



APARTMENTS · FOR SALE

8 UNITS · \$2,100,000 · 2711 F STREET, SACRAMENTO, CA 95816



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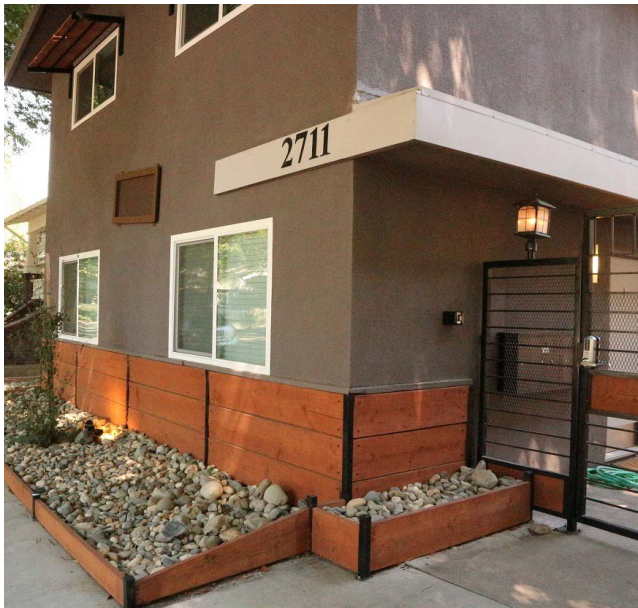
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All property tours are by appointment only and must be coordinated through the listing agent.



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INVESTMENT SUMMARY

Sale Price:	\$2,100,000
Estimated Down Payment 100%:	\$1,100,000
Price Per Unit:	\$262,500
Price Per Room:	\$75,000
Price Per SF:	\$346.31
Pro Forma Cap Rate:	5.5%
Pro Forma GRM:	12.3X
Pro Forma Cash on Cash:	4.9%

*Pro Forma based upon Average Sold Comp value after rehab and stabilization

INVESTMENT HIGHLIGHTS

- Excellent opportunity for the investor who prefers a stabilized community with day one cash flow requiring no immediate capital infusion to achieve projected market rents
- Located in the highly desirable Midtown Sacramento submarket providing constant demand from A+ quality tenants preferring to live in upscale urban housing
- The community has been extensively renovated both inside and out offering higher end interior finishes along with drought resistant landscaping
- Convenient access to the region's major freeways, goods and services, entertainment venues and employment opportunities within the Central Business District of Sacramento



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LOCATION OVERVIEW



This offering provides an investor the opportunity to acquire a Midtown property in one of Sacramento's strongest and most desirable rental markets. The urban core of Sacramento continues its revitalization with the Golden 1 Center sports and entertainment arena in

Downtown now open, progression of the Sacramento Railyards project, and expansion of the restaurant and hospitality industry – all pushing the reality of Sacramento becoming a 24-hour city and embracing the Live, Work and Play lifestyle.



One of the benefits of the subject property's location is its close proximity to Downtown CBD which is the largest employment center in the region with a workforce of more than 71,000.

As employment and the general Sacramento economy continue to improve, the Downtown / Midtown sub-market will experience stronger rental growth than the entire Sacramento Region.

Midtown Sacramento, viewed as the hub of Sacramento, is a largely residential community with tree-lined streets and old Victorian style buildings. With the growth in the residential community,



Sacramento Natural Foods Co-op has now opened. It's new 42,000 SF store on 28th and R Streets, which is biking distance from the subject property.

Midtown Sacramento is the heart of Sacramento's art, hospitality, entertainment and cultural attractions and continues to see strong rental growth and it is expected that this trend will continue in the future due



to fairly strict barriers to entry for any new apartment communities. With Sacramento's major medical corridor less than half a mile from the subject property, the housing demand in this sub-market will continue strongly.

