

2711

E STREET.

PRICE REDUCED! SIX UNIT VALUE -ADD MULTIFAMILY FOR SALE
IN THE HEART OF MIDTOWN
FOR SALE - \$1,300,000



TURTON
COMMERCIAL REAL ESTATE

VALUE ADD MULTIFAMILY

100% LEASED MULTI-FAMILY INVESTMENT OPPORTUNITY
IN MIDTOWN'S POPULAR "NEW ERA PARK"

2711 E Street (the "Property") is a 100% leased six-unit apartment investment opportunity located in highly desirable Boulevard Park neighborhood of Midtown, Sacramento. The two-story, 4,100 square foot Property features four one-bedroom, one bath units and two two-bedroom, one bath units. The interiors boast renovated kitchens with granite countertops and new cabinetry, as well as updated bathrooms and tile flooring throughout each unit. The Property includes six covered parking stalls accessible off the alley, thus allowing each tenant access to a stall and an opportunity for the future owner to bring additional income.

The Property is a noteworthy value-add investment opportunity as the current rental rates are, on average, 25% below the market rate given the existing condition of the units. The year-one capitalization rate based on a \$1,300,000 purchase price is 3.90%. The proforma capitalization rate can be increased to 6.25% within 12-18 months without any additional stabilization costs by simply bringing the rents to market value. Priced at approximately \$217,000 per door, the Property is priced well below replacement cost for identical product. The property currently generates a gross annual income of \$77,820 and a net operating income of \$49,575.

PROPERTY INFO

BUILDING:	2711 E Street, Sacramento, CA 95814
PRICE:	\$1,300,000
PRICE PER UNIT:	\$217,000
# OF UNITS	6
PERCENT LEASED:	100%
CAP RATE:	3.90%
PRO-FORMA CAP RATE:	6.25%
GRM	6.71
APN:	003-0151-019
BUILDING SIZE:	4,200 SF
PARCEL SIZE:	6,530 SF
PARKING STALLS:	6 covered stalls
ZONING:	R-1B



