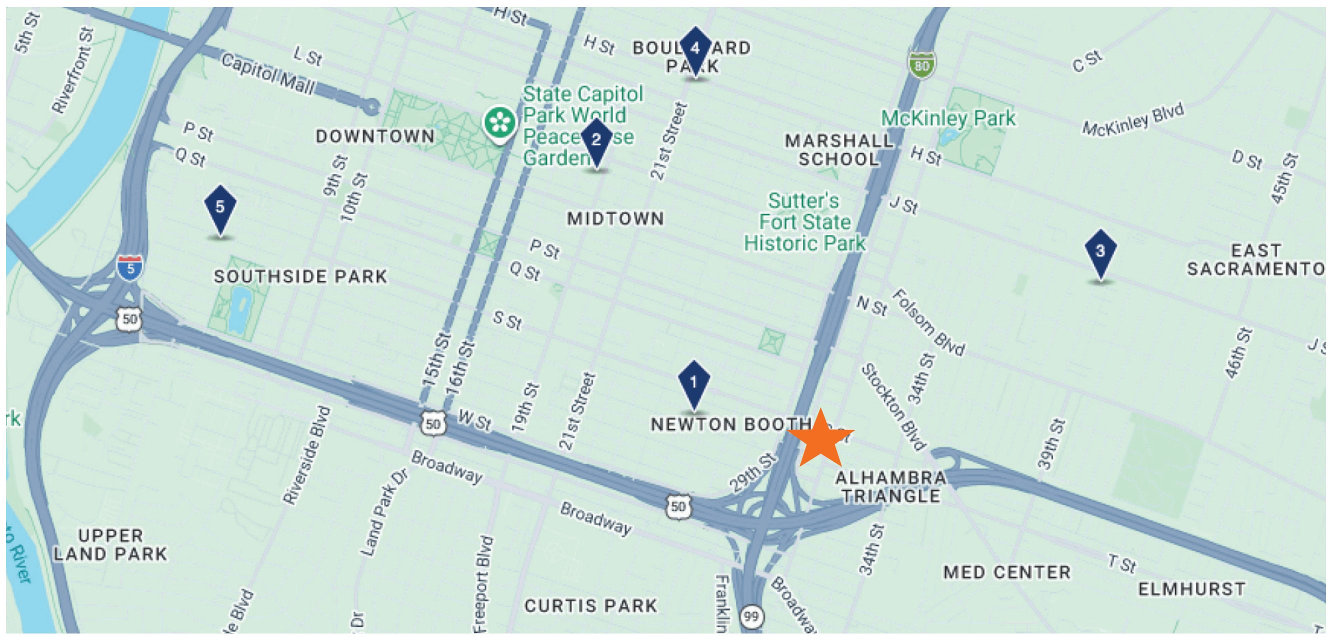
1 2522-2524 T Street

2 1825 Capitol Ave

3 1033 39th Street

4 2110 H Street

5 519 T Street



RENT COMP SUMMARY - SACRAMENTO, CA

RENTAL COMPARABLES LIST						
	Property Address	**Unit Type**	**# Units**	**Size**	**Rent**	**Rent/SF**
	1720 U Street	1 Bed / 1 Bath	4	800 SF	$2,000.00	$2.50
	1915 S Street	1 Bed / 1 Bath	6	763 SF	$2,495.00	$3.27
	1620 Solons Alley	1 Bed / 1 Bath	4	940 SF	$2,300.00	$2.45
	1209 U Street	1 Bed / 1 Bath	8	600 SF	$1,556.00	$2.59
	LINQ Midtown 3111 S Street	Studio 1 Bed / 1 Bath 2 Bed / 2 Bath 2 x THS	27 131 110 7 Avg = 275	621 SF 804 SF 1,116 SF 1,124 SF Avg = 918 SF	$1,927.00 $2,240.00 $2,768.00 $3,020.00 Avg = $2440.00	$3.10 $2.79 $2.48 $2.69 Avg = $2.66
	Delta Bungalows 3131 W Street	Studio	18	440 SF	$1,750.00	$3.98

SURROUNDING AREA MAP

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ABOUT SACRAMENTO, CA

Sacramento continues to emerge as one of California's strongest long term multifamily investment markets due to sustained population growth, relative housing affordability compared to coastal California markets, expanding healthcare and government employment sectors, and continued urban redevelopment throughout the region.

Over the past several years, Sacramento has benefited from migration trends as residents and businesses increasingly seek more affordable alternatives to the Bay Area and Southern California while still maintaining access to major employment opportunities and Northern California transportation infrastructure. Population growth throughout the Sacramento region has continued to outpace broader California growth trends, supporting long term housing demand fundamentals.

The region has recently experienced one of the largest multifamily supply waves in more than two decades, with approximately 8,300 market rate units delivered over the past three years. While the elevated supply pipeline has temporarily increased vacancy levels across portions of the market and led to increased concessions at some newly delivered projects, Sacramento's long term multifamily fundamentals remain highly attractive due to sustained migration trends, employment growth, and affordability advantages relative to other major California metropolitan areas.

Importantly, the development pipeline has already begun moderating substantially as higher construction costs, financing challenges, labor constraints, and elevated interest rates have caused many planned projects to pause or delay. Approximately 1,500 units are expected to deliver this year, representing a significant reduction from prior years and the lowest annual delivery level since 2021. As supply pressures ease over the coming years, Sacramento is expected to return to stronger occupancy and rent growth fundamentals.

The Downtown Sacramento and urban core submarkets continue to attract significant public and private investment due to their proximity to major healthcare systems, government employment centers, entertainment districts, and transportation infrastructure. Continued investment throughout Midtown, East Sacramento, Downtown, and surrounding urban infill corridors is expected to support long term property values and rental demand as the region continues to mature.

Sacramento's combination of economic stability, government employment, healthcare expansion, relative affordability, and long term population growth trends continues to position the region as one of the more attractive multifamily investment markets within California.

FOR MORE INFORMATION

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