

MULTI-FAMILY
INVESTMENT OPPORTUNITY

T Street

GARDEN APARTMENTS

1814, 1816, 1818, 1820 T St Sacramento CA 95811

LISTED BY

650.922.1100

allanomand@hotmail.com

CA RE License #00892594

Pacific Coast Properties



OFFERING
MEMORANDUM
\$2,400,000

T Street

Garden Apartments

EXECUTIVE SUMMARY

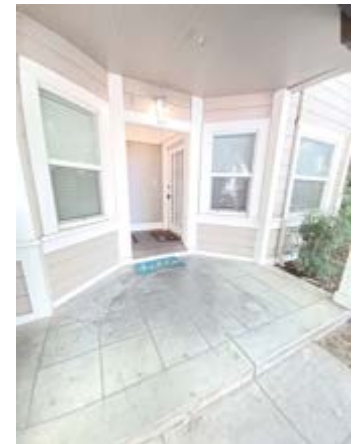
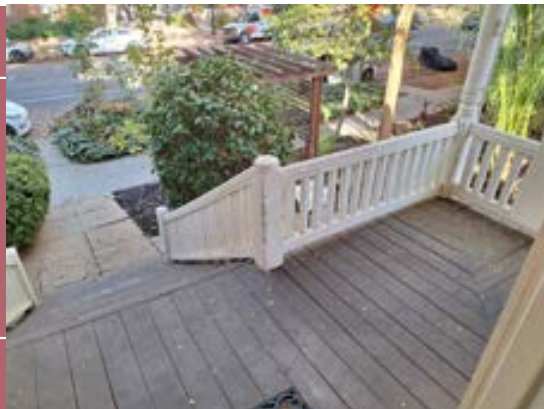
Pacific Coast Properties is excited to present the exclusive opportunity to acquire T Street Garden Apartments, a charming 10-unit apartment community located in the highly desirable Sacramento submarket.

T Street Garden Apartments consists of three buildings and features on-site laundry facilities. Most of the units and common areas have been upgraded to meet high-quality standards. The current ownership has demonstrated excellent management practices in maintaining the property. This presents a valuable opportunity to acquire a well-performing, income-generating asset.



PROPERTY DETAILS

ADDRESS	1814, 1816, 1818, 1820 T St Sacramento CA 95811	LOT INFORMATION
PARCEL SIZE		
ASSESSOR'S PARCEL NUMBER	010-0091-004-000 010-0091-055-000	010-0091-004-000 010-0091-055-000
ZONING		
RENT TYPE	Market	
BUILDING SF		
YEAR BUILT	1905	
NUMBER OF UNITS	10	



T Street

GARDEN APARTMENTS

PROPERTY SUMMARY

The property is fully leased at the moment, boasting a low rate of vacancies and an attractive tenant demographic. The existing owner has kept rental prices lower than the current market rates, providing a potential buyer the opportunity to raise rents and improve overall profitability. Furthermore, the property features well-established landscaping that not only enhances residents' privacy but also creates a peaceful and calming living atmosphere.



- Location, location, location!
- Laundry on-site
- Rent Upside
- Lot zoned for more units or ADU (included in sale)

- Most Units Rehabbed
- Fully Occupied
- RUBS can be implemented

INVESTMENT HIGHLIGHTS

T Street Garden Apartments presents a unique chance for investors to acquire a strategically positioned community with considerable potential for value improvement. The current long-term owner has established rental rates that are below the market average, which has effectively reduced tenant turnover, making this property an exceptional investment opportunity. Furthermore, income is generated from the on-site laundry facilities. This offering is particularly ideal for investors seeking a value-add opportunity in one of Sacramento's most sought-after submarkets.