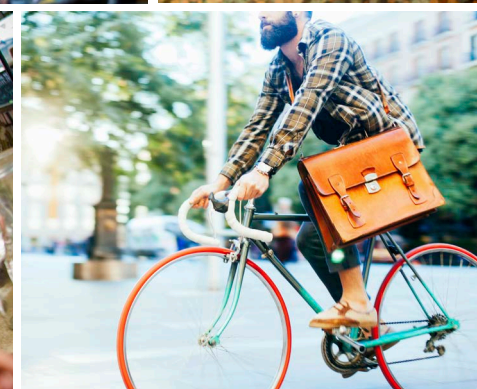
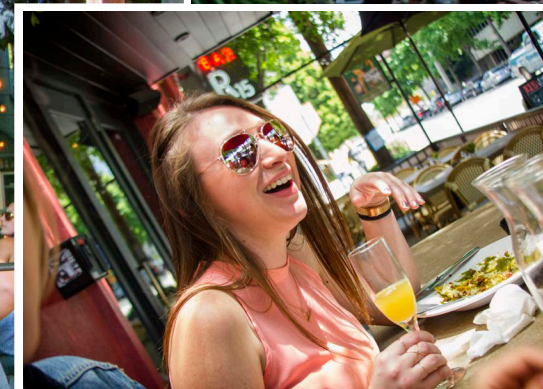
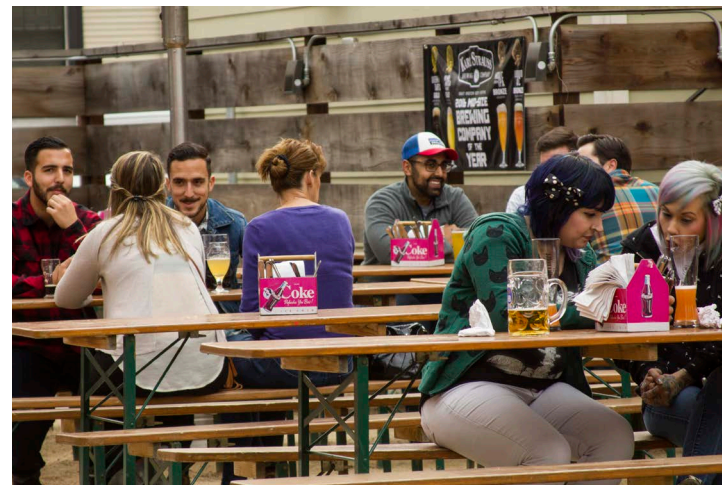
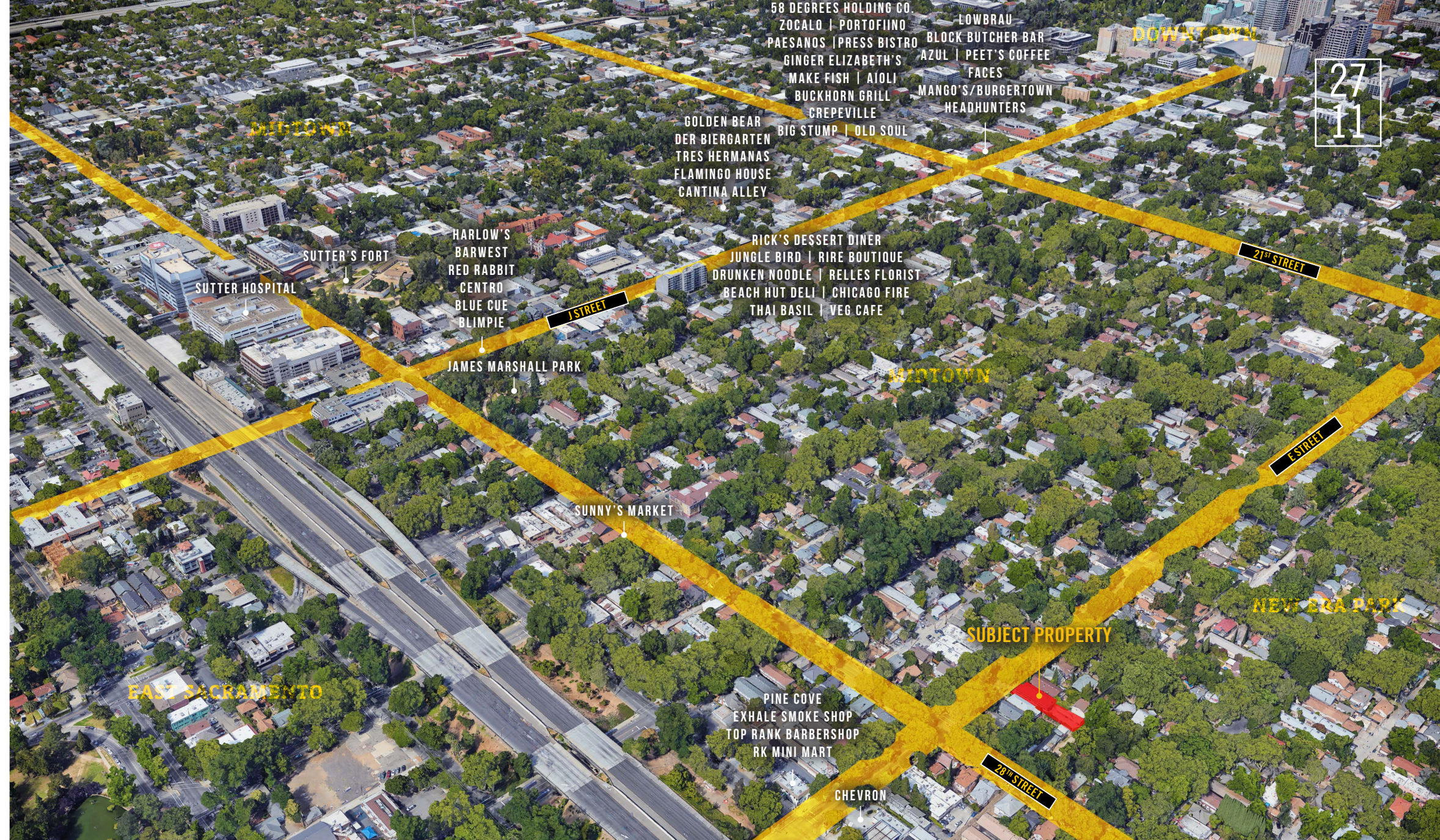
PROPERTY LOCATION

