

INTERO



Alhambra Blvd and 1st Ave Multifamily Units

\$1,250,000



Mollie Howell
DRE- 01408013
916-390-6367



Sarah Oyler
DRE- 01404919
916-316-2028

CONFIDENTIALITY AND DISCLAIMER

This Offering Memorandum has been prepared by Intero Real Estate Services (“Broker”) and is being furnished on a confidential basis to prospective purchasers solely for the purpose of evaluating the opportunity to acquire the multi-family real estate property located at 2611, 2615, 2629 and 2631 Alhambra Blvd, and 3100 and 3102 1st Avenue in Sacramento, California.

By accepting this Memorandum, the recipient (“Recipient”) agrees that the information contained herein is confidential, shall not be copied or distributed, and is intended solely for the limited purpose of evaluating a potential acquisition of the Property. Recipient agrees not to disclose this Memorandum or any of its contents to any other party without the prior written consent of Broker or Owner, except to Recipient’s legal, financial, and professional advisors who agree to maintain the confidentiality of the information.

The information contained herein has been obtained from sources deemed reliable; however, neither the Owner of the Property (“Owner”) nor Broker nor any of their respective affiliates, officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of the information or its suitability for any particular purpose. All summaries, projections, and financial information contained herein are provided for general reference only and are not guarantees of future performance.

Interested parties are expected to conduct their own independent investigation and analysis of the Property and all facts relevant to the transaction, including but not limited to physical condition, environmental matters, zoning requirements, market conditions, legal and tax implications, financial performance, size and square footage, improvements, presence or absence of contaminating substances or asbestos, compliance with the state and federal regulations.

This Memorandum does not constitute an offer to sell or a solicitation of an offer to buy the Property or any interest therein. Any offer to purchase the Property shall be subject to the terms and conditions set forth in a definitive agreement to be negotiated between the parties. Owner reserves the right to withdraw the Property from the market, alter the terms of the offering, or reject any or all offers without notice or obligation.

All communications, inquiries, and requests for additional information regarding the Property or this Memorandum should be directed exclusively to the Broker listed herein. Do not contact the Owner or tenants directly.

This Memorandum and all matters related to it shall be governed by the laws of the State of California without regard to its conflict of law principles.

Alhambra Blvd and 1st Ave Multi Family

Intero Real Estate Services is pleased to present the multi-family, 3 building complex at 2611,2615, 2629 and 2631 Alhambra Blvd and 3100 and 3102 1st Ave.

Ideal Location:

This multi-family complex is located in North Oak Park. Very close to hospitals, public transportation, Downtown, Midtown and extremely easy access to I5, Business 80 and Hwy 99.

Recent work and comparable rents

The owner has spent the last year updating and renovating the units. Granite Counter tops, new floors (in most units) new refrigerators in some units, new water heaters and updating in the kitchens and bathrooms. Rent averages in North Oak Park, Sacramento, vary by unit size, with recent data (early 2026) showing studios around \$1,400-\$1,800, 1-bedrooms from \$1,300-\$1,900, 2-bedrooms roughly \$2,200-\$2,400

Additional Income:

At this time the owner pays all utilities, however renters in this area usually have to pay for water, sewer and garbage. Upon renewal of leases this should/will be added to tenants portion at \$157 per month.

Investment Summary

Physical Description			Value Indicators	
Name:	Alhambra Blvd and 1 st Ave Multi Family		Price:	\$1,250,000
Address:	2611 Alhambra Blvd, Sacramento		Price/Unit:	\$208,333
Total Units:	6 Units		Price/ Sq. Ft. :	\$295.10
Net Rentable Sq. Ft:	4236		Current Cap Rate:	3.16
Parcel Size:	6098		Market Cap Rate:	5.91
Zoning:	R-2B		Current GRM:	13.44
Parking	1 car garage per unit		Market GRM:	9.74
Roof:	varies			
Exterior/Foundation:	varies			
Annual Property Operating Data			Operating Expenses	
	Current	Market	Taxes (est.new):	\$15,174
Scheduled Rent:	\$92,994	\$128,280	Insurance:	\$9,000
Less Est. Expenses:	\$53,375	\$54,400	Repair/Maintenance:	\$11,275
Net Operating Income:	\$39,619	\$73,880	Professional Mgmt:	\$7,671
			Water/Sewer/Garbage:	\$11,280
			Total Est. Exp:	\$54,400

CURRENT & PROJECTED RENT ROLL

Address	Bedroom	Bathroom	square feet	lease end	monthly pmt	deposit		market rent
2611 Alhambra Blvd	2	1	750	07/31/26	1600	1500		1750
2615 Alhambra Blvd	1	1	600	01/31/27	1275	1175		1500
2629 Alhambra Blvd	1	1	600	04/30/26	1385	1250		1500
2631 Alhambra Blvd	1	1	600	02/28/26	1500	1400		1500
3100 1st Ave	2	1	750	05/31/26	1700	1600		1750
3102 1st Ave	2	1	750	02/28/26	1710	1550		1750
					9170			9750
Gross income	\$92,994	includes small amt utility pmt		\$1901.68 in util				
Management fees	\$7,671							
Cleaning and Maintenance	\$11,275	removed major unit turn work						
Water/sewer/garbage	\$11,280	(940x12)						
Taxes	\$14,149							
Insurance	\$9,000							
Net Operating Income	\$39,619							
Current cap rate 3.16								

Projected Gross income	\$128,280	see note below	
Management fees	\$7,671		
Cleaning and Maintenance	\$11,275		
Water/sewer/garbage	\$11,280	(940X12)	
Taxes	\$15,174	based on \$1,250,000 purchase price	
Insurance	\$9,000		
Projected NOI	\$73,880		
Cap rate at projected rent	5.91		

Projected Gross income is $\$9750 \times 12 = \$117,000$ Plus utilities at $\$156.67$ per unit per month $= \$11,280$

$\$117,000$ plus $\$11,280 = \$128,280$

RENT COMPARABLES



3218 3rd Ave #2

UNIT TYPE	SF	RENT	RENT/ SF
1 Bed / 1 Bath	unk	\$1,698	unk



3309 1st Ave #3

UNIT TYPE	SF	RENT	RENT/ SF
1 Bed / 1 Bath	497	\$1,450	2.92



3554 4th Ave

UNIT TYPE	SF	RENT	RENT/ SF
1 Bed / 1 Bath	500	\$1,550	3.10



3624 Bret Harte Ct #2

UNIT TYPE	SF	RENT	RENT/ SF
1 Bed / 1 Bath	510	\$1,815	3.56