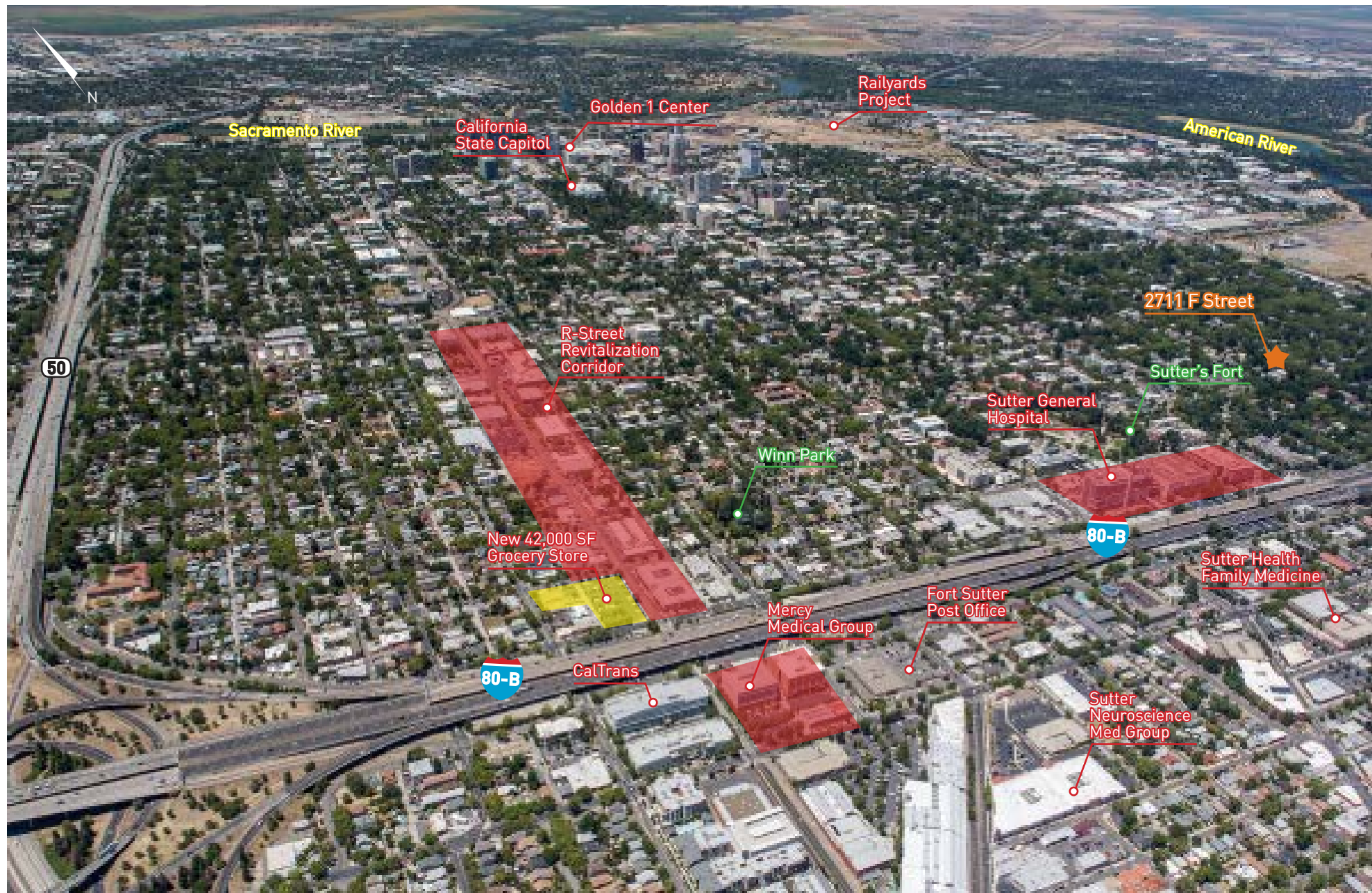


With the opening of the Golden 1 Center in Downtown, the submarket is experiencing a transformation of tenant profile with an influx of young renters willing to pay higher rents to live in one of the most desirable rental markets in the Sacramento Region.



