

2629 U STREET
SACRAMENTO, CA 95818



MULTI-FAMILY INVESTMENT ON HUGE LOT

John Mudgett

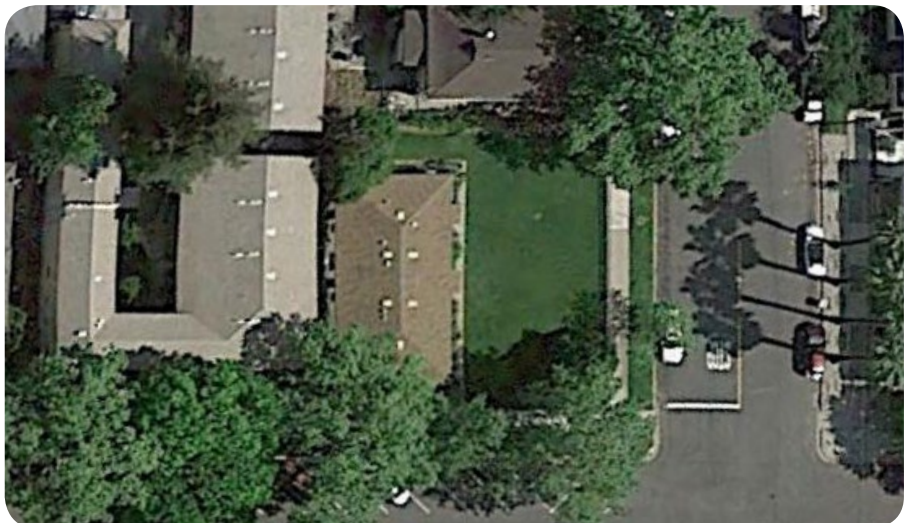
D.R.E. Lic. 01765754

916.468.0783

johnmudgett@turtoncom.com



1050 20th Street, Ste 220
Sacramento, CA 95811
www.turtoncom.com



2629 U STREET SACRAMENTO, CA 95818



FEATURES

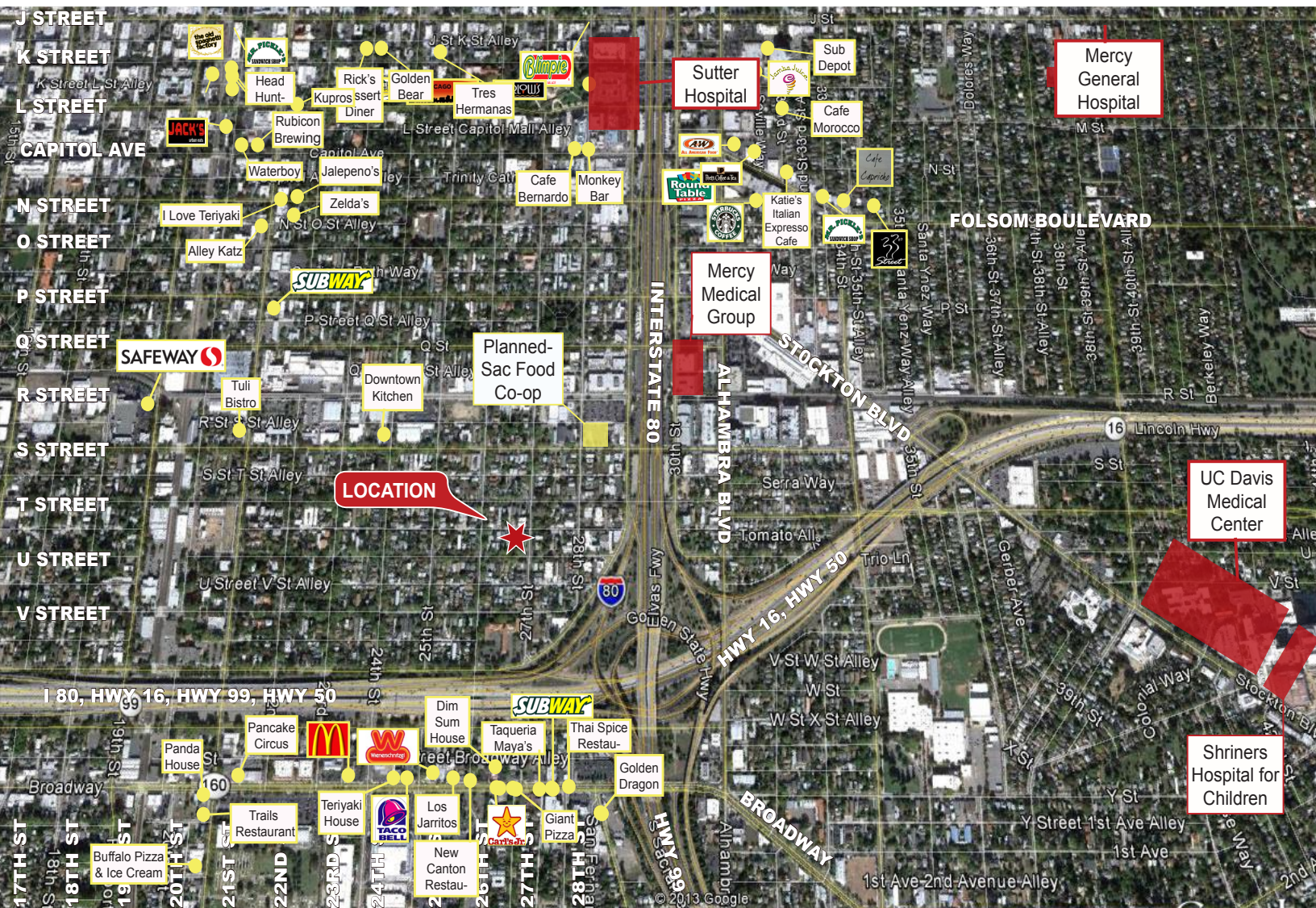
- Great Opportunity to Own a Triplex in Midtown on a Large Parcel!
- Well-Maintained Building - \$419,000
- Shows Well and Leases Quickly
- Efficient yet Roomy with 1Bed / 1Bath Units with Walk-In Closets, Approx. 600 SF Each
- Property Features Hardwood Floors, Washer/Dryer Hookups and Shared Yard
- One Parcel with Two Legal Lots
- Potential for Increased Cash Flow by Increasing Below Market Rents
- Invest in Midtown and be Part of the Downtown Revitalization!

