

BRITTAIN

C O M M E R C I A L
INVESTMENT REAL ESTATE BROKERAGE AND MANAGEMENT

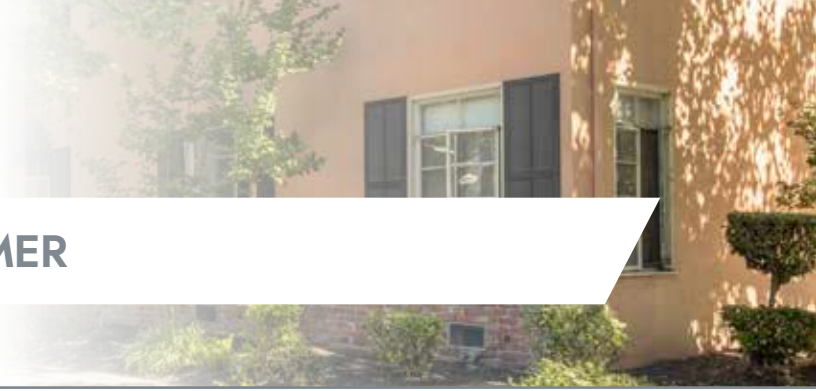


Braden Manor Apartments

\$4,980,000

JIM DRAZENOVICH

Broker License No: 00891047
jimd@brittaincommercial.net
Tel:(916) 561-0204 / Fax:(916) 568-1207
1435 River Park Drive Suite 510
Sacramento, CA 9581



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is propriety and strictly confidential.

It is intended to be reviewed only by the party receiving it from Britain Commercial and should not be made available to any other person or entity without the written consent of Brittain Commercial.

This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Brittain Commercial has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable;

however, Brittain Commercial has not verified, and will not verify, any of the information contained herein, nor has Brittain Commercial conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all the information set forth herein.



ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR BRITAIN COMMERCIAL AGENT FOR MORE DETAILS.



Braden Manor Apartments - 2323-2325 H St - Description

N Street Apartments

Brittain Commercial is pleased to present **Braden Manor Apartments**, a 24-unit apartment community located at **2323-2325 H Street** in Sacramento California.

Prime A+ Location

Situated in the highly desirable and vibrant Boulevard Park area of Midtown Sacramento, Braden Manor is a stunning community offering easy freeway access, on-site laundry, on-site parking, and well-maintained interiors. This is a truly charming, standout property with vintage style and craftsmanship, complemented by numerous modern touches.

You will find each home has their own unique qualities, including picture frame windows, roomy living space, huge wardrobe closets, excellent wall space, cooking friendly gas stoves, dining space of the kitchen, original wood flooring and/or modern carpeting with wood inspired kitchen flooring, update window treatments and warm interior paint, modern appliances and interior lighting.

This community is close to freeway access and only blocks from Old Soul at the Weatherstone Rick's dessert Diner, Midtown's Cantina Alley, Chicago Fire, Tres Hermanas, Temple Coffee, Sutter's Fort State Historic Park, McKinley Park, Memorial Auditorium and Marshall Park. The location provides its residents with a Bike Score of 90 and a Walk Score of 80.

Additional Income & Amenities

There are 12 off-street covered parking spaces that generate additional revenue. Residents contribute to common area maintenance fees and benefit from on-site app-based laundry facilities for added convenience.

Market Potential

As Sacramento continues to experience rapid population growth and rising property values, Braden Manor Apartments offer an exceptional investment opportunity to capitalize on the region's ongoing economic expansion.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR BRITAIN COMMERCIAL AGENT FOR MORE DETAILS.