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FINANCIAL ANALYSIS

UNIT MIX

TYPE	UNITS	% OF UNITS	SQ FT
1 BED/1BATH	4	50%	624
2 BED/1 BATH TH	4	50%	892
TOTAL	8	100%	6,064
AVERAGES			758

*NOTE: UNIT SQUARE FOOTAGE SIZE TO BE DETERMINED

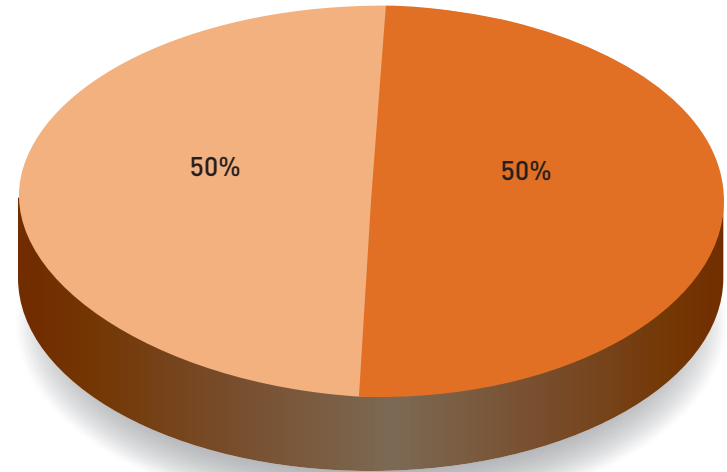
MONTHLY INCOME

STABILIZED JULY 2018 MARKET RENTS		ACTUALS JULY 2018 ACTUAL RENTS	
RENT	SQ. FT.	RENT	SQ. FT.
\$1,595	\$2.56	\$1,063	\$2.70
\$1,950	\$2.19	\$1,920	\$2.15
\$14,180		\$11,932	
\$1,773	\$2.34	\$1,492	\$1.97



UNIT MIX

- 1 Bed/1 Bath
- 2 Bed/1 Bath



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PRO FORMA ANNUAL PROPERTY OPERATING DATA

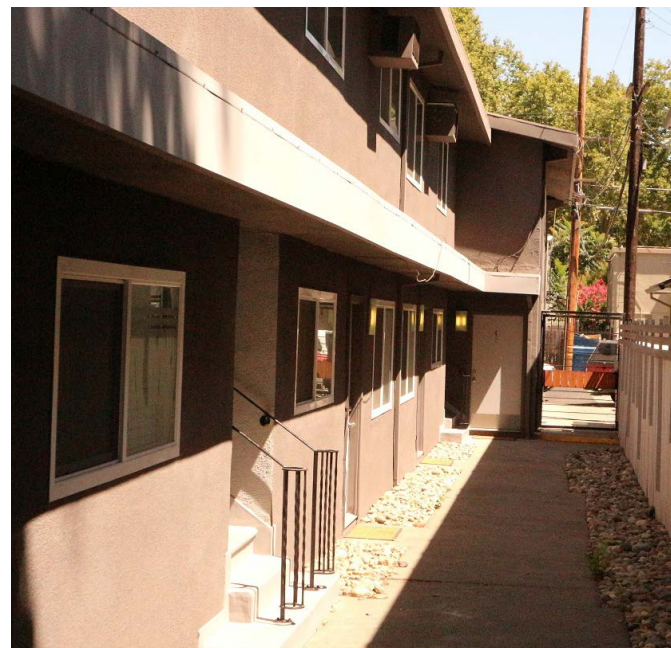
	Stabilized 2018 Avg. Rents & Pro Forma Expenses	In place 2018 Avg. Rents & Pro Forma Expenses
Income		
Gross Potential Rent	\$170,160	\$143,184
Other Income	960	960
Total Rental Income	\$171,120	\$144,144
Less Vacancy - 3%	(5,134)	(4,324)
Less Non Revenue Units (Staff unit)	0	0
Effective Gross Income	\$165,986	\$139,820
*Less Estimated Expenses	(49,502)	(49,502)
Net Operating Income	\$116,484	\$90,318
Less Debt Service	(64,970)	(64,970)
Cash Flow	\$51,514	\$25,347

