

# FOR SALE

2722-2730 T STREET, SACRAMENTO, CA



**TURTON**  
COMMERCIAL REAL ESTATE



**4,366**  
SF BLDG



**\$1.095M**  
SALE PRICE



**5**  
RESIDENTIAL UNITS

*Unique and charming five-unit multifamily property in Midtown that is currently 100% leased at below market rents with a 5% in-place cap rate.*

## Property Overview

- Located in the Historic Newton Booth neighborhood, 2 blocks from the Sacramento Food Co-Op and walking distance to the Channel 24 music venue and light rail
- Priced at \$1,095,000 or \$219,000 per unit
- Features 4 one-bedroom units and 1 two-bedroom unit
- Units feature original cabinetry, hardwood floors, molding, and abundant natural light
- Shared laundry and additional storage in the full height basement
- Ample street parking surrounding the property

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

## JON LANG

SENIOR VICE PRESIDENT

D.R.E. LIC. 01934934

916.573.3302

[JONLANG@TURTONCRE.COM](mailto:JONLANG@TURTONCRE.COM)

## JACK SCURFIELD

SENIOR DIRECTOR

D.R.E. LIC. 02127988

916.573.3316

[JACKSCURFIELD@TURTONCRE.COM](mailto:JACKSCURFIELD@TURTONCRE.COM)

# ECONOMICS

2722-2730 T STREET, SACRAMENTO, CA



**TURTON**  
COMMERCIAL REAL ESTATE

## Income

|                      |         |    |           |
|----------------------|---------|----|-----------|
| 2722 T Street        | 2bd/1ba | \$ | 1,890.00  |
| 2724 T Street        | 1bd/1ba | \$ | 1,650.00  |
| 2726 T Street        | 1bd/1ba | \$ | 1,450.00  |
| 2728 T Street        | 1bd/1ba | \$ | 1,450.00  |
| 2730 T Street        | 1bd/1ba | \$ | 1,450.00  |
| RUBS                 |         | \$ | 50.00     |
| Total Monthly Income |         | \$ | 7,940.00  |
| Annual Income        |         | \$ | 94,680.00 |

## Current Rent

## Annual Expenses

|                       |    |           |
|-----------------------|----|-----------|
| Property Tax          | \$ | 11,700.00 |
| Direct Assessments    | \$ | 690.00    |
| Insurance             | \$ | 12,000.00 |
| Property Management   | \$ | 3,787.20  |
| Repairs & Maintenance | \$ | 2,400.00  |
| RHIP                  | \$ | 600.00    |
| SMUD House Meter      | \$ | 1,440.00  |
| Water & Sewer         | \$ | 2,736.00  |
| Garbage               | \$ | 4,560.00  |

|                        |           |                  |
|------------------------|-----------|------------------|
| <b>Annual Expenses</b> | <b>\$</b> | <b>39,913.20</b> |
|------------------------|-----------|------------------|

|                             |           |                  |
|-----------------------------|-----------|------------------|
| <b>Net Operating Income</b> | <b>\$</b> | <b>54,766.80</b> |
|-----------------------------|-----------|------------------|

|                       |           |                     |
|-----------------------|-----------|---------------------|
| <b>Purchase Price</b> | <b>\$</b> | <b>1,095,336.00</b> |
|-----------------------|-----------|---------------------|

|                 |              |
|-----------------|--------------|
| <b>Cap Rate</b> | <b>5.00%</b> |
|-----------------|--------------|

### JON LANG

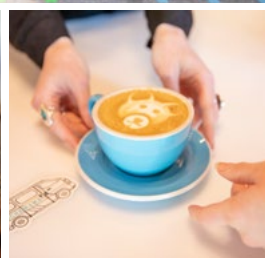
SENIOR VICE PRESIDENT  
D.R.E. LIC. 01934934  
916.573.3302  
JONLANG@TURTONCRE.COM

