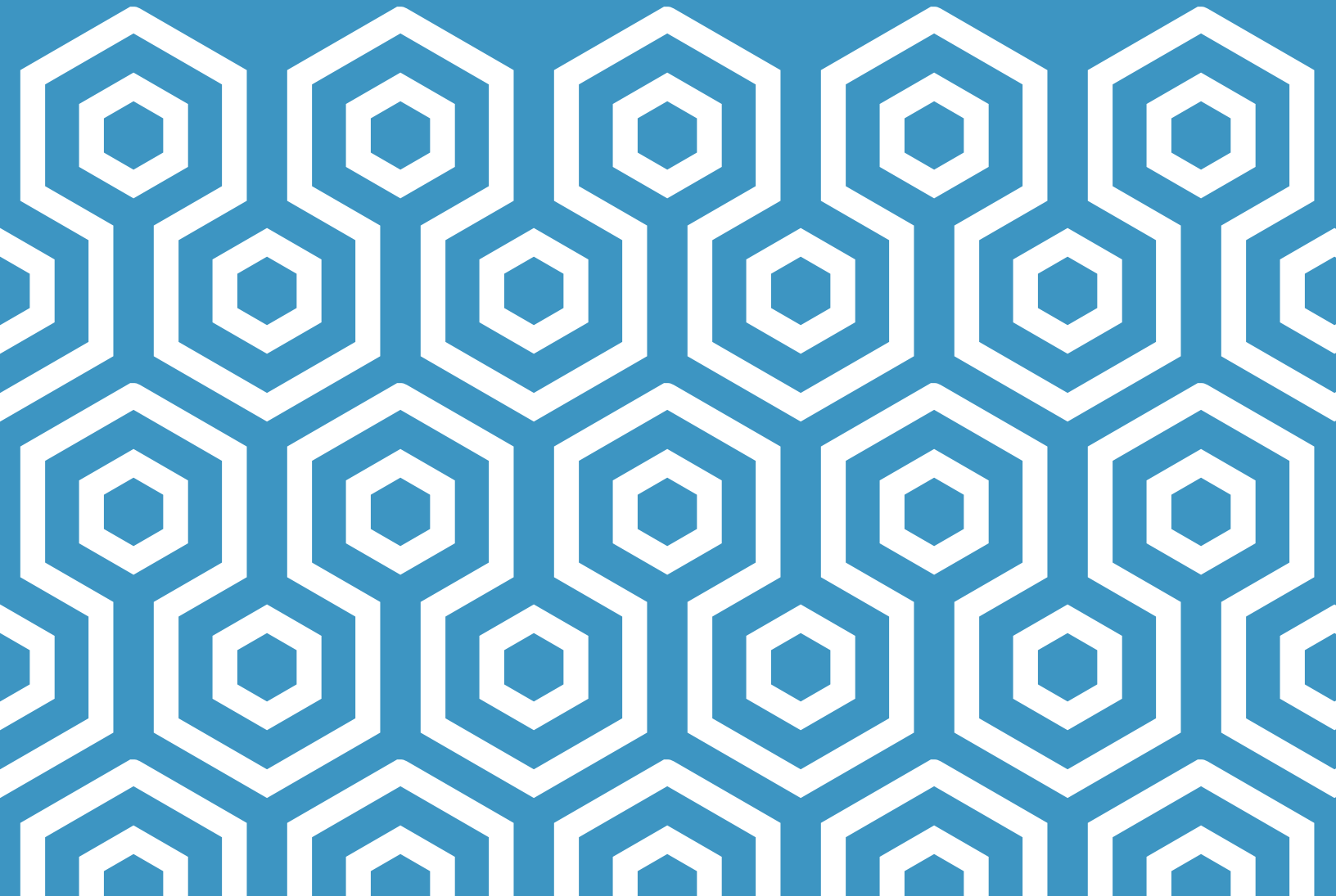
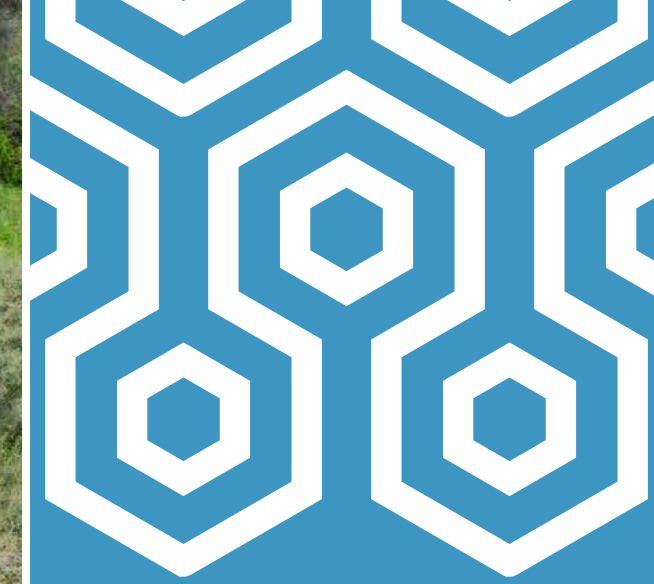