TAKE ADVANTAGE OF SACRAMENTO'S
EXCELLING MIDTOWN MARKET

Midtown Sacramento is always lively with an excellent mix of locally owned business and a young fusion of goods and services; a healthy dose of carefully selected national and regional retailers and an eclectic mix of high-end demographic occupations are embedded in a landscape of unique older buildings and mature trees.

Business owners, residents and investors continuously enjoy Sacramento's art, music, and cultural scene in the burgeoning and fruitful submarket. Many people consider Midtown to be the most centralized area in the City of Sacramento with easy access to Downtown, Old Sacramento, West Sacramento, and East Sacramento. Large infill housing and mixed-use development projects are scattered throughout the grid, indicating, regional growth and an increased emphasis on inner-city living.

The Property is a stone's throw away from a handful of Midtown's most vibrant restaurants and bars, including Blue Cue, Centro's, Red Rabbit, Bar West, and Harlow's. The Property is also located just six blocks from Sutter Hospital Center, a state-of-the-art medical complex and employer to thousands of high-demographic professionals that want to live in nearby neighborhoods. McKinley Park and access to the American River Access are conveniently located just five blocks away, and California State University, Sacramento is an eight-minute drive away.



THE FINANCIALS

THE NUMBERS

EXISTING RENT ROLL

UNIT NUMBER	UNIT TYPE	SIZE	MONTHLY RENT
Unit 1	2 bed/1 bath	750 SF	\$1,200*
Unit 2	1 bed/1 bath	650 SF	\$995
Unit 3	1 bed/1 bath	650 SF	\$1,200*
Unit 4	2 bed/1 bath	750 SF	\$1,100
Unit 5	1 bed/1 bath	650 SF	\$995
Unit 6	1 bed/1 bath	650 SF	\$995

*includes a \$100 per month utility reimbursement

UNIT BREAKDOWN

		CURRENT		PROFORMA	
# of Units	Unit Type	Avg. Monthly rent/unit	Monthly Income	Ave. Monthly rent/unit	Monthly income
2	2 bed/1 bath	\$1,150	\$2,300	\$1,750	\$3,500
4	1 bed/1 bath	\$1,046	\$4,185	\$1,495	\$5,980
Total			\$6,485		\$9,480

FINANCIAL UNDERWRITING

	CURRENT	PROFORMA
Annual Rental Income:	\$77,820	\$113,760
Less 2% Vacancy Reserve:	\$0	(\$2,275)
Parking Income:	\$0	\$3,600
Gross Operating Income:	\$77,820	\$115,085
Less Operating Expenses:	(\$28,246)	(\$30,406)
Net Operating Income:	\$49,574	\$84,679
Purchase Price:	\$1,300,000	\$1,300,000
Year 1 Capitalization Rate:	3.90%	6.25%

OPERATING EXPENSES:

ANNUAL EXPENSES	%	CURRENT	PROFORMA
Property Taxes*	1.13%	\$15,885	\$15,885
Utilities		\$3,600	\$3,600
Insurance		\$2,200	\$2,200
Maintenance		\$1,200	\$1,500
Landscaping		\$600	\$600
Pest Control		\$900	\$900
Management	5%	\$3,891	\$5,750
Total		\$28,246	\$30,435
% of Gross Operating Income		36%	26%
Expense per unit, per year		\$4,708	\$5,073



TURTON
COMMERCIAL REAL ESTATE

ZACHARY HOOKER
D.R.E. LIC. 02013574
916.573.3315
ZACHARYHOOKER@TURTONCOM.COM

JON LANG
D.R.E. LIC. 01934394
916.573.3302
JONLANG@TURTONCOM.COM

2409 L STREET, STE 200, SACRAMENTO, CA 95816
916.573.3300 | TURTONCOM.COM