FINANCIAL OVERVIEW

RENT ROLL

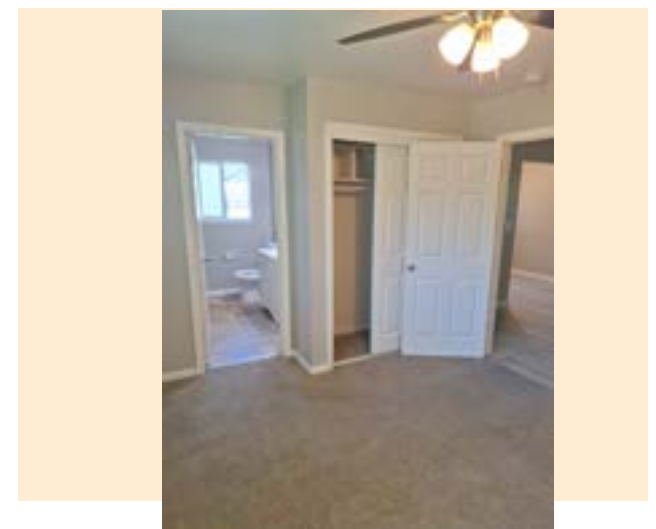
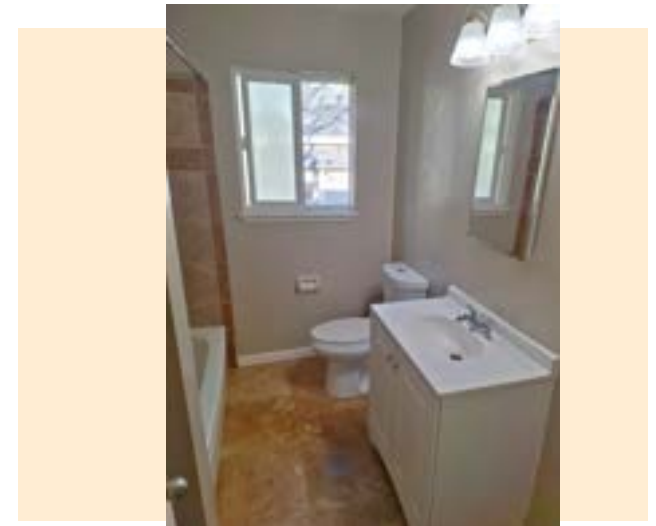
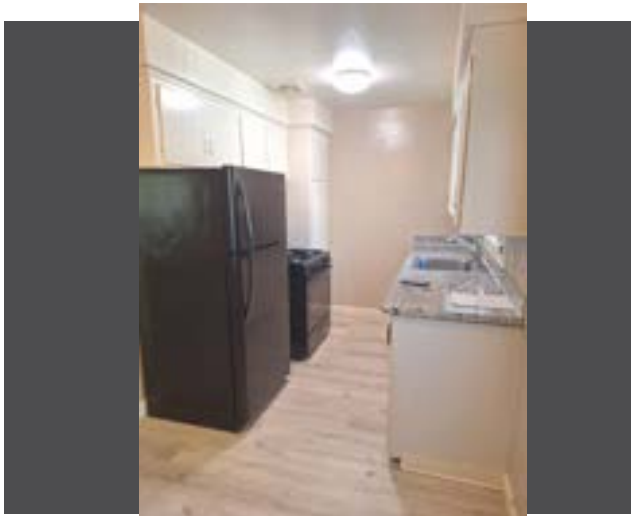
TYPE OF UNIT	UNIT NUMBER		CURRENT RENT (AVERAGE)	MARKET RENT (AVERAGE)
2 Bed / 1 Bath	1814 T St Lower		\$1,240.00	\$1,895.00
3 Bed / 1.5 Bath	1814 T St Upper		\$2,495.00	\$2,795.00
1 Bed / 1 Bath	1816 T St A		\$1,245.00	\$1,395.00
1 Bed / 1 Bath	1816 T St B		\$1,395.00	\$1,395.00
1 Bed / 1 Bath	1816 T St C		\$1,245.00	\$1,395.00
1 Bed / 1 Bath	1816 T St D		\$1,345.00	\$1,395.00
1 Bed / 1 Bath	1818 T St		\$1,445.00	\$1,395.00
1 Bed / 1 Bath	1818 T St 1/2		\$1,425.00	\$1,395.00
1 Bed / 1 Bath	1820 T St		\$1,745.00	\$1,895.00
1 Bed / 1 Bath	1820 T St 1/2		\$1,695.00	\$1,895.00
TOTAL	10		TOTAL RENT \$15,275.00	\$16,850.00