323 KIPPS LN

Rare Value-Add Multifamily Opportunity in El Dorado Hills





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THE OPPORTUNITY

\$1,825,000
PURCHASE PRICE

6
RESIDENTIAL UNITS

3
DUPLEXES

DESIRABLE
EL DORADO HILLS LOCATION

RARE VALUE-ADD MULTIFAMILY OPPORTUNITY IN EL DORADO HILLS

323 Kipps Lane (the "Property") represents a rare opportunity to acquire a strong multifamily asset in the Foothills of El Dorado Hills. Situated right off Green Valley Road and a stone's throw from Folsom Lake, the Property consists of an approximately 33,977 square foot parcel of land with six total units across three separate duplexes spaciouly residing on the lot. All duplexes underwent extensive renovations in 2014, and five of the six units are currently leased and generating rental income. The sixth unit is being left vacant to be

available for showings, or, for an owner to occupy. All units are 2-bedroom and 1-bath-room layouts with LVP floors, updated finishes and appliances, a garage, and yard space.

Scheduled annual income for the property is \$111,000 and would increase to \$138,000 in the event the remaining vacant unit is leased for \$2,250 per month, which is the current rent rate for the neighboring unit in the duplex. Estimated annual expenses total \$46,000, equating to an approximate net operating income of \$92,000

with full occupancy representing a 5.00% capitalization rate. Of the five leased units, one unit is currently leased for \$2,250 per month, while the remaining four are being rented at an average rent of approximately \$1,740 per month. Given all units are nearly identical, it's assumed that all six units could be leased for \$2,250 per month which is about 18% higher than the current average rent at the Property. With all six units leased at market rent, the capitalization rate increases to approximately 6.16%.



PROPERTY DETAILS

Address:	323 Kipps Lane El Dorado Hills, CA 95762
APN:	124-301-017-0000
Price:	\$1,825,000
Price per Unit:	\$304,166
Cap Rate (Actual Income):	5%
Cap Rate (Proforma):	6.16%
Year Built:	1978
Year Renovated:	2014
Number of Units:	6
Number of Buildings:	3 Duplexes
Total SF:	5,124 SF
Average Unit Size:	854 SF
Parcel Area:	33,976 SF (.78 AC)
Avg In-place Income per Unit:	\$1,840 per month
Assumed Market Rent per Unit:	\$2,250 per month
Occupancy:	83%
	1 left intentionally vacant for sale



THE PROPERTY

852 SF UNITS | 2BD/1BA UNITS | .75 ACRE PARCEL | 2 CARS PER UNIT

A HIGH-DEMAND, LIMITED-SUPPLY MULTIFAMILY MARKET WITH PREMIUM RETURNS

323 Kipps Lane in El Dorado Hills (the "Property") is a six-unit multifamily property comprised of three separate duplex buildings. All six units measure approximately 852 square feet and feature two bedrooms, one bathroom, a large dining and living room area, open kitchen, and one-car garage with washer and dryer. The three buildings are situated on an approximate 34,000 square foot parcel of land (.78 AC) which provides plenty of room for a side and/or backyard for each unit, at least 2 parking stalls per unit, and additional land surrounding the buildings which could accommodate future development. The Property was substantially remodeled in 2014 and most of the units now feature updated kitchens and bathrooms,

flooring, and lighting throughout. The age of the roofs and central HVAC systems is unknown as this time and we encourage the Buyer to inspect the Property.