	Per Unit/ Per Year	Total Yearly	Per Unit/ Per Year	Total Yearly
*Estimated Expenses				
Property Taxes	\$2,998	(\$23,982)	\$2,998	(\$23,982)
Direct Levies	93	(740)	93	(740)
Insurance	300	(2,400)	300	(2,400)
Utilities	1,080	(8,640)	1,080	(8,640)
Management Fee	600	(4,800)	600	(4,800)
Administrative / Office	110	(880)	110	(880)
Make Ready/Turnover	298	(2,380)	298	(2,380)
Repairs/Maintenance	285	(2,280)	285	(2,280)
Service Contracts	225	(1,800)	225	(1,800)
Replacement Reserves	200	(1,600)	200	(1,600)
Total Estimated Expenses	\$6,188	(\$49,502)	\$6,188	(\$49,502)

Expense Per Foot: \$8.16
Expense Percentage Ratio: 30%

FINANCING

The APOD example on the following pages reflects debt service based on 50% LTV at a 4.65% interest rate on a 5 year Fixed Rate Loan from Banner Bank using a 30 year amortization schedule upon stabilization.



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GENERAL INFORMATION

Parcel#:	003-0152-018
Year Built:	1966
Land Area:	0.15 acres
Density:	52 Du/Acre
No. of Buildings:	One two-story single load design apartment building
Number of Units:	8
Unit Mix:	Four one bed / one bath units Four two bed / one bath units
Rentable SF:	6,064 SF
Parking:	6 open parking spaces Ample street parking
Parking Ratio:	.75 spaces per unit
Construction	
Roof:	Pitched – composition shingle (2001 replaced)
Exterior:	Stucco
Structure:	Wood frame
Foundation:	Concrete
Plumbing:	Galvanized and PEX pipe
Windows:	Dual pane sliders
Stairs:	Wood framed stairs overlaid with concrete treads
Mechanical	
Heat:	Ductless electric heating
Air Conditioning:	Ductless electric air conditioning
Hot Water:	One central hot water heater (paid by owner) (2012 replaced)
Utilities	
Gas:	Individually Metered for 8 units (paid by tenant) Central hot water heater - gas (paid by owner)
Electricity:	Individually Metered (paid by tenant)
Wtr/Swr/Grbg:	Paid by owner

COMMUNITY AMENITIES

- Attractive street setting with mature landscaping
- Centrally located in Midtown
- One on-site laundry facility with one washer and one dryer (leased)
- Open parking
- Five units rehabbed including stackable washer and dryer

UNIT FEATURES (UNITS 2, 6 & 7)

KITCHEN

- Gas four burner freestanding ranges
- Tile countertops in occupied units
- Hood-vent
- Refrigerator
- Disposal
- Linoleum flooring
- All kitchens have room to add dishwashers when new cabinets are installed

BATHROOM

- Tile countertops
- Linoleum flooring
- Standing shower/tub combination
- Medicine cabinet



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RENT COMPS

PROPERTY	BUILT	# UNITS	UNIT TYPE	SQ FT	ASKING RENT	RENT/SQ FT
ONE BEDROOM/ONE BATH						
1325 18th St	1959	25	1x1	525	\$1,675	\$3.19
2522 T St	1975	12	1X1	570	\$1,650	\$2.81
2427 J St	1943	25	1x1	650	\$1,600	\$2.46
1616 25th St	1938	4	1x1	550	\$1,595	\$2.90
2323 H St	1960	15	1x1	600	\$1,495	\$2.49
2412 H St	1960	8	1x1	650	\$1,475	\$2.33
Averages (*Averages do not include subject property)				522	\$1,495	\$2.86

TWO BEDROOM/ONE BATH

1624 P St	1935	32	2x1	700	\$1,950	\$2.794
1317 F St	1968	1	2x1	900	\$1,995	\$2.22
2412 Q St	1960	4	2x1	860	\$1,985	\$2.31
519 T St	1960	7	2x1	842	\$1,795	\$2.13
Averages (*Averages do not include subject property)				841	\$1,888	\$2.25