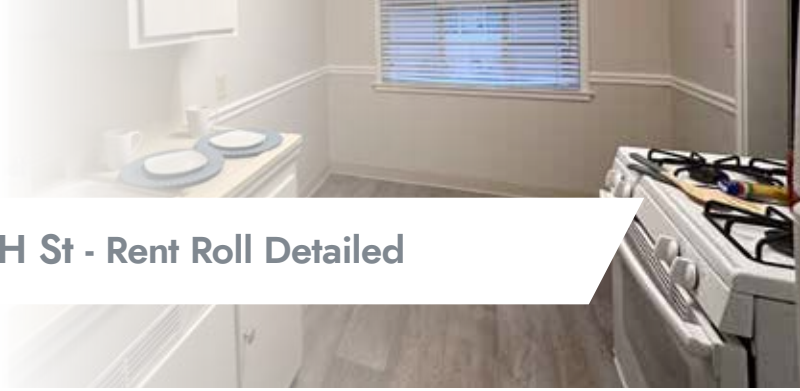
Braden Manor Apartments - 2323-2325 H St - Investment Summary

Physical Description		Value Indicators	
Name:	Braden Manor Apartments	Price:	\$4,980,000
Address:	2323-2325 H Street Sacramento, Ca 95816	Down Payment:	\$2,230,000
Total Units:	24	Price / Unit:	\$207,500
Net Retable Sq. Ft.	13,940	Price/Sq. Ft.:	\$357.25
Parcel Size:	.29 acres	Current Cap Rate:	5.47%
Zoning:	R-3A	Market Cap Rate:	5.94%
Parking:	12 Covered Parking	Current GRM:	11.1
Roof:	Pitched Comp Shingle	Market GRM:	10.5
Exterior / Foundation:	Stucco / Raised	Cash on Cash:	3.38%
			4.44%

Expense Analysis		Financing and Terms	
Expense/Unit:	\$6,814	Buyer shall obtain a new loan of \$2,750,000. Loan shall be fixed for 5 years at 5.95% interest. Monthly payments estimated at \$16,399	
Expense/Sq. Ft.:	\$11.73		
Expense/% of Income:	38%		

Annual Property Operating Data				Operating Expenses	
	Current Rent	Potential Rent			
Scheduled Rent:	\$426,360.00	\$452,160.00	Taxes (est. new 1.1454%):		\$57,040
Laundry:	\$12,713.00	\$12,713.00	Direct Levies:		\$3,078
Parking:	\$9,469.00	\$9,469.00	Insurance:		\$12,648
Scheduled Gross Income:	\$448,542.00	\$474,342.00	Maintenance/Repair:		\$22,302
Less Est. Vacancy Loss:	3% <\$12,790>	3% <\$13,648>	Electricity:		\$3,700
Effective Gross Income:	\$435,752.00	\$460,694.00	Gas:		\$6,656
Less Est. Expenses:	<\$163,559>	<\$164,804>	Water/Sewer/Garbage:		\$30,206
Net Operating Income:	\$272,193.00	\$295,890.00	Management:		\$20,860
Less Debt Service:	<\$196,788>	<\$196,788>	Landscaping:		\$5,000
Pre-Tax Cash Flow:	3.38% \$75,405.00	4.44% \$99,102.00	Pest Control:		\$1,213
Principal Reduction:	\$34,087.00	\$34,087.00	Misc/Admin:		\$856
Total Return Before Taxes:	4.91% \$109,492.00	5.97% \$133,189.00	Total (est.):		\$163,559

Unit Mix and Scheduled Monthly Income						
Type	No	Est. Sq. Ft.	Current Rent	Rent/Sq.Ft.	Market Rent	Market Rent/Sq. Ft.
Studio	2	400	\$1,275-\$1,300	\$3.52	\$1,300	\$3.25
1bed/1ba	8	580	\$1,015-\$1,525	\$2.48	\$1,550	\$2.67
1bed/1ba	10	550	\$1,450-\$1,550	\$2.70	\$1,550	\$2.82
2bed/1ba	4	750	\$1,625-\$1,675	\$2.19	\$1,795	\$2.39
Totals	24	13,940	\$35,530		\$37,680	
Averages		581	\$1,480	\$2.55	\$1,570	\$2.70



