

Offering Memorandum

714 - 728 DARINA AVENUE (20 UNITS)

10,382 SF | Multifamily Property For Sale

Sacramento, CA 95815

www.bcre.co

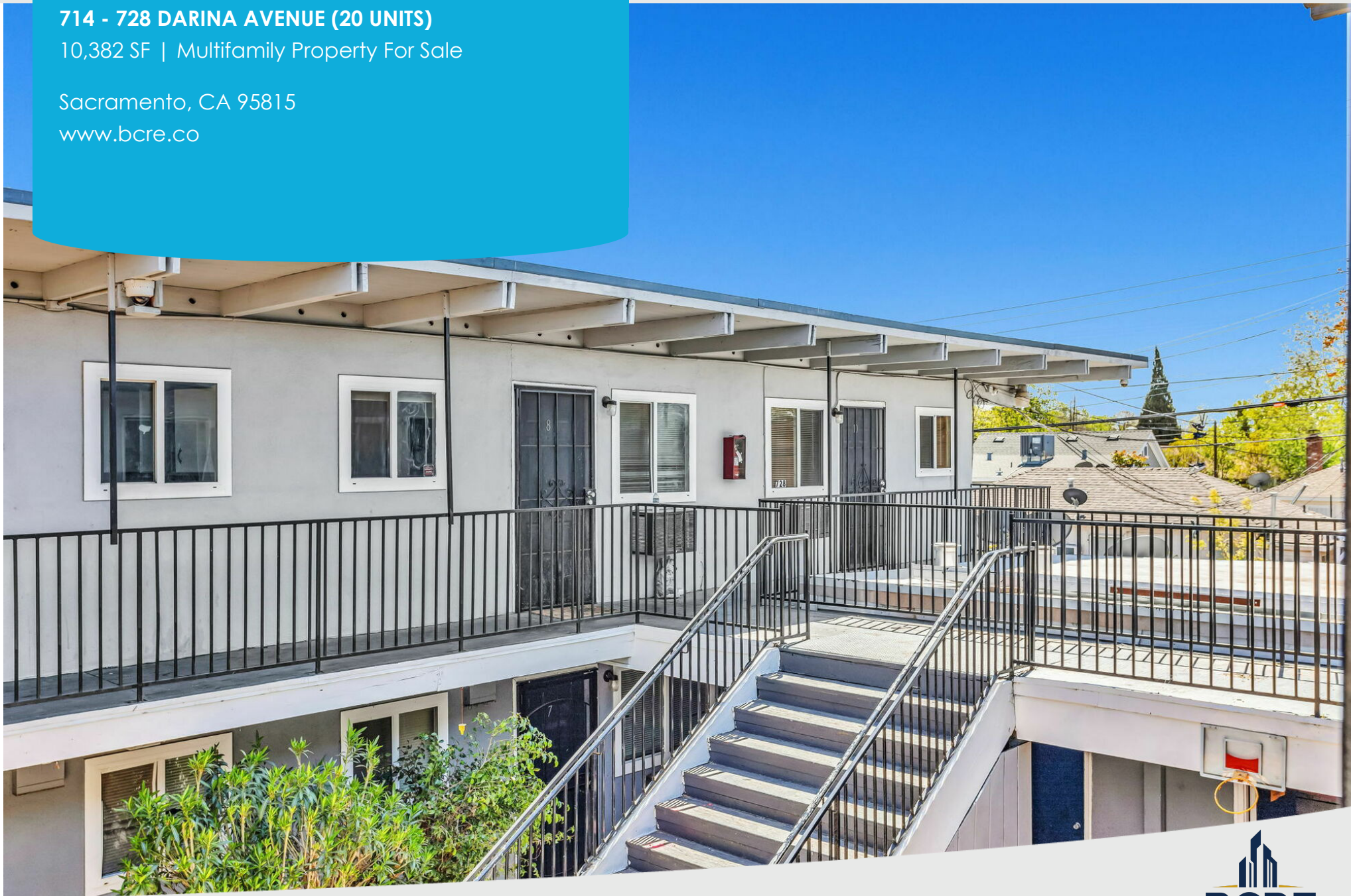


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Property Summary



PROPERTY HIGHLIGHTS

- Close to shopping
- Nearby restaurants
- Close to highways

OFFERING SUMMARY

Sale Price:	\$2,500,000
Number of Units:	20
Lot Size:	12,719 SF
Building Size:	10,382 SF

