

4537  
—  
4539

JENNESS WAY

VALUE-ADD DUPLEX INVESTMENT  
OPPORTUNITY



**TURTON**  
COMMERCIAL REAL ESTATE





# THE OPPORTUNITY

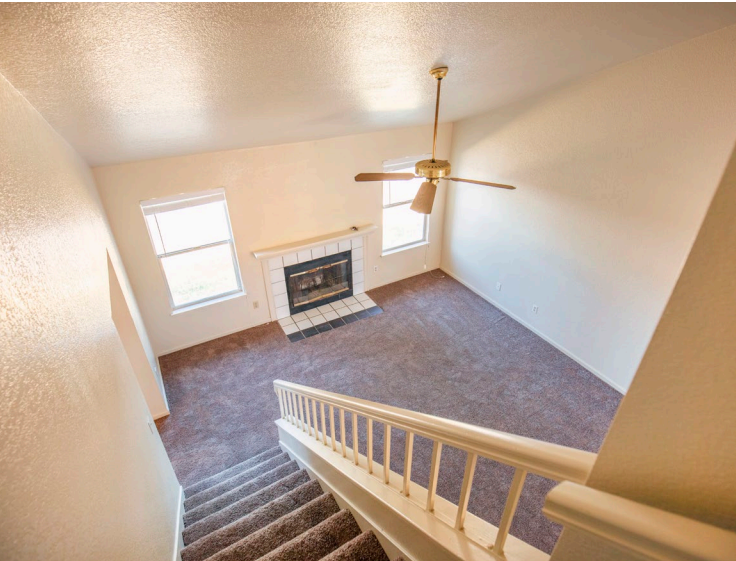
<b>\$425,000</b>	<b>2</b>	<b>2,408</b>	<b>0</b>	<b>2</b>
PURCHASE PRICE	UNITS	TOTAL SF	RENT CONTROL	CAR GARAGE PER UNIT

## DUPLEX INVESTMENT OPPORTUNITY FOR SALE

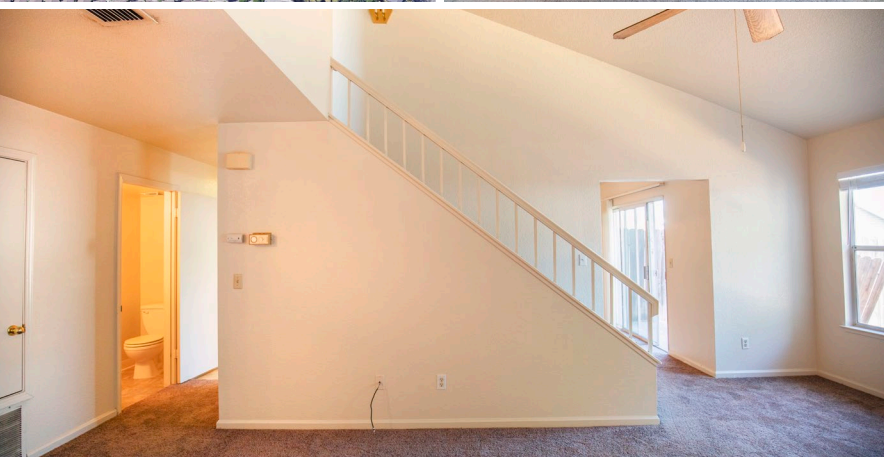
Rare North Highlands duplex flooded with natural light in a quiet cul de sac location. Vaulted ceilings in the living room, private balconies off the master bedroom, attached two car garages, and large backyards make each two-story unit

feel like a single-family home. Enjoy an abundance of cabinet space in the kitchens complete with gas range, dish washer, built-in microwave, and breakfast bar overlooking the dining area. Residents will appreciate the comforts of home with

private laundry hookups in the garage, fireplace, central air and heat, and a downstairs half bath. New carpet and microwave in 4359 Jenness Way conveniently located near Hwy 80, Sac Int'l Airport, American River College.







