

MULTI-FAMILY  
INVESTMENT OPPORTUNITY

# T Street

GARDEN APARTMENTS

1814, 1816, 1818, 1820 T St Sacramento CA 95811

LISTED BY  
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CA RE License #00892594  
Pacific Coast Properties



OFFERING  
MEMORANDUM  
\$2,625,000

# T Street

## Garden Apartments

## EXECUTIVE SUMMARY

**Pacific Coast Properties** is excited to present the exclusive opportunity to acquire T Street Garden Apartments, a charming 10-unit apartment community located in the highly desirable Sacramento submarket.

T Street Garden Apartments consists of three buildings and features on-site laundry facilities. Most of the units and common areas have been upgraded to meet high-quality standards. The current ownership has demonstrated excellent management practices in maintaining the property. This presents a valuable opportunity to acquire a well-performing, income-generating asset.



# PROPERTY DETAILS

|                                 |   |                                      |
|---------------------------------|---|--------------------------------------|
| <b>ADDRESS</b>                  | 1814, 1816, 1818, 1820 T St Sacramento CA 95811 | <b>LOT INFORMATION</b>               |
| <b>PARCEL SIZE</b>              |   |                                      |
| <b>ASSESSOR'S PARCEL NUMBER</b> | 010-0091-004-000<br>010-0091-055-000            | 010-0091-004-000<br>010-0091-055-000 |
| <b>ZONING</b>                   |   |                                      |
| <b>RENT TYPE</b>                | Market  |                                      |
| <b>BUILDING SF</b>              |   |                                      |
| <b>YEAR BUILT</b>               | 1905  |                                      |
| <b>NUMBER OF UNITS</b>          | 10  |                                      |



## PROPERTY SUMMARY

The property is fully leased at the moment, boasting a low rate of vacancies and an attractive tenant demographic. The existing owner has kept rental prices lower than the current market rates, providing a potential buyer the opportunity to raise rents and improve overall profitability. Furthermore, the property features well-established landscaping that not only enhances residents' privacy but also creates a peaceful and calming living atmosphere.



- Location, location, location!
- Laundry on-site
- Rent Upside
- Lot zoned for more units or ADU (included in sale)

- Most Units Rehabbed
- Fully Occupied
- RUBS can be implemented

## INVESTMENT HIGHLIGHTS

**T Street Garden Apartments presents a unique chance for investors to acquire a strategically positioned community with considerable potential for value improvement. The current long-term owner has established rental rates that are below the market average, which has effectively reduced tenant turnover, making this property an exceptional investment opportunity. Furthermore, income is generated from the on-site laundry facilities. This offering is particularly ideal for investors seeking a value-add opportunity in one of Sacramento's most sought-after submarkets.**

# FINANCIAL OVERVIEW

## RENT ROLL

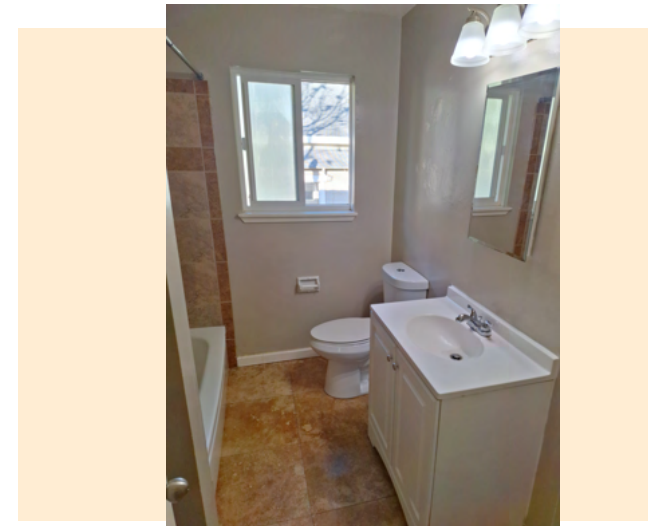
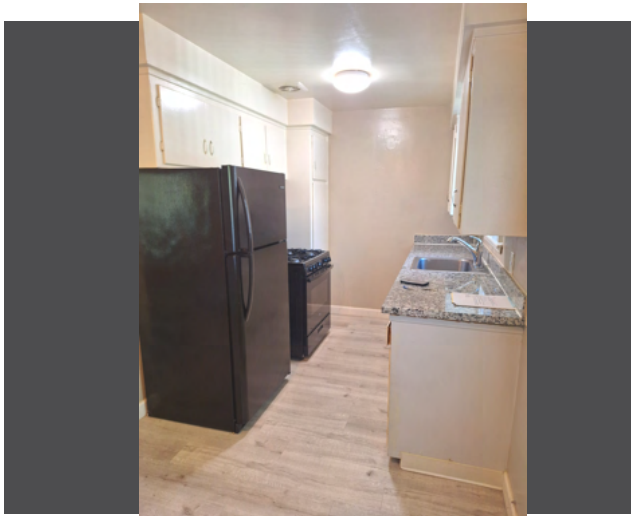
| TYPE OF UNIT     | UNIT NUMBER     |  | CURRENT RENT (AVERAGE)        | MARKET RENT (AVERAGE) |
|------------------|-----------------|--|-------------------------------|-----------------------|
| 2 Bed / 1 Bath   | 1814 T St Lower |  | \$1,240.00                    | \$1,895.00            |
| 3 Bed / 1.5 Bath | 1814 T St Upper |  | \$2,495.00                    | \$2,795.00            |
| 1 Bed / 1 Bath   | 1816 T St A     |  | \$1,245.00                    | \$1,395.00            |
| 1 Bed / 1 Bath   | 1816 T St B     |  | \$1,395.00                    | \$1,395.00            |
| 1 Bed / 1 Bath   | 1816 T St C     |  | \$1,245.00                    | \$1,395.00            |
| 1 Bed / 1 Bath   | 1816 T St D     |  | \$1,345.00                    | \$1,395.00            |
| 1 Bed / 1 Bath   | 1818 T St       |  | \$1,445.00                    | \$1,395.00            |
| 1 Bed / 1 Bath   | 1818 T St 1/2   |  | \$1,425.00                    | \$1,395.00            |
| 1 Bed / 1 Bath   | 1820 T St       |  | \$1,745.00                    | \$1,895.00            |
| 1 Bed / 1 Bath   | 1820 T St 1/2   |  | \$1,695.00                    | \$1,895.00            |
|                  |                 |  |                               |                       |
|                  |                 |  |                               |                       |
|                  |                 |  |                               |                       |
| <b>TOTAL</b>     | <b>10</b>       |  | <b>TOTAL RENT \$15,275.00</b> | <b>\$16,850.00</b>    |