PROPERTY DESCRIPTION

This apartment complex has 20 spacious 1-bedroom, 1-bathroom units and is perfect for those seeking a comfortable and convenient living space. The apartments have been freshly painted, giving it a clean and inviting atmosphere. The bedroom is generously sized, providing ample space for relaxation and rest. The living room is also spacious, offering a versatile area for entertaining or simply unwinding after a long day. The apartment comes with appliances included. Parking is available for residents, ensuring convenience and ease of access.

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	5,870	149,652	408,137
Total Population	15,143	351,631	1,059,949
Average HH Income	\$51,600	\$79,338	\$80,839

ASSET
FINANCIAL
LOCATION

FINANCIAL
Rent Roll

Rent Roll						
Unit	Type	Unit. Sq. Ft.	Current Rent	Current Rent/PSF	Market Rent	Market Rent/PSF
714-1	1 Bed / 1 Bath	520	\$1,095	\$2	\$1,109	\$2.13
714-2	1 Bed / 1 Bath	520	\$1,095	\$2	\$1,115	\$2.14
714-3	1 Bed / 1 Bath	520	\$1,180	\$2	\$1,109	\$2.13
714-4	1 Bed / 1 Bath	520	\$995	\$2	\$1,109	\$2.13
714-5	1 Bed / 1 Bath	520	\$1,245	\$2	\$1,031	\$1.98
714-6	1 Bed / 1 Bath	520	\$925	\$2	\$1,031	\$1.98
714-7	1 Bed / 1 Bath	520	\$1,180	\$2	\$1,109	\$2.13
714-8	1 Bed / 1 Bath	520	\$1,075	\$2	\$1,109	\$2.13
714-9	1 Bed / 1 Bath	520	\$1,000	\$2	\$1,109	\$2.13
714-10	1 Bed / 1 Bath	520	\$995	\$2	\$1,221	\$2.35
728-1	1 Bed / 1 Bath	520	\$995	\$2	\$1,109	\$2.13
728-2	1 Bed / 1 Bath	520	\$1,050	\$2	\$1,109	\$2.13
728-3	1 Bed / 1 Bath	520	\$995	\$2	\$1,109	\$2.13
728-4	1 Bed / 1 Bath	520	\$1,050	\$2	\$1,031	\$1.98
728-5	1 Bed / 1 Bath	520	\$975	\$2	\$1,031	\$1.98
728-6	1 Bed / 1 Bath	520	\$975	\$2	\$1,031	\$1.98
728-7	1 Bed / 1 Bath	520	\$975	\$2	\$1,031	\$1.98
728-8	1 Bed / 1 Bath	520	\$975	\$2	\$1,109	\$2.13
728-9	1 Bed / 1 Bath	520	\$975	\$2	\$1,171	\$2.25
728-10	1 Bed / 1 Bath	520	\$995	\$2	\$1,109	\$2.13
Totals		10,400	\$20,745		\$21,899	

ASSET
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LOCATION

FINANCIAL

Income &
Expense
Summary

Income		Current
Price		\$2,500,000
No. of Units		20
Price/Unit		\$125,000
Building Sq. Ft.		10,400
Price/PSF		\$240

Rates of Return

Cap Rate - Current	6.25%
Cap Rate - Pro Forma	6.69%
Average In-Place Rent	\$1037/Unit
% Below Market Rent	5.27%

Debt Financing (Seller Financing)

Principal Amount	\$1,700,000
Loan to Value (LTV)	0.68
Interest Rate	4.99%
Amortization (Years)	30
Term	5
Debt Coverage Ratio (DCR)	1.32
Annual Debt Service	\$109,442