FINANCIAL OVERVIEW

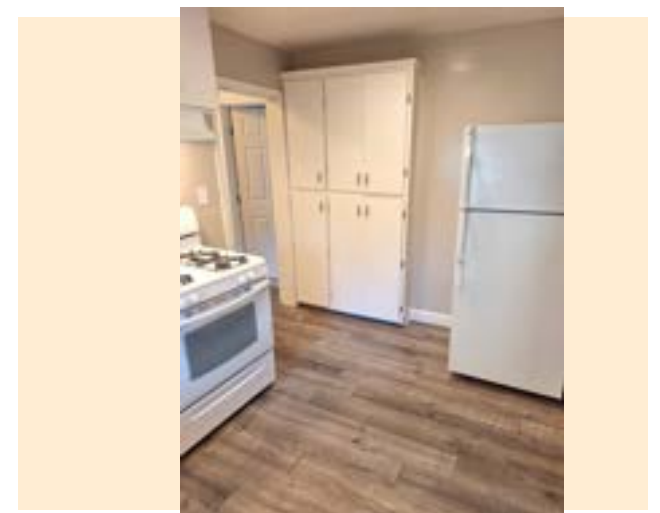
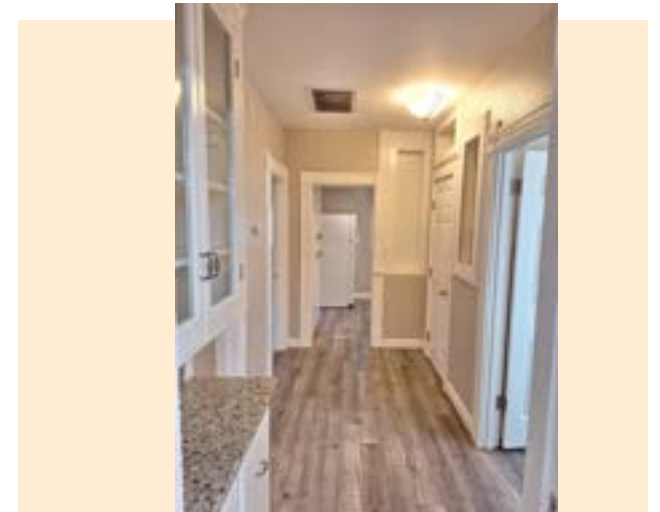
ANNUAL OPERATING DATA	Pro Forma	
	Current Rent**	Market Rent
Income		
Rental Income	\$183,300	\$202,200
Other Income RUBS	\$0	\$0
Effective Annual Gross Income	\$183,300.00	\$202,200.00
Expenses		
Property Tax (1.0735%)	\$28,600	\$28,600
Electric	\$1,000	\$1,000
Water/Sewer	\$14,000	\$14,000
Insurance	\$7,147	\$7,147
Landscaping	\$5,300	\$5,300
Management fee	\$9,340	\$9,340
Total Expenses	\$65,387	\$65,387
Net Operating Income (NOI)	\$117,913	\$136,813