Bradon Manor Apartments - 2323-2325 H St - Rent Roll Detailed

Unit	Unit Type	Square Ft.	Current Rent	Current Sq. Ft.	Potential Rent	Potential Rent Sq. Ft.
01A	2 Bedroom / 1 Bathroom	750	\$1,675	\$2.23	\$1,795	\$2.39
01B	2 Bedroom / 1 Bathroom	750	\$1,625	\$2.17	\$1,795	\$2.39
02A	1 Bedroom / 1 Bathroom	580	\$1,450	\$2.50	\$1,550	\$2.67
02B	1 Bedroom / 1 Bathroom	580	\$1,015	\$1.75	\$1,550	\$2.67
03A	1 Bedroom / 1 Bathroom	580	\$1,525	\$2.63	\$1,550	\$2.67
03B	1 Bedroom / 1 Bathroom	580	\$1,525	\$2.63	\$1,550	\$2.67
04A	2 Bedroom / 1 Bathroom	750	\$1,625	\$2.17	\$1,795	\$2.39
04B	2 Bedroom / 1 Bathroom	750	\$1,650	\$2.20	\$1,795	\$2.39
05A	1 Bedroom / 1 Bathroom	580	\$1,500	\$2.59	\$1,550	\$2.67
05B	1 Bedroom / 1 Bathroom	580	\$1,450	\$2.50	\$1,550	\$2.67
06A	1 Bedroom / 1 Bathroom	580	\$1,525	\$2.62	\$1,550	\$2.67
06B	1 Bedroom / 1 Bathroom	580	\$1,525	\$2.62	\$1,550	\$2.67
07A	1 Bedroom / 1 Bathroom	550	\$1,475	\$2.68	\$1,550	\$2.82
07B	1 Bedroom / 1 Bathroom	550	\$1,550	\$2.82	\$1,550	\$2.82
08A	1 Bedroom / 1 Bathroom	550	\$1,475	\$2.68	\$1,550	\$2.82
08B	1 Bedroom / 1 Bathroom	550	\$1,495	\$2.72	\$1,550	\$2.82
09A	1 Bedroom / 1 Bathroom	550	\$1,500	\$2.73	\$1,550	\$2.82
09B	1 Bedroom / 1 Bathroom	550	\$1,500	\$2.73	\$1,550	\$2.82
10A	1 Bedroom / 1 Bathroom	550	\$1,475	\$2.68	\$1,550	\$2.82
10B	1 Bedroom / 1 Bathroom	550	\$1,450	\$2.64	\$1,550	\$2.82
11A	1 Bedroom / 1 Bathroom	550	\$1,450	\$2.64	\$1,550	\$2.82
11B	1 Bedroom / 1 Bathroom	550	\$1,495	\$2.72	\$1,550	\$2.82
12A	Studio	400	\$1,300	\$3.25	\$1,300	\$3.25
12B	Studio	400	\$1,275	\$3.19	\$1,300	\$3.25
Totals		13,940	\$35,530	\$2.55	\$37,680	\$2.70

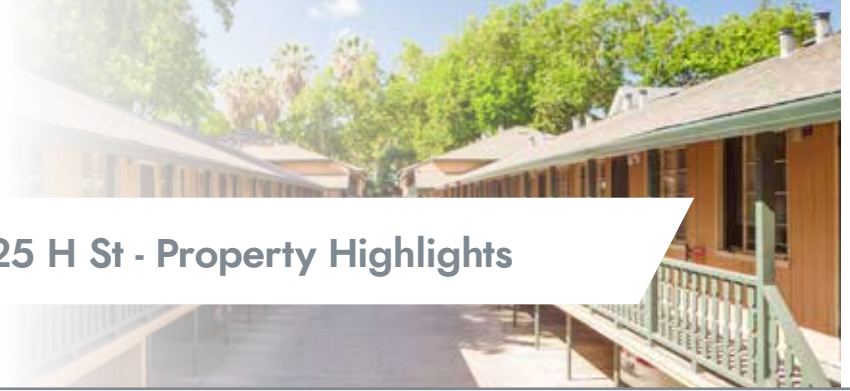
Bradon Manor Apartments - 2323-2325 H St - Expense Overview

