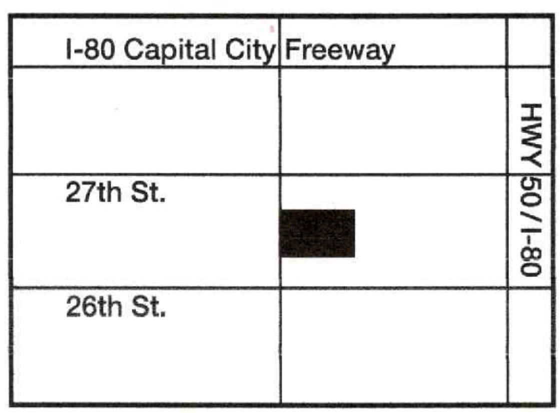
FOR SALE

Fully Leased Multi-Family 4-Plex in Midtown Sacramento

2610 J Street, Sacramento, CA 95816

- **2,408 S.F. 4-Plex on .15 Acre Parcel: APN# 007-0105-004**
- **Four 1 Bedroom/1Bathroom Suites**
- **All Suites have Kitchens and Washer/Dryers**
- **14 on site Parking Spaces**
- **Suite #1: 710 S.F. with 1 parking space**
  Suite #2: 520 S.F. with 1 parking space
  Suite #3: 520 S.F. with 1 parking space
  Suite #4: 737 S.F. with 1 parking space
- **10 Leased Parking Spaces Provide Additional Income**
- **Gross Lease Structure: Landlord pays for property taxes, fire/liability insurance, City of Sacramento Utilities and landscape maintenance; Tenant pays for trash, separately metered electricity/gas and internet in addition to base monthly rent.**
- **Gross Annual Income = $98,880**
  Operating Expenses = <$28,855>
  Annual Net Operating Income $70,025
- **Great midtown location near many restaurants and entertainment venues.**



Purchase Price = $1,225,000
CAP Rate = 5.7%

For More Information contact:

Tony Lewis

TL Commercial, Inc.

916-201-9318 • CA RE License #01848959

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2610 J Street Rent Roll & Income/Expense as of July 2026

Suite # 1 = $1,650 Per Month: Lease Term June 1, 2026 - May 31, 2027

Suite # 2 = $1,595 Per Month: Lease Term March 10, 2026 - March 9, 2027

Suite # 3 = $1,700 Per Month: Lease Term July 1, 2026 – June 30, 2027

Suite # 4 = $1,795 Per Month: Lease Term April 15, 2026 – April 30, 2027

Income from 10 Parking Spaces = $1,500 Per Month: Month to Month Tenancy

Total = $8,240 Per Month x 12 = $98,880

Gross Annual Income =	$98,880
Less: Property Taxes based on $1,225,000 x .011% =	<$13,475>
Less: Property Fire Insurance =	<$6,480>
Less: Sewer, Water & Storm Drain =	<$5,700>
Less: Landscape Maintenance =	<$3,200>
Net Operating Income =	$70,025

NOI = $70,025/$1,225,000 = 5.7% CAP RATE