Income	Current	Market
Rental Revenue	248,940	262,788
Other Income	2400	2400
Vacancy / Loss (3.0%)	(7,468)	(7,884)
Net Rental Income	243,872	259,704
Total Operating Revenue	243,872	259,504

Expense

Property Taxes	28,170	32,729
Insurance	9,120	9,120
Bonds & Assessments	2,261	2,261
Repairs Reserve	3,000	3,000
Landscape	1,800	1,800
Management Fee - Off Site	9,598	9,982
Management Fee - On-Site	8,940	8,940
Utilities - Electric	440	440
Utilities - Water	12,880	12,880
Utilities - Gas	3,300	3,300
Utilities - Garbage	2,800	2,800
Rental Business License	284	284
Capital Reserves	5,000	5,000
Total Operating Expenses	87,593	92,536
Expense Ratio	35.92%	35.66%
Net Operating Income	156,279	166,968

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Income &
Expense

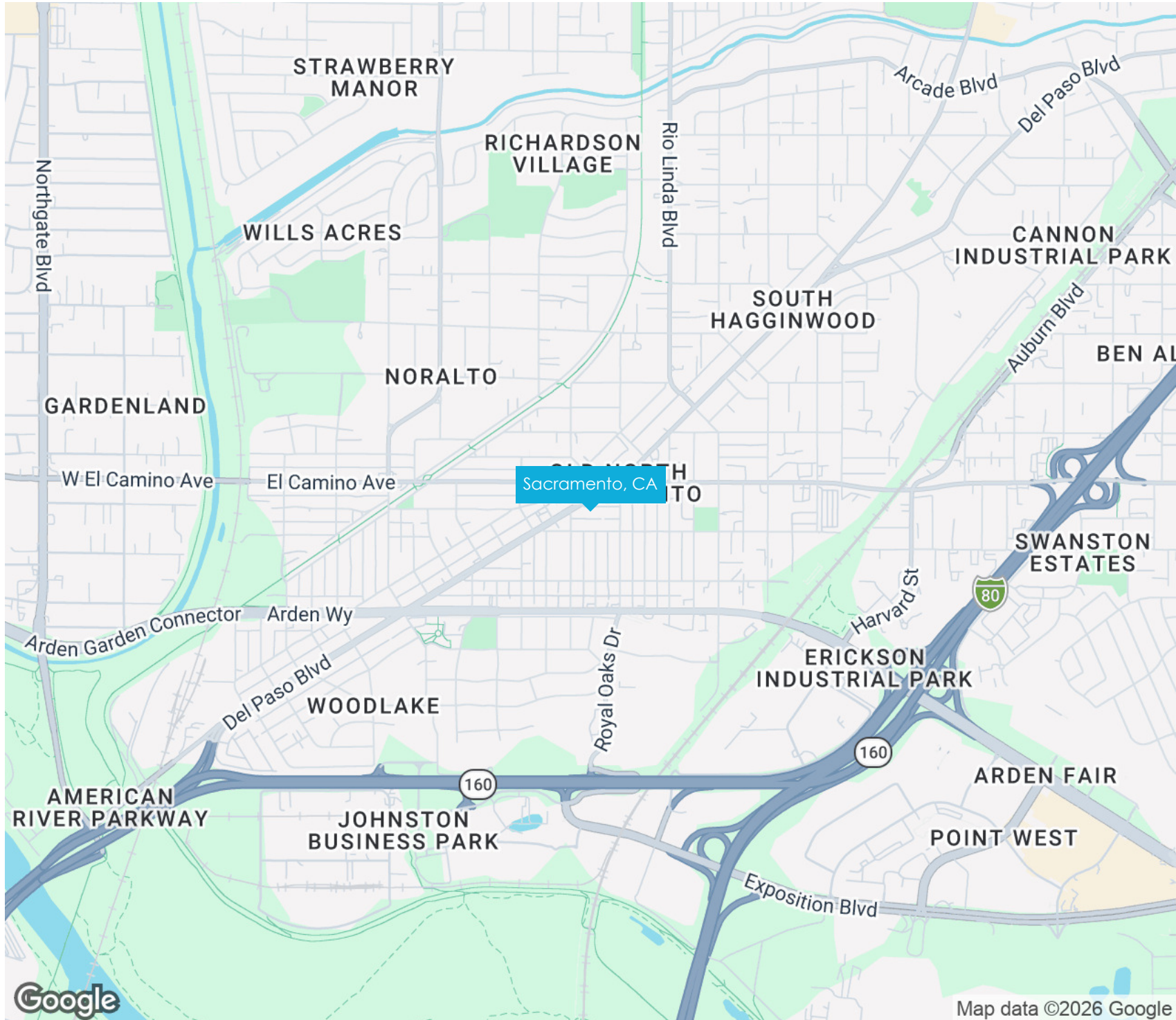
Income	Current	\$/Unit	Market	\$/Unit Notes
Rental Revenue	\$248,940	\$12,447	\$262,788	\$13,139
Other Income	2400	120	2400	120