	Current	Per Unit	Per Unit	Market
EXPENSES				
Real Estate Taxes (est. new 1.1454%)	\$57,040	\$2,377	\$2,377	\$57,040
Direct Levies	\$3,078	\$128	\$128	\$3,978
Insurance	\$12,648	\$527	\$527	\$12,648
Maintenance/Repairs	\$22,302	\$929	\$929	\$22,302
Electricity	\$3,700	\$154	\$154	\$3,700
Gas	\$6,656	\$277	\$277	\$6,656
Water/Sewer/Garbage	\$30,206	\$1,259	\$1,259	\$30,206
Management	\$20,860	\$869	\$884	\$21,205
Landscaping	\$5,000	\$208	\$208	\$5,000
Pest Control	\$1,213	\$50	\$50	\$1,213
Misc/Admin	\$856	\$36	\$36	\$856
Total Expenses	\$163,559	\$6,814	\$6,829	\$164,804
Expenses Per SF	\$11.73			\$11.73
% of Scheduled Gross Income	38%			36%

NET OPERATING INCOME

5.47 CAP
11.1 GRM

5.94 CAP
10.5 GRM



Bradon Manor Apartments - 2323-2325 H St - Property Highlights

INVESTMENT HIGHLIGHTS



- Highly desirable Boulevard Park Location
- Well Maintained, current ownership has owned property for over 26 years.
- Charming standout property with vintage style and craftsmanship, complemented by numerous modern touches

AMENITIES



- 12 off-street parking spots
- Laundry room
- Residential environment, surrounded by quaint single family residences and other smaller multi-family properties
- Restaurants, Retail, Shopping and entertainment options are all in proximity

UNIT FEATURES



- Charming unit floor plans with dining area off the kitchen
- Original wood flooring
- Modern appliances and interior lighting
- Huge wardrobe closets and excellent wall space
- Units are separately metered for gas and electricity



Braden Manor Apartments - 2323-2325 H St - Rent Comparables 1 of 2

Braden Manor Apartments
2323-2325 H Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	563 avg	\$1,466 avg	\$2.60
2 Bed 1 Bath	750	\$1,644 avg	\$2.19

2501 H Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	600	\$1,675	\$2.79
2 Bed 1 Bath	735	\$1,825	\$2.48

2311 I Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	580	\$1,595	\$2.75
2 Bed 1 Bath	695	\$1,900	\$2.74

2025 28th St



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	600	\$1,600	\$2.67
2 Bed 1 Bath	760	\$1,800	\$2.37



Bradon Manor Apartments - 2323-2325 H St - Rent Comparables 2 of 2

1711 N Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	575	\$1,575	\$2.74
2 Bed 1 Bath	795	\$1,880	\$2.37

1725 O Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	710	\$1,700	\$2.39
2 Bed 1 Bath	805	\$1,955	\$2.49



Bradon Manor Apartments - 2323-2325 H St - Unit Comparison 1 of 2

1 Bedroom 1 Bath Comparison

PROPERTY ADDRESS	UNIT TYPE	SQ.FT.	ASKING RENT	RENT/SQ.FT
2323 & 2325 H St	1 BED 1 BATH	563	\$1,466	\$2.60
2501 H Street	1 BED 1 BATH	600	\$1,675	\$2.79
2311 I Street	1 BED 1 BATH	580	\$1,595	\$2.75
2025 28th Street	1 BED 1 BATH	600	\$1,600	\$2.67
1711 N Street	1 BED 1 BATH	575	\$1,575	\$2.74
1725 O Street	1 BED 1 BATH	650	\$1,550	\$2.39
AVERAGES	1 BED 1 BATH	601	\$1,599	\$2.67