Section One: The Property

4537  
& 4539

# PROPERTY DETAILS

Address:	4537 & 4539 Jenness Way, Sacramento, CA
Price:	\$425,000
Size:	2,408 SF
Number of Units:	2 (Duplex)
Price Per Unit:	\$212,500
Pro-forma Cap Rate:	5%

4537 Jenness Way	
Size:	1,204 SF
Beds:	2
Baths:	1.5
Garage:	2 Car

4539 Jenness Way	
Size:	1,204 SF
Beds:	2
Baths:	1.5
Garage:	2 Car



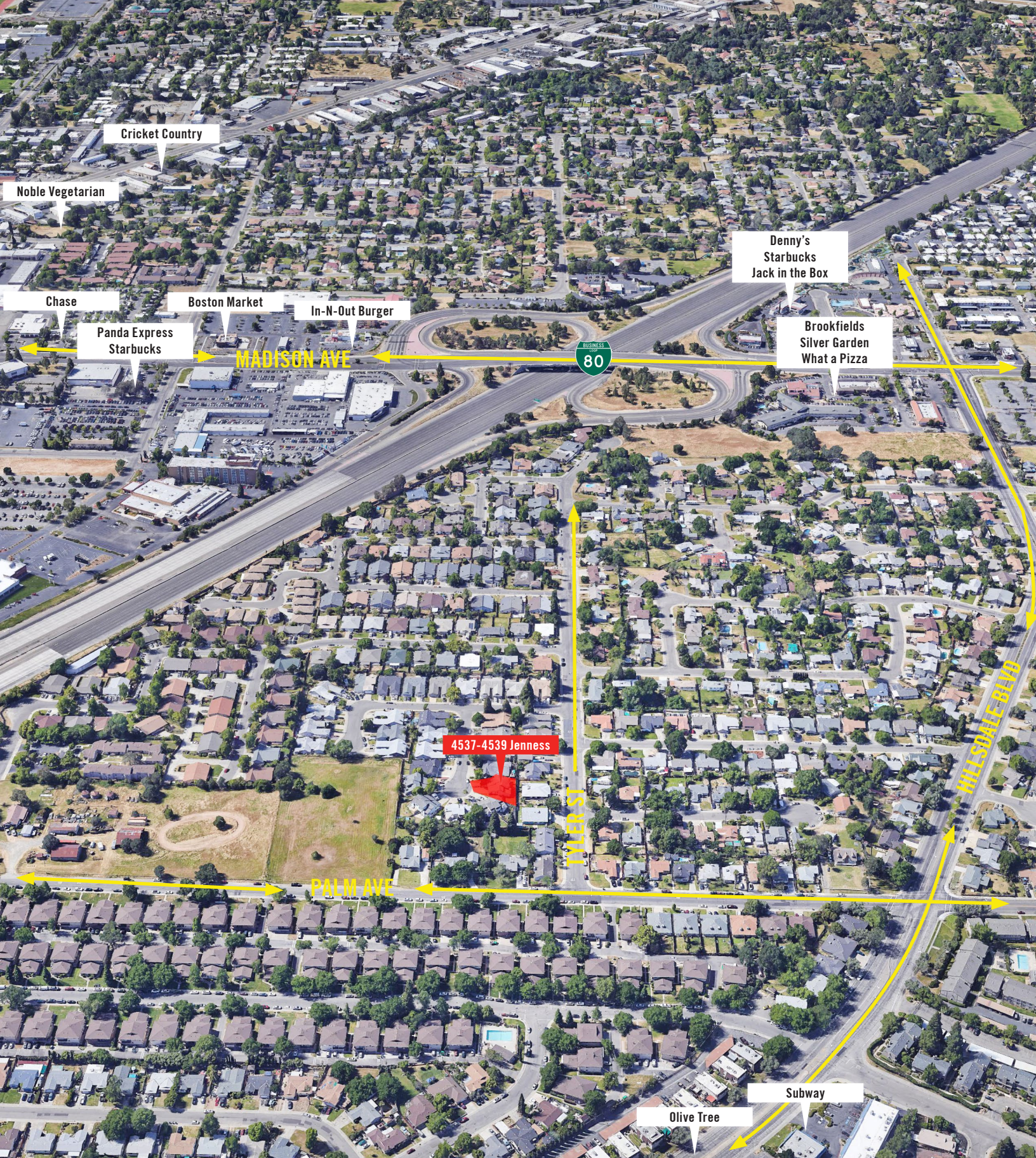


# BUILDING LOCATION

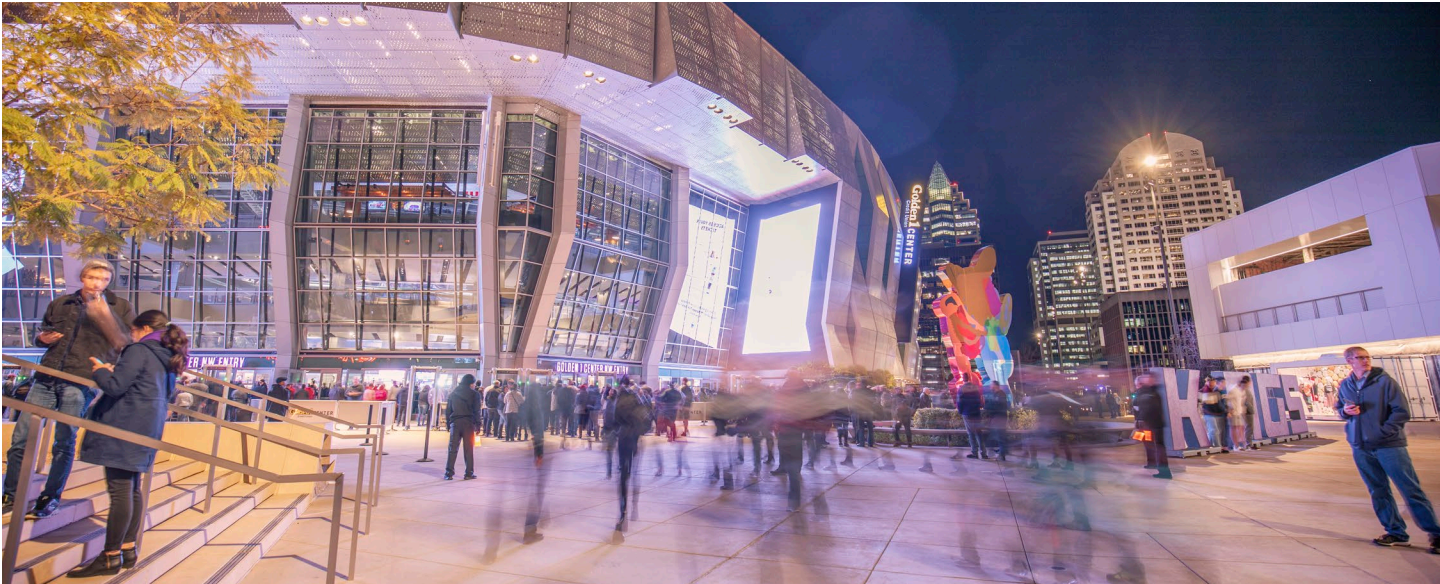
IN THE MIDDLE OF A HIGHLY-DESIREABLE NEIGHBORHOOD

The Property has one of the finest locations in Sacramento and is within easy driving distance of virtually every significant landmark in Sacramento's urban core:

4	5	5	5	8
MINS FROM LITTLE FREE LIBRARY	MINS FROM HILLSDALE PLAZA SHOPPING CENTER	MINS FROM SCANDIA FUN CENTER	MINS FROM WOODRIDGE PRESCHOOL/ELEMENTARY	MINS FROM AMERICAN RIVER COLLEGE
9	9	10	10	13
MINS FROM HAGGIN OAKS GOLF COMPLEX	MINS FROM SAC MCCLELLAN AIRPORT	MINS FROM WALERGA PARK	MINS FROM ARCADE CREEK RECREATION AND PARK	MINS FROM DEL PASO COUNTRY CLUB







