



REAL ESTATE  
BY MANNY NGUYEN

## 2605 ALBATROSS WAY

Sacramento, CA

\$1,200,000 | 7 Units | 2 Bed / 1 Bath



Unit	Rent
1	\$1,028
2	\$1,612
3	\$1,450
4	\$848
5	\$1,625
6	\$889
7	\$1,450

Current Income	\$106,824
Expenses	\$40,200
NOI	\$66,624
Cap Rate	5.55%
Pro Forma NOI	\$122,600
Pro Forma Cap	6.80%+

### VALUE-ADD OPPORTUNITY

- Strong in-place cash flow with full occupancy
- Increase below-market rents over time
- Excellent visibility and freeway access

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