Bradon Manor Apartments - 2323-2325 H St - Unit Comparison 2 of 2

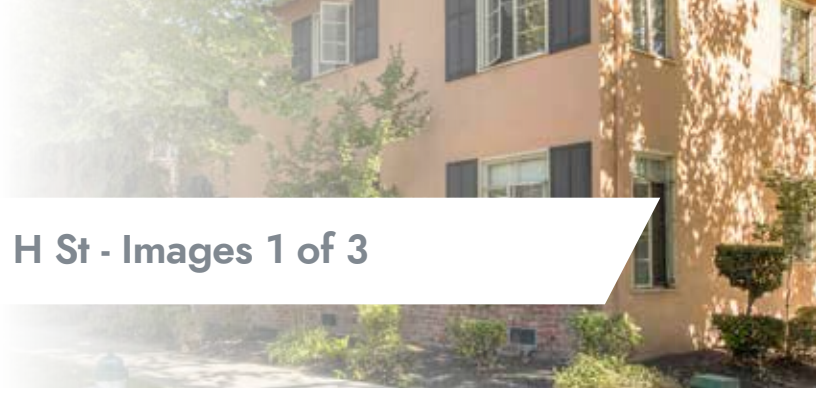
2 Bedroom 1 Bath Comparison

PROPERTY ADDRESS	UNIT TYPE	SQ.FT.	ASKING RENT	RENT/SQ.FT
2323-2325 H St	2 BED 1BATH	750	\$1,644	\$2.19
2501 H Street	2 BED 1 BATH	735	\$1,825	\$2.48
2311 I Street	2 BED 1 BATH	695	\$1,900	\$2.74
2025 28th Street	2 BED 1 BATH	760	\$1,800	\$2.37
1711 N Street	2 BED 1 BATH	795	\$1,880	\$2.37
1725 O Street	2 BED 1 BATH	805	\$1,995	\$2.49
AVERAGES	2 BED 1BATH	758	\$1,880	\$2.49



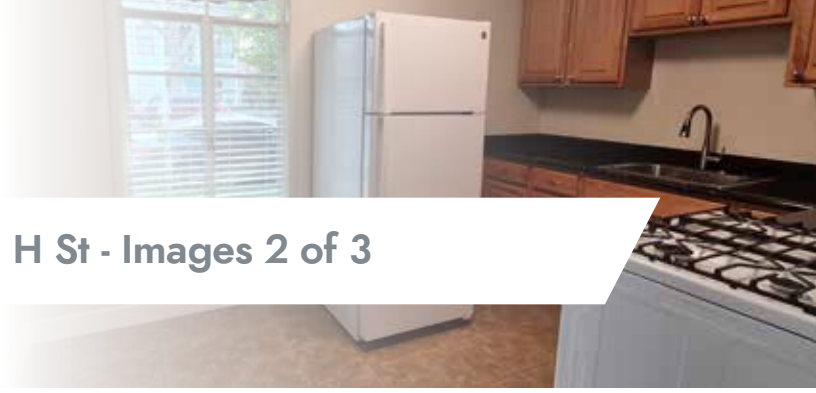


Bradon Manor Apartments - 2323-2325 H St - Images 1 of 3



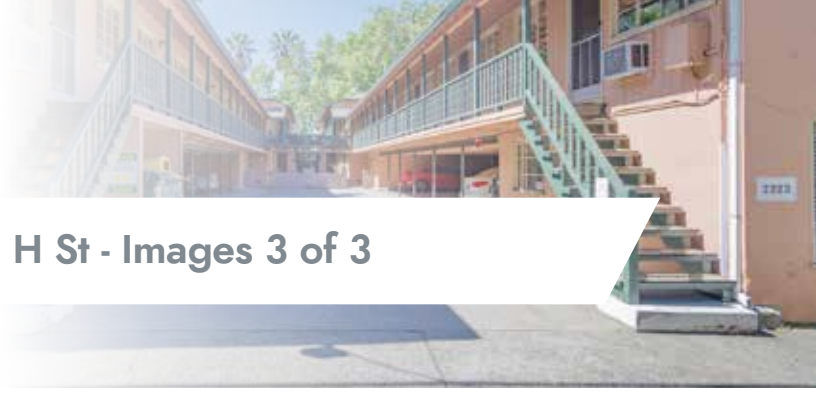


Bradon Manor Apartments - 2323-2325 H St - Images 2 of 3





Bradon Manor Apartments - 2323-2325 H St - Images 3 of 3





Brittain Commercial - 1435 River Park Drive, Suite 510, Sacramento, California 95815
Jim Drazenovich - jimd@brittaincommercial.net / Tel:(916) 568-1800 / Fax:(916) 568-1207

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for inaccuracies.