The Property is located on Green Valley Road directly between E. Natoma to the west and El Dorado Hills Blvd to the east. The Property is largely surrounded by the Browns Ravine Recreation Area thereby ensuring that the immediate area will not be developed with more housing or commercial buildings. According to Costar analytics, there are approximately 1,330 for-lease apartment units across 10 apartment complexes in El Dorado Hills. According to recent census data, there are approximately 17,300 single-family residential properties located in the same

area; therefore, rental housing represents only 7% of the total housing inventory in El Dorado Hills. For comparison, recent Census data shows that for-lease housing represents approximately 49% of the total housing supply in the City of Sacramento and 31% of the total housing supply in Folsom, CA. As such, supply of rental housing in El Dorado Hills is far below that of neighboring cities. This is notable because the demand for rental housing continues to increase but there is a significant lack of supply in El Dorado Hills that is unlikely to increase anytime soon. From an ownership perspective, this lack of competitive supply will ensure consistent tenant demand and rent growth into the future.



ECONOMICS

		As-in Rent	Market Rent
Income			
Unit A1	2bd/1ba	\$1,780.00	\$2,250.00
Unit A2	2bd/1ba	\$1,780.00	\$2,250.00
Unit B1	2bd/1ba	\$2,250.00	\$2,250.00
Unit B2	2bd/1ba	\$2,200.00	\$2,250.00
Unit C1	2bd/1ba	\$1,660.00	\$2,250.00
Unit C2	2bd/1ba	\$1,780.00	\$2,250.00
Total Monthly Income		\$11,450.00	\$13,500.00
Annual Income		\$137,400.00	\$162,000.00
5% rent increase effective Q2 2025		\$144,270.00	\$-
Annual Expenses			
Property Tax		\$18,978.46	\$18,978.46
Direct Assessments		\$450.00	\$450.00
Insurance		\$6,940.02	\$7,134.60
Property Management		\$7,213.50	\$8,100.00
Repairs & Maintenance		\$2,400.00	\$2,400.00
Landscaping		\$3,000.00	\$3,000.00
Garbage		\$892.50	\$892.50
Water & Sewer		\$6,375.60	\$6,375.60
Annual Expenses		\$46,250.08	\$47,331.16
Net Operating Income		\$91,149.92	\$114,668.84
Purchase Price			
Purchase Price		\$1,825,000.00	\$1,825,000.00
Plus Leasing & Reno Costs		\$1,500.00	\$35,000.00
Total Acquisition Price		\$1,826,500.00	\$1,860,000.00
Cap Rate		4.99%	6.165%



THE LOCATION

HOMES.COM
MARCH 2025



EL DORADO HILLS: AFFLUENT LIVING, STRONG DEMAND AND LIMITED MULTIFAMILY

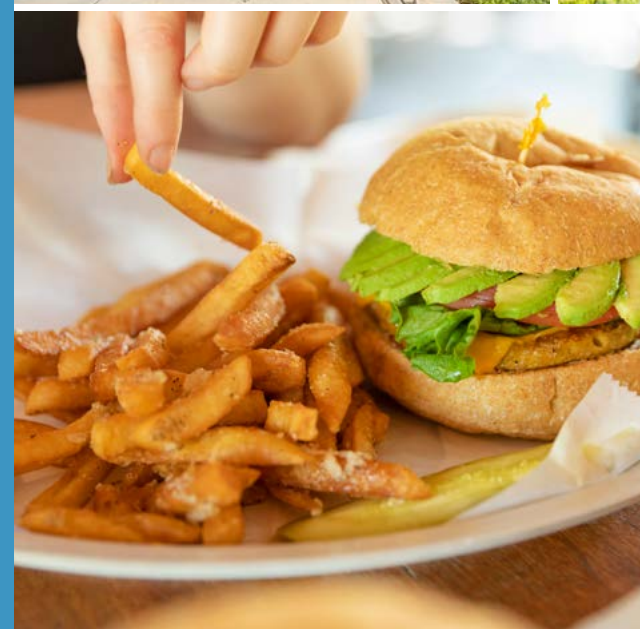
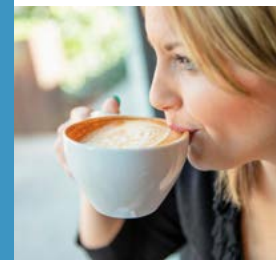
El Dorado Hills is a prime submarket for multifamily investment, benefiting from its strong demographics, top-tier schools, and high barriers to entry for new development. Located along the Highway 50 corridor, it offers a desirable balance of suburban living and accessibility to Sacramento's job centers. The community is served by the Buckeye Union School District and Rescue Union School District for elementary and middle schools, while high school students attend the highly regarded El Dorado Union High School District, including Oak Ridge High School, known for its strong academic performance and athletics.