### JACK SCURFIELD

SENIOR DIRECTOR  
D.R.E. LIC. 02127988  
916.573.3316  
JACKSCURFIELD@TURTONCRE.COM

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](http://TURTONCRE.COM)

# MIDTOWN SACRAMENTO, CA



**9K**  
RESIDENTS



**21.5K**  
EMPLOYEES



**\$85.6K**  
MEDIAN HH INCOME



**3.4M**  
OUT-OF-MARKET VISITORS

*Midtown is a vibrant, walkable submarket at the center of Sacramento's cultural scene that showcases a strong mix of curated local, national, and regional retailers, restaurants, and businesses*

## Location Overview

- Centrally located between Downtown, Land Park, Curtis Park, and East Sacramento
- Near State Capitol, government offices, and major healthcare institutions
- Walkable, bike-friendly, transit-oriented submarket with consistent, daily daytime and nighttime traffic
- Art galleries, music venues, and local events drive consistent foot traffic
- Takes pride in its diverse, locally driven food, beverage, and third wave coffee scene
- Concentration of young professionals, renters, and affluent urban residents

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816

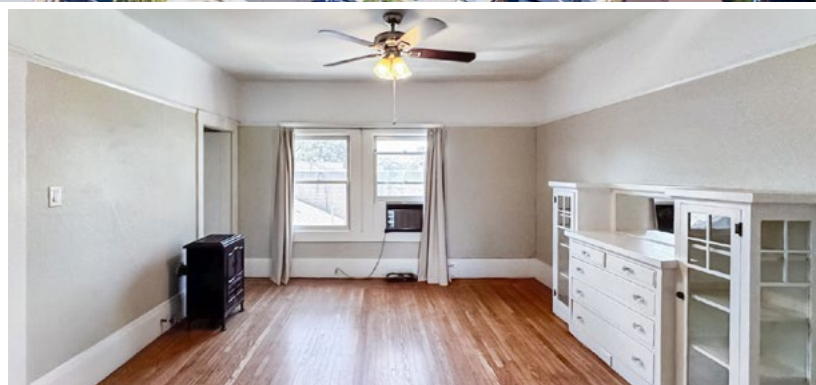
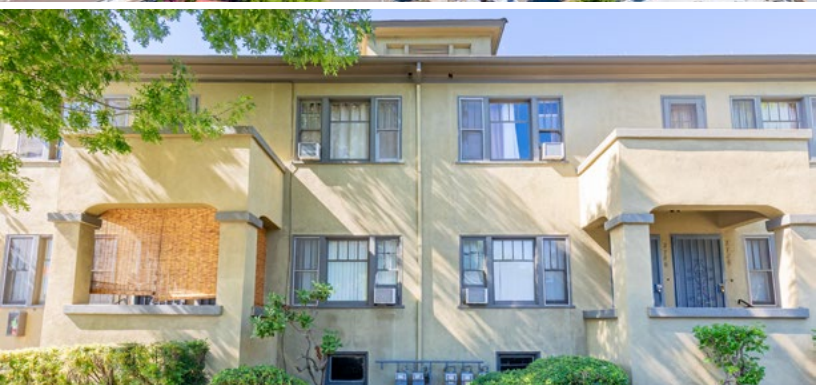
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)

# THE LOCATION

2722-2730 T STREET, SACRAMENTO, CA



**TURTON**  
COMMERCIAL REAL ESTATE



## JON LANG

SENIOR VICE PRESIDENT  
D.R.E. LIC. 01934934  
916.573.3302  
JONLANG@TURTONCRE.COM

## JACK SCURFIELD

SENIOR DIRECTOR  
D.R.E. LIC. 02127988  
916.573.3316  
JACKSCURFIELD@TURTONCRE.COM

2131 CAPITOL AVE, STE 100  
SACRAMENTO, CA 95816  
916.573.3300 | [TURTONCRE.COM](https://www.turtoncre.com)