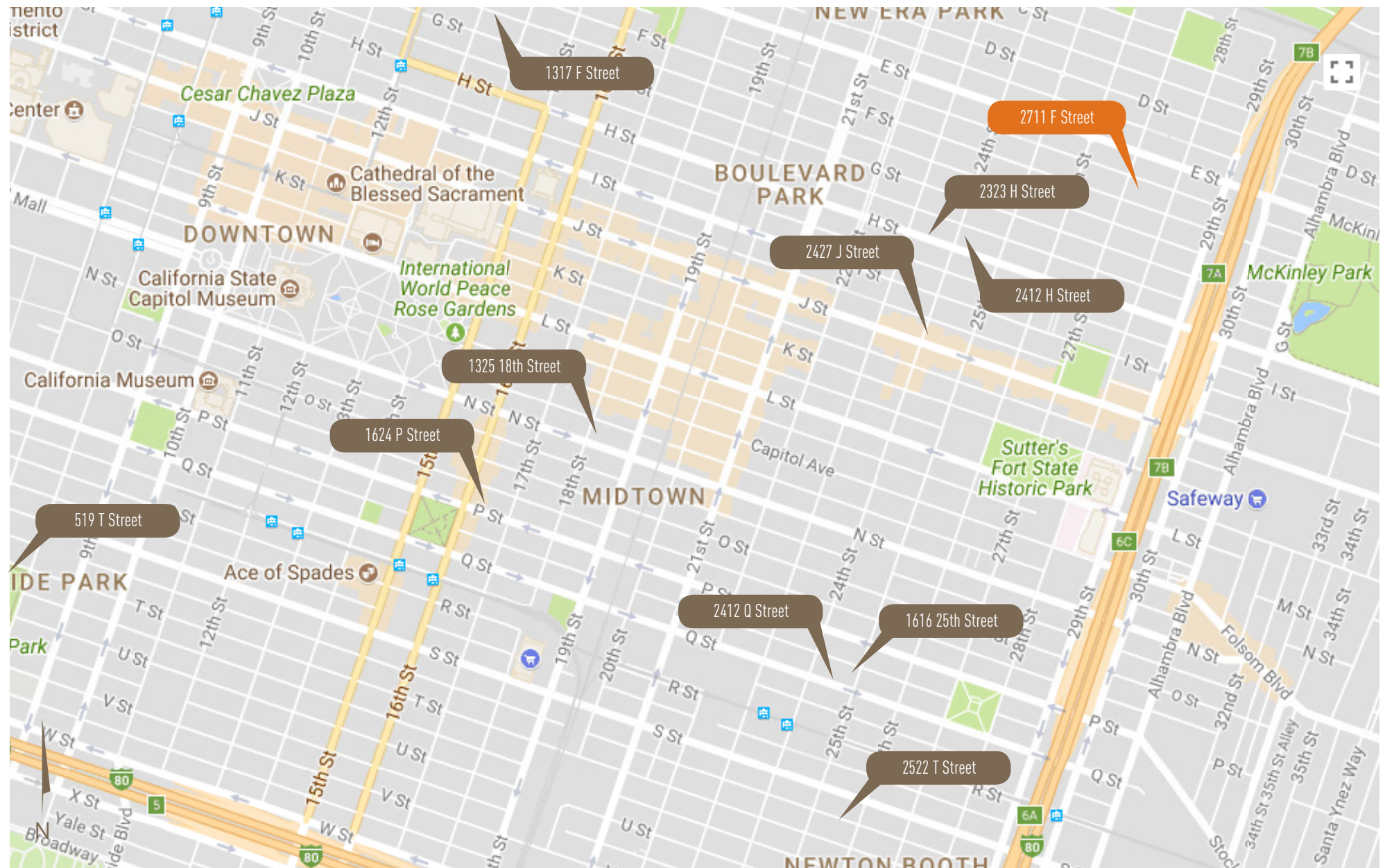
AREA DEMOGRAPHICS

	TOTAL	% CHANGE SINCE 2010	MEDIAN AGE
2017 Population	17,145	1.9%	35
	TOTAL HOUSEHOLDS	HOUSEHOLDS WITHOUT CHILDREN	AVG PEOPLE PER HOUSEHOLD
2017 Total Households	9,034	8,315	1.54