Vacancy / Loss	-\$7,468	-\$373	-\$7,884	-\$394
Net Rental Income	\$243,872	\$12,194	\$259,704	\$12,985
Total Operating Revenue	\$243,872	\$12,194	\$259,704	\$12,985
Expense				
Property Taxes	\$28,170	\$1,409	\$32,729	\$1,636
Insurance	\$9,120	\$456	\$9,120	\$456
Bonds & Assessments	\$2,261	\$113	\$2,261	\$113
Repairs Reserve	\$3,000	\$150	\$3,000	\$150
Landscape	\$1,800	\$90	\$1,800	\$90
Management Fee - Off Site	\$9,598	\$480	\$9,982	\$499
Management Fee - On-Site	\$8,940	\$447	\$8,940	\$447
Utilities - Electric	\$440	\$22	\$440	\$22
Utilities - Water	\$12,880	\$644	\$12,880	\$644
Utilities - Gas	\$3,300	\$165	\$3,300	\$165
Utilities - Garbage	\$2,800	\$140	\$2,800	\$140
Rental Business License	\$284	\$14	\$284	\$14
Capital Reserves	\$5,000	\$250	\$5,000	\$250
Total Operating Expenses	\$87,593	\$4,380	\$92,536	\$4,627
Expense Ratio	35.92%		35.63%	
Net Operating Income	\$156,279	\$7,814	\$167,168	\$8,358