Retail and commercial development in El Dorado Hills further bolster its appeal

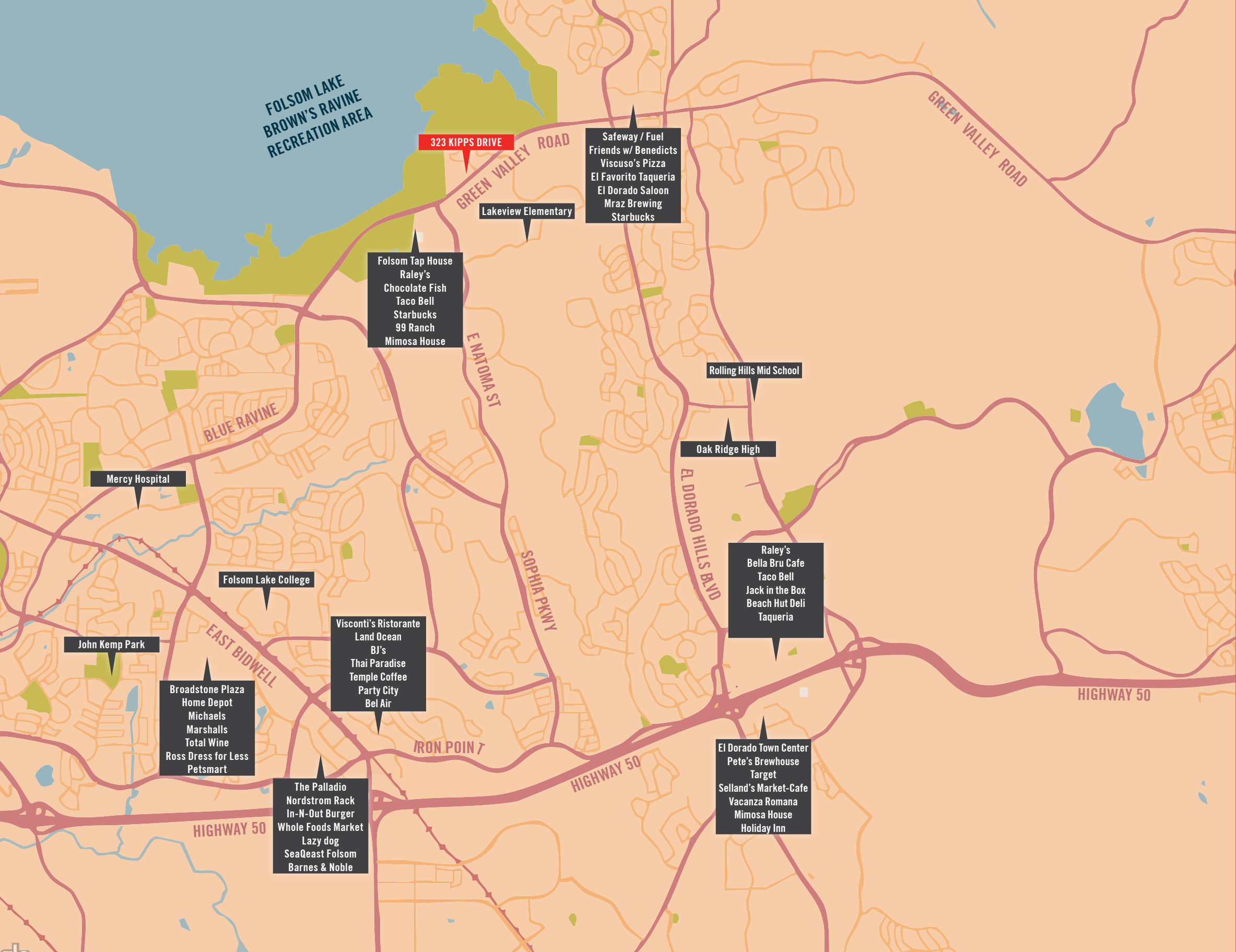
for multifamily investment. The El Dorado Hills Town Center serves as the area's premier mixed-use hub, featuring national and local retailers such as Target, Nugget Markets, and South Fork Grill, alongside office space and luxury apartments. Additionally, the nearby Palladio at Broadstone in Folsom offers an extended range of high-end shopping, dining, and entertainment options. Growth along Green Valley Road, a key corridor linking the area to Folsom and Cameron Park, continues to attract in new housing and retail projects, such as Safeway Plaza and Raley's Montano de El Dorado, reinforcing the area's convenience and desirability.