**All current vacant units at market rents

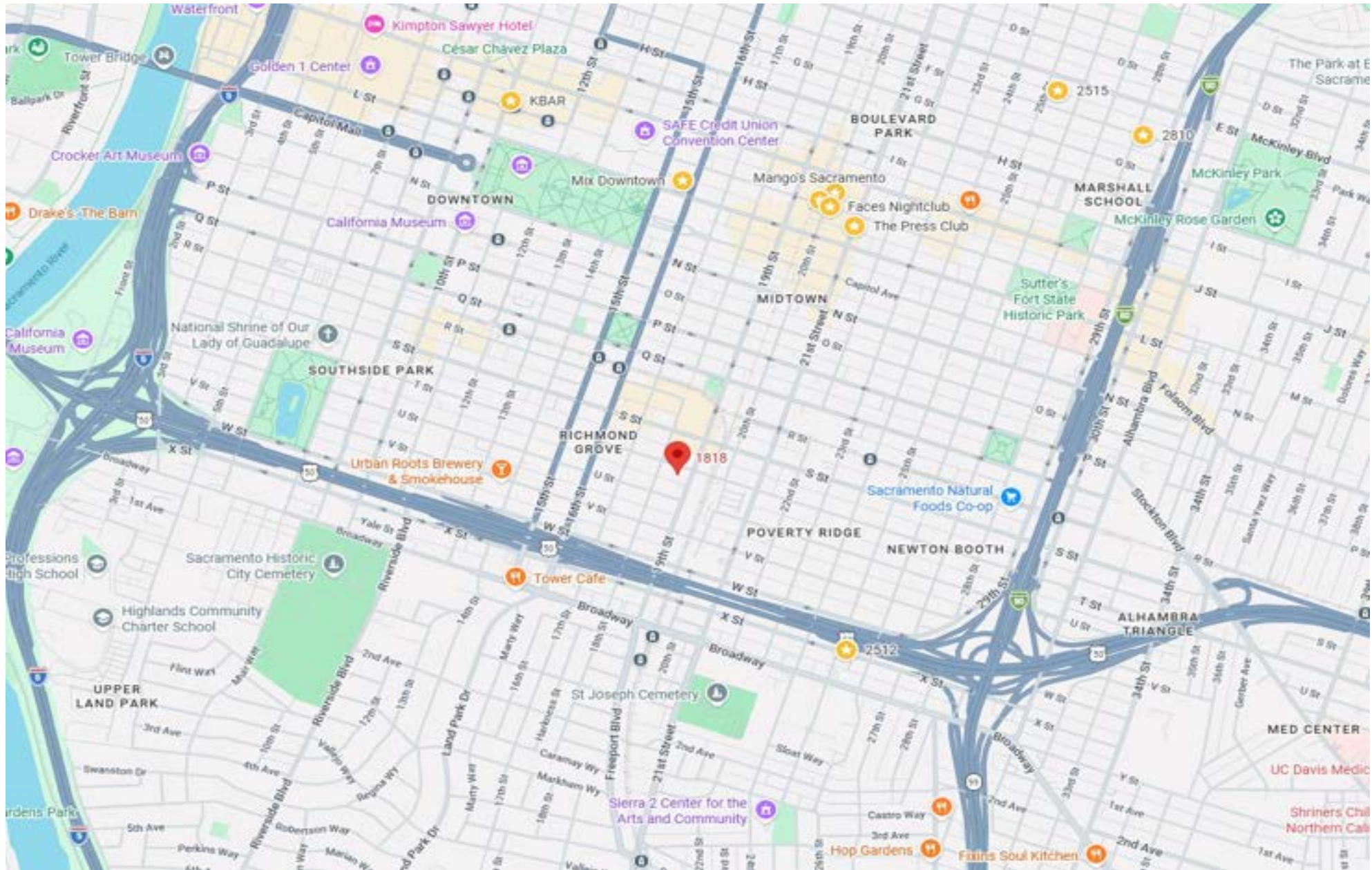
PROPERTY PHOTOS



PROPERTY PHOTOS



LOCATION MAP



SACRAMENTO REGION

Sacramento presents a prime location and a compelling choice for business endeavors. Its geographical advantages, qualified workforce, lower cost of living, accessibility to government resources and educational institutions, quality of life, as well as its cultural amenities, constitute significant factors that render Sacramento an ideal destination for enterprises. As the state capital of California, Sacramento is not only a pivotal political hub but also a growing metropolitan area boasting the seventh-largest economy in the world. Over the past year, the job market in Sacramento has experienced an increase of 1.4%. Furthermore, job growth over the next decade is projected to reach 34.8%, surpassing the national average of 33.5%.



source:
*citytoenfo.com
*cityofroseville.com
**bestplaces.net

T Street

GARDEN APARTMENTS

LISTED BY

Allan Mand
REALTOR

650.922.1100

allanomand@hotmail.com

CA RE License #00892594

Pacific Coast Properties



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.