- Value is in the Land with Potential to Develop at a Later Time

*All interested parties verify development potential with City

Unit	Lease	Current Rent
Unit A	MTM	\$720 - ± 600 SF
Unit B	7/30/2015	\$725 - ± 600 SF
Unit C	MTM	\$675 - ± 600 SF
Total		\$2,120 / Month
Expenses		
Prop. Tax		\$5,500/ Year
Utilities		\$1,236 / Year
Insurance		\$1,386 / Year

2629 U STREET SACRAMENTO, CA 95818



LOCATION

- In the Heart of Sacramento's Redevelopment Renaissance
- Take Advantage of the "Live, Work, Play" Demographic Shift / Movement
- Low Vacancy Submarket with Strong Current and Future Rental Demand
- Within Close Proximity of Major Office and Retail Centers - Over 150,000 Employees in a Three-Mile Radius
- Strongest Submarket in the Region
- Short Distance to Many of Midtown and Downtown Sacramento's Favorite Eateries and Entertainment Venues
- Pedestrian and Bike-Friendly Neighborhood
- Easy Access to Major Commute Routes
- Near Popular R Street Corridor and Safeway Anchored Shopping Center
- Surrounded by Many Development Projects Including: Downtown Arena, Planned Food Co-Op, Midtown Whole Foods & 2500R
- Close Proximity to Regional Medical Centers Including: Sutter Memorial Hospital, Mercy Medical Group, Mercy General Hospital, UC Davis Medical Center and Shriners Hospital for Children

POPULATION	1 MILE	2 MILE	3 MILE
2014 Total Population	23,232	80,964	135,629
2019 Population	24,446	84,878	142,060
Population Growth 2014-2019	5.23%	4.83%	4.75%
Average Age	38.40	38.60	38.50
HOUSEHOLDS	1 MILE	2 MILE	3 MILE
2014 Total Households	13,142	39,726	61,279
HH Growth 2014-2019	5.27%	4.83%	4.73%
Median Household Income	\$39,237	\$42,025	\$43,369
Average Household Size	1.70	1.90	2.10
2014 Average Household Vehicles	1.00	1.00	1.00
HOUSING	1 MILE	2 MILE	3 MILE
Median Home Value	\$332,473	\$333,320	\$285,467
Median Year Built	1949	1948	1951
DEMOGRAPHICS	1 MILE	2 MILE	3 MILE
Number of Employees	26,960	117,779	158,607
2014 Average Household Income	\$39,237	\$42,025	\$43,369
Annual Consumer Spending \$ (aggregate in thousands)	281,058	937,005	1,502,188

John Mudgett

D.R.E. Lic. 01765754

916.468.0783

johnmudgett@turtoncom.com



TURTON

COMMERCIAL REAL ESTATE

1050 20th Street, Ste 220

Sacramento, CA 95811

www.turtoncom.com