Multifamily development opportunities

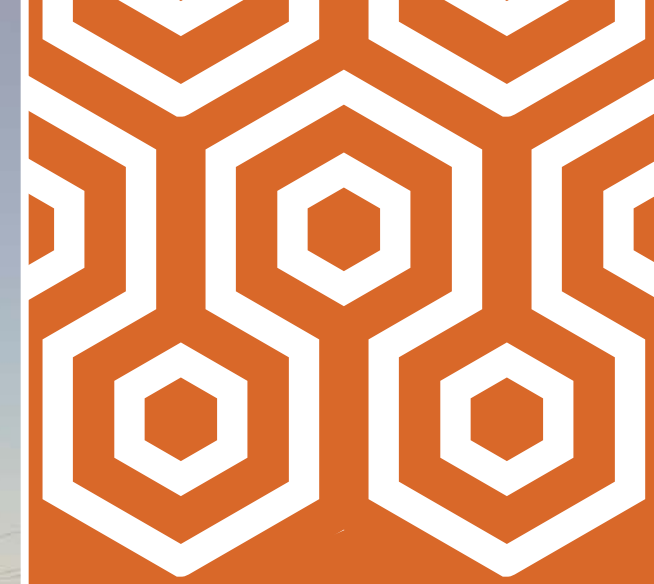
in El Dorado Hills are limited due to zoning restrictions and community opposition to dense housing, leading to strong rental demand and low vacancy rates. Existing luxury apartment communities, such as Serrano Apartments and El Dorado Hills Apartment Homes, command premium rents due to the area's affluence, excellent school system, and access to outdoor amenities, including Folsom Lake, the El Dorado Hills Community Services District parks, and extensive hiking and biking trails. Investors looking for long-term stability and high occupancy rates will find El Dorado Hills to be a resilient and high-performing multifamily submarket with strong fundamentals and limited supply.



NEARBY AMENITIES



- 36 Handles Public House
- Aji Japanese Bistro
- Aloha Sushi
- Asian Bistro
- Back Bistro
- Bawarchi Indian Cuisine
- Beach Hut Deli
- Bella Bru Café & Catering
- BJ's Restaurant & Brewhouse
- Blue Nami Sushi
- Brickyard Counter & Bar
- Chantara Thai Cuisine
- Chicago Fire Pizza - Folsom Palladio
- Chipotle Mexican Grill
- Coffee Republic
- Cold Stone Creamery
- Creamy's by Cayla Jordan
- Curry Club Indian Bistro
- Dos Coyotes Border Café
- Early Toast Mimosa House
- El Dorado Saloon & Grill
- Fat's Asia Bistro
- Folsom Palace Asian Bistro
- Folsom Tap House
- Folsom Thai Cuisine
- Fortune Garden Chinese
- Friends with Benedicts Mimosa House
- Hacienda Real Mexican Grill and Cantina
- Iron Horse Tavern
- Jack's Urban Eats
- Land Ocean New American Grill
- Lazy Dog Restaurant & Bar
- Manderes
- Mas Taco Bar
- Mexico Lindo
- Mikuni Japanese Restaurant
- Mimi's Café
- Milestone Restaurant & Cocktail Bar
- Mimosa House
- Miyozen Sushi
- Mochinut Folsom
- Mountain Mike's Pizza
- Mraz Brewing Company
- Nectar at the Villa
- Nectar Café
- Nicholson's MusiCafe
- Panda Express
- Panera Bread
- Pete's Restaurant & Brewhouse
- Plank Craft Kitchen & Bar
- Q'bole Mexican Cuisine
- Relish Burger Bar
- Represa Grill by Chef William Hartzell
- Roostarz - Hot Chicken
- Round Table Pizza
- Rubio's
- Rubio's Coastal Grill
- San Francisco Sourdough Eatery
- Selland's Market Café & Bakery
- Serrano Country Club
- Sienna Restaurant
- Sky Sushi
- South Fork Grille Restaurant
- Sourdough & Co
- Starbucks Coffee
- Steve's Pizza
- Sushi Kuma
- Sutter Street Steakhouse
- Taqueria El Dorado
- Thai Paradise
- The Habit Burger Grill
- Visconti's Ristorante
- Viscuso's Pizza
- West Coast Sourdough
- Whole Foods Market
- World Traveler Coffee Roasters
- Yogaberry Frozen Yogurt
- Zocalo Mexican Cuisine



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