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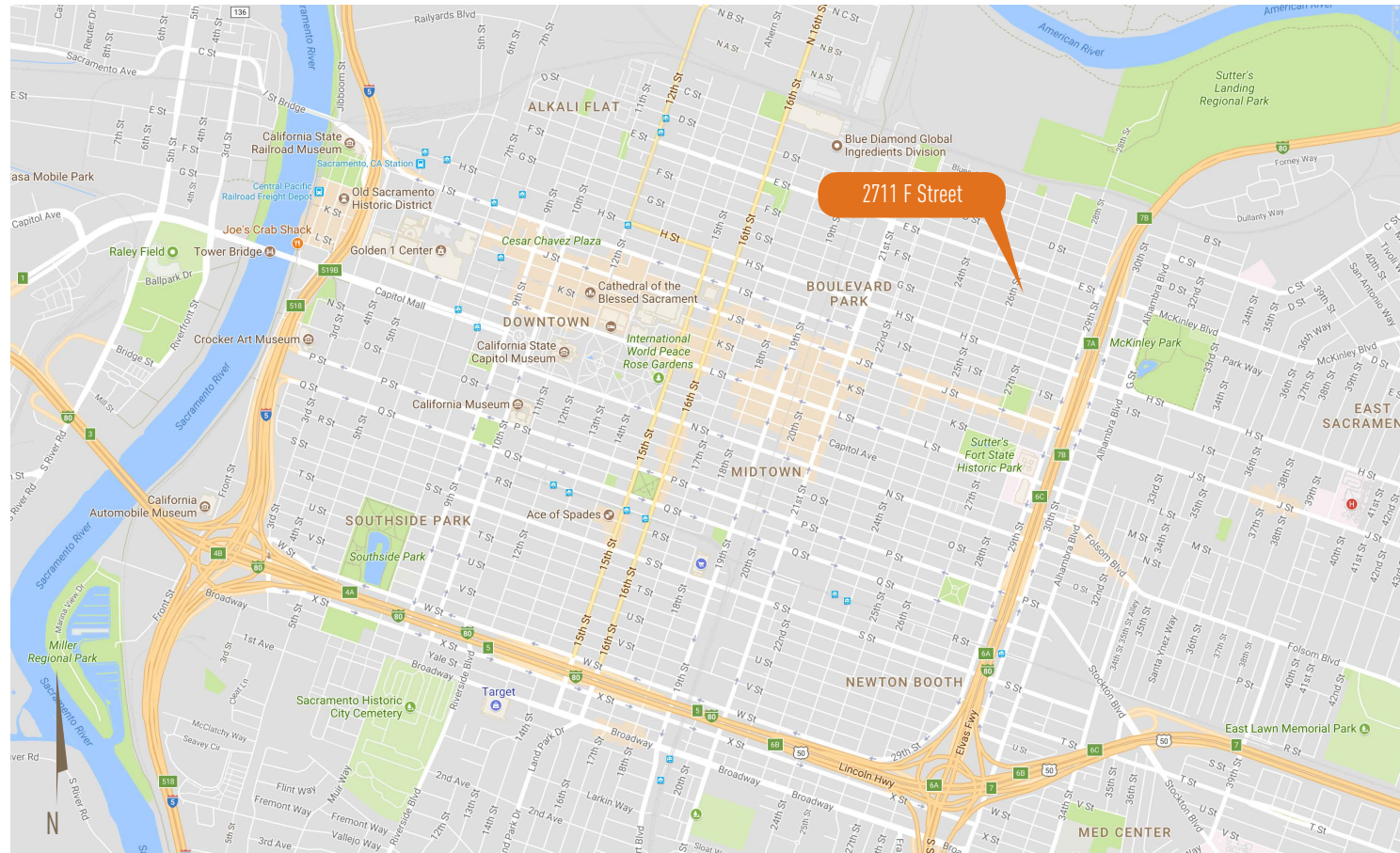
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DRIVING DIRECTIONS

From Capital City Freeway (I-80 Business Loop) in Sacramento

- Exit 7B
- Head West on F Street
- Subject is on North side of F St.

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