# FINANCIAL OVERVIEW

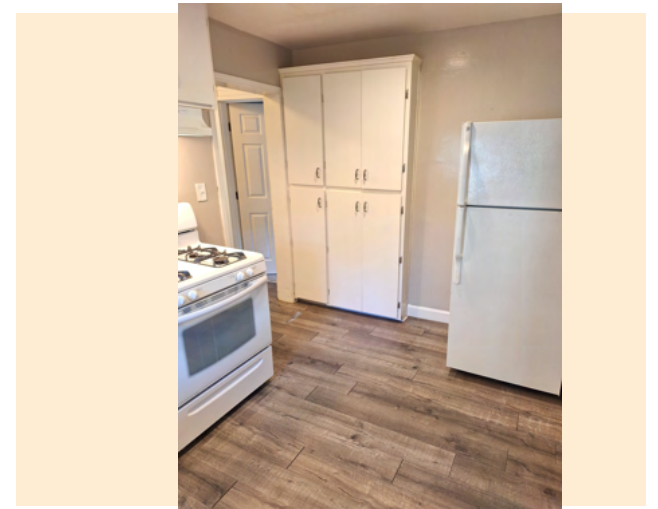
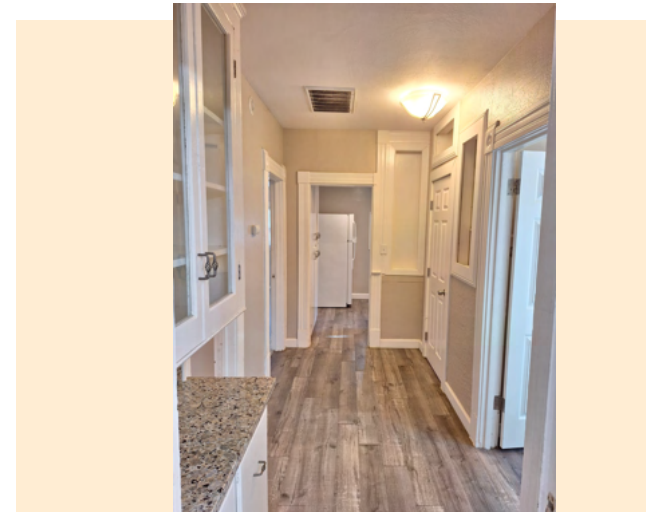
| ANNUAL OPERATING DATA                | Pro Forma           |                     |
|--------------------------------------|---------------------|---------------------|
|                                      | Current Rent**      | Market Rent         |
| <b>Income</b>                        |                     |                     |
| Rental Income                        | \$183,300           | \$202,200           |
| Other Income RUBS                    | \$0                 | \$0                 |
| <b>Effective Annual Gross Income</b> | <b>\$183,300.00</b> | <b>\$202,200.00</b> |
| <b>Expenses</b>                      |                     |                     |
| Property Tax (1.0735%)               | \$28,600            | \$28,600            |
| Electric                             | \$1,000             | \$1,000             |
| Water/Sewer                          | \$14,000            | \$14,000            |
| Insurance                            | \$7,147             | \$7,147             |
| Landscaping                          | \$5,300             | \$5,300             |
| Management fee                       | \$9,340             | \$9,340             |
| <b>Total Expenses</b>                | <b>\$65,387</b>     | <b>\$65,387</b>     |
| <b>Net Operating Income (NOI)</b>    | <b>\$117,913</b>    | <b>\$136,813</b>    |