ASSET
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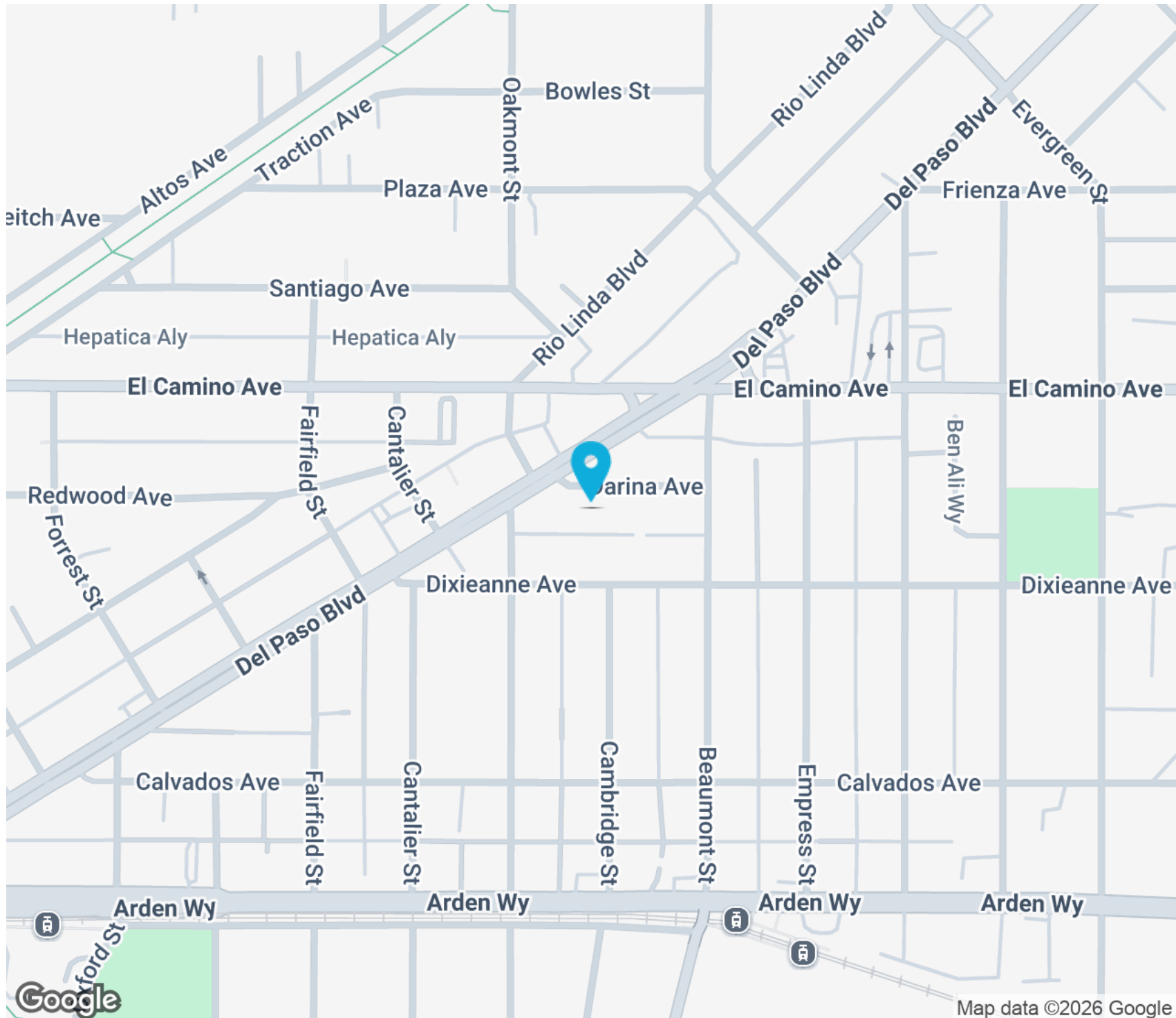
Regional Map