# SACRAMENTO

**15.3 MILLION**  
ANNUAL REGIONAL VISITORS

**71,335**  
DAYTIME EMPLOYEES

**215+**  
BARS / RESTAURANTS

## CALIFORNIA'S FASTEST-GROWING METROPOLITAN AREA

The word “renaissance” is often overused and inappropriate to describe economic improvement in the urban core of cities throughout the United States. However, that’s not the case for Sacramento. Since the formal approval to construct Golden 1 Center, the floodgates have figuratively

opened to the urban migration of retailers, businesses and residents. Huge chunks of the urban core have been revamped, with more redevelopment currently underway. New projects surrounding the property, namely the Downtown Commons and The Railyards, are contributing to this an

exciting time for the city. In California, nowhere is the word “renaissance” more applicable and demonstrable than in Downtown Sacramento, and 4537 & 4539 Jenness Way is within minutes from the heart of our redeveloping city.



THERE'S A REASON EVERYONE IS  
COMING HERE.

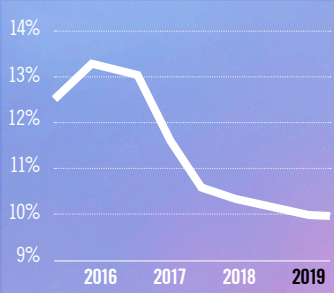




# SACRAMENTO DATA BITES

Sacramento's relative affordability versus amenities remains one of its biggest draws. Population growth is expected to average about 1% (20,000 annually for the region) over the next five years and is expected to outpace the national average. Household growth continues to far outpace the rate of single-family and apartment deliveries. In recent years, Bay Area residents have flocked to Sacramento to escape exorbitant housing costs.

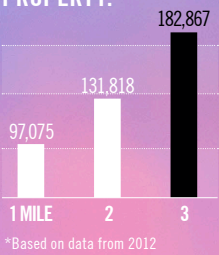
## SACRAMENTO OFFICE VACANCY:



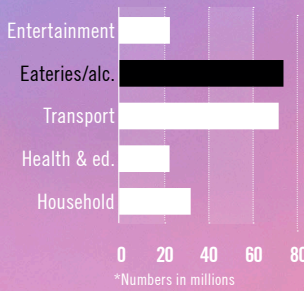
## SACRAMENTO'S CITY RANKINGS

- #1 Happiest workers in midsize cities
- #2 Top 10 most fun, affordable U.S. cities
- #4 U.S. metro clean tech index
- #4 Best cities for nerds
- #5 Hot startup cities
- #10 Best cities for women in the workforce
- #10 Best cities for coffee snobs
- #10 Least stressed-out cities
- #14 America's coolest cities
- #16 Best cities for millennials

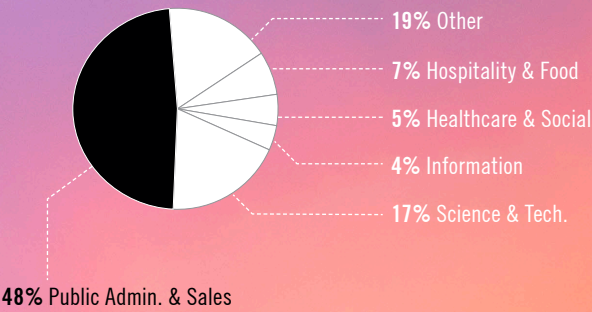
## NUMBER OF EMPLOYEES WITHIN VARYING RADIUS OF THE PROPERTY:



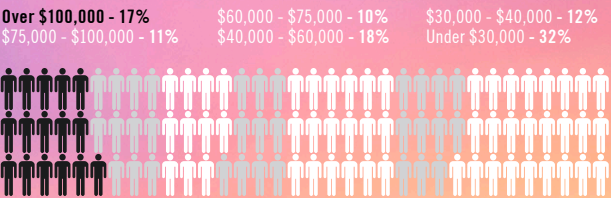
## ANNUAL CONSUMER SPENDING WITHIN A ONE MILE RADIUS OF THE PROPERTY:



## LARGEST EMPLOYMENT INDUSTRIES WITHIN 1 MILE RADIUS OF THE PROPERTY:



## SACRAMENTO REGION ANNUAL SALARY BREAKDOWN:







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