\*\*All current vacant units at market rents

## PROPERTY PHOTOS



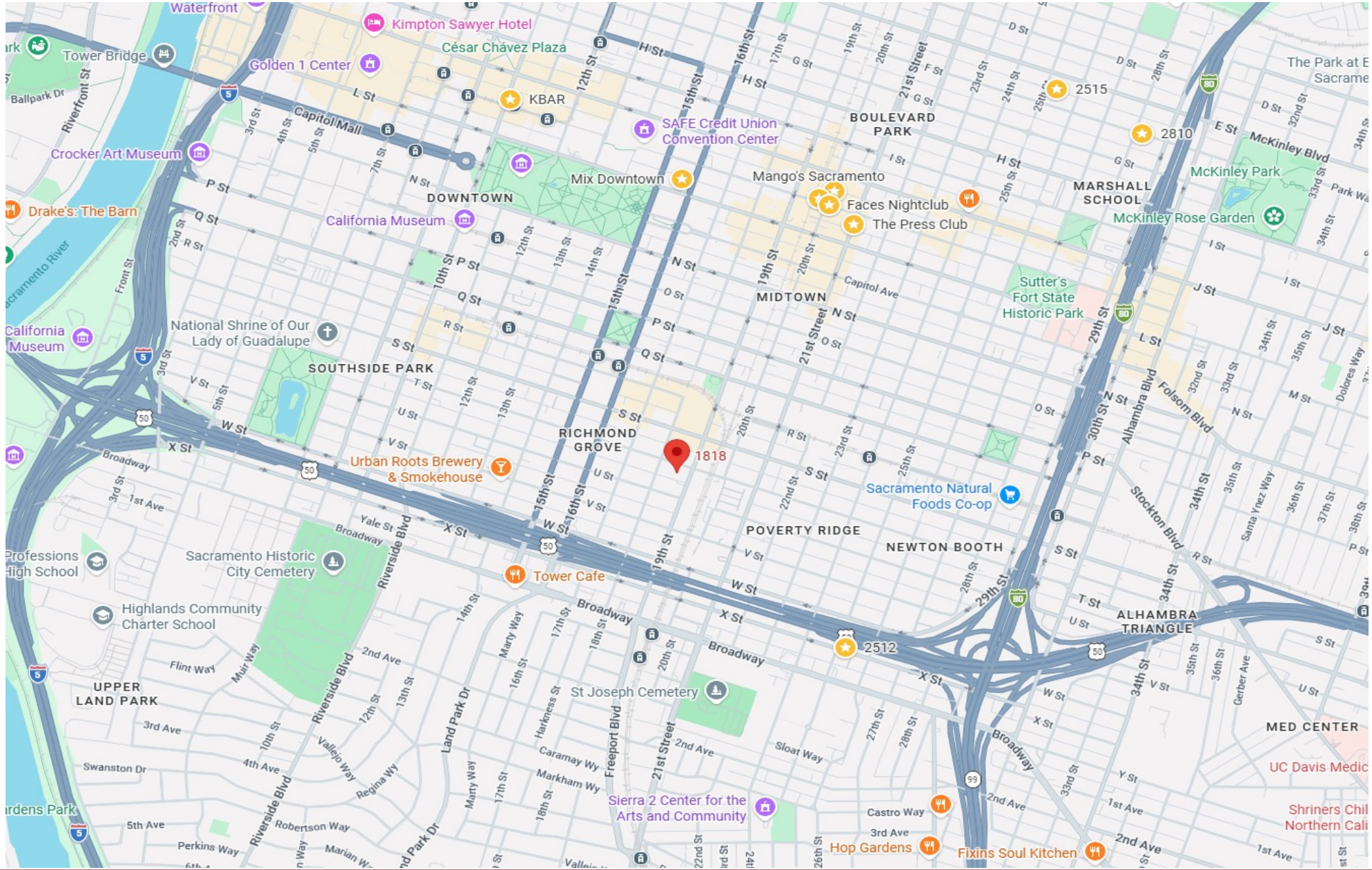
## PROPERTY PHOTOS



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GARDEN APARTMENTS

## LOCATION MAP



## SACRAMENTO REGION

Sacramento presents a prime location and a compelling choice for business endeavors. Its geographical advantages, qualified workforce, lower cost of living, accessibility to government resources and educational institutions, quality of life, as well as its cultural amenities, constitute significant factors that render Sacramento an ideal destination for enterprises. As the state capital of California, Sacramento is not only a pivotal political hub but also a growing metropolitan area boasting the seventh-largest economy in the world. Over the past year, the job market in Sacramento has experienced an increase of 1.4%. Furthermore, job growth over the next decade is projected to reach 34.8%, surpassing the national average of 33.5%.



*source:*  
*\*citytoenfo.com*  
*\*cityofroseville.com*  
*\*\*bestplaces.net*

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