ASSET
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LOCATION

Location Map



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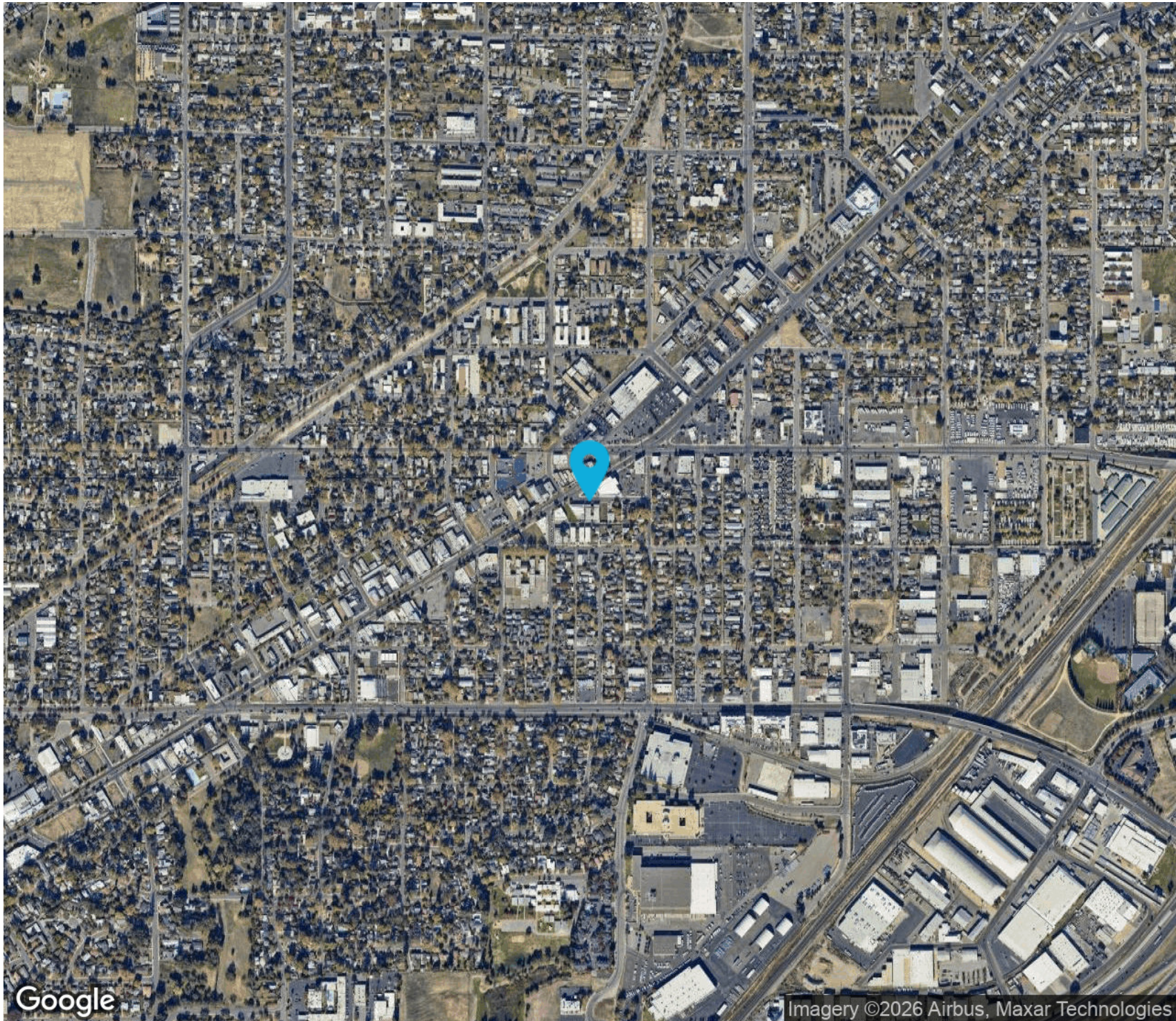
Retailer Map



ASSET
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LOCATION

LOCATION

Aerial Map



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LOCATION

Advisor Bio 1



BRIAN BANIQUED

Managing Broker / Owner / Investment Consultant

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PROFESSIONAL BACKGROUND

As founder of Baniqued Commercial Real Estate, Brian commands over 33 years as a businessman, broker, and developer. His office handles both commercial real estate and mortgages for a variety of asset classes. Coupled with his expertise as both real estate and mortgage broker, Brian's expertise lends itself to investment planning with a focus on tax sheltered income strategies. He is also well versed in his knowledge of commercial lending with the SBA. Key to his high-net-worth investors, is his ability to underwrite not only properties but operating a business of their own.

In 2004, he parlayed his experience, as investor, owner, and operator, to develop a 64-unit condo project in Fremont, California which subsequently sold the following year. Since then, Brian led a team of affiliate companies to acquire, finance, and sell off 120 condominiums throughout the state.

Moreover, he has personally owned and managed a portfolio of 1,000+ apartments from California to New York. His investments also include office and retail centers throughout the Bay Area.

To add to Brian's list of accolades are 11 awards from the Independent Film Festival Circuit in 2021 for the movie Trees of Peace. The movie was featured at the Cannes Film Festival in Paris 2022. It later premiered on NETFLIX on June 11, 2022. As lead investor and producer of the movie, he was instrumental in orchestrating the production and success of the film.

ASSET
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LOCATION

ADVISOR BIOS

Contact
Information



For a private showing, please contact one of the exclusive listing agents from BCRE.

Brian Baniqued

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