



3701 Morse Avenue

Sacramento, CA 95821

**STABILIZED SIX-UNIT MULTIFAMILY INVESTMENT WITH MARK-TO-MARKET
UPSIDE IN ARDEN-ARCADE**



CONTACT

Tim Swanston, SENIOR VICE PRESIDENT

916.979.9930 DRE# 01887506 swanston@scc1031.com

www.ncc1031.com

Executive Summary	04
Property Information	07
Location Overview	14
Financial Analysis	17
Demographics	21
Advisor Bios	23

All materials and information received or derived from North Coast Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither North Coast Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. North Coast Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. North Coast Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. North Coast Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by North Coast Commercial in compliance with all applicable fair housing and equal opportunity laws.



3701 MORSE AVENUE

Executive Summary

THE OFFERING

 **3701 MORSE AVE**
STREET ADDRESS

 **\$900,000**
LISTING PRICE

North Coast Commercial is pleased to present 3701 Morse Avenue, a six-unit multifamily investment located in the Outer Arden-Arcade submarket of Sacramento. Situated on an approximately 8,278 square foot parcel, the property offers stable in-place income from a uniform, recently updated unit mix, with rents positioned below submarket levels.

Located on Morse Avenue near Auburn Boulevard, the property sits within Arden-Arcade's established residential fabric, with access to the retail corridors along Fulton Avenue and Watt Avenue, including Town and Country Village and Arden Fair Mall. The location provides convenient access to Business-80 (Capital City Freeway) via the Fulton Avenue and Watt Avenue interchanges, connecting residents to Downtown Sacramento and the greater region. With in-place gross income currently below estimated market levels, the property offers mark-to-market upside through lease-to-market repositioning. The offering suits investors seeking a stable, low-management Sacramento asset with modest rental upside.

OFFERING SUMMARY



5.78%
CAP RATE



\$52,050
NOI



6
UNITS



8,278 SF
LOT SIZE



3,804 SF
COMBINED BUILDING AREA



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

INVESTMENT HIGHLIGHTS



Mark-to-Market Upside

In-place rents sit below submarket levels, offering upside as units turn to market



Accessible Entry Point

Six-unit scale suits private and 1031 buyers seeking manageable, stable multifamily



Established Rental Submarket

Arden-Arcade is one of Sacramento's largest, most established residential communities



Recent Capital Improvements

New roof, 2025 water heater, updated electrical subpanels, and permitted stair work reduce near-term capex



Simplified Operations

A uniform mix of six 2BR/1BA units streamlines turnover, maintenance, and management



Convenient Corridor Location

Near Fulton and Watt Avenues with Business-80 access and nearby retail



3701 MORSE AVENUE

Property Information

THE PROPERTY AT A GLANCE



8,278 SF

LOT SIZE



3,804 SF

BUILDING SIZE



1957

YEAR BUILT



6

UNITS



** PROPERTY LINES ARE ESTIMATES*

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

PROPERTY DESCRIPTION

3701 Morse Avenue is a six-unit multifamily investment located in Sacramento's Outer Arden-Arcade submarket, suited to investors seeking stable, well-located rental income.

Comprising approximately 3,804 square feet of building area on an 8,278 SF parcel, the asset is configured as a single two-story building with a uniform mix of six 2-bedroom, 1-bathroom units of roughly 634 square feet each. Built in 1957, it offers a consistent unit type throughout, supporting straightforward operations. Units have been updated over time with newer cabinets, countertops, appliances, and vanities, with laminate flooring in the main living areas and carpet in the bedrooms. Each unit has wall heating and air conditioning, with residents responsible for in-unit utilities.

On-site amenities include seven surface parking spaces per CoStar, providing off-street parking for the building, along with shared on-site laundry. The single-building configuration supports efficient management and consistent operating performance.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

PROPERTY DESCRIPTION

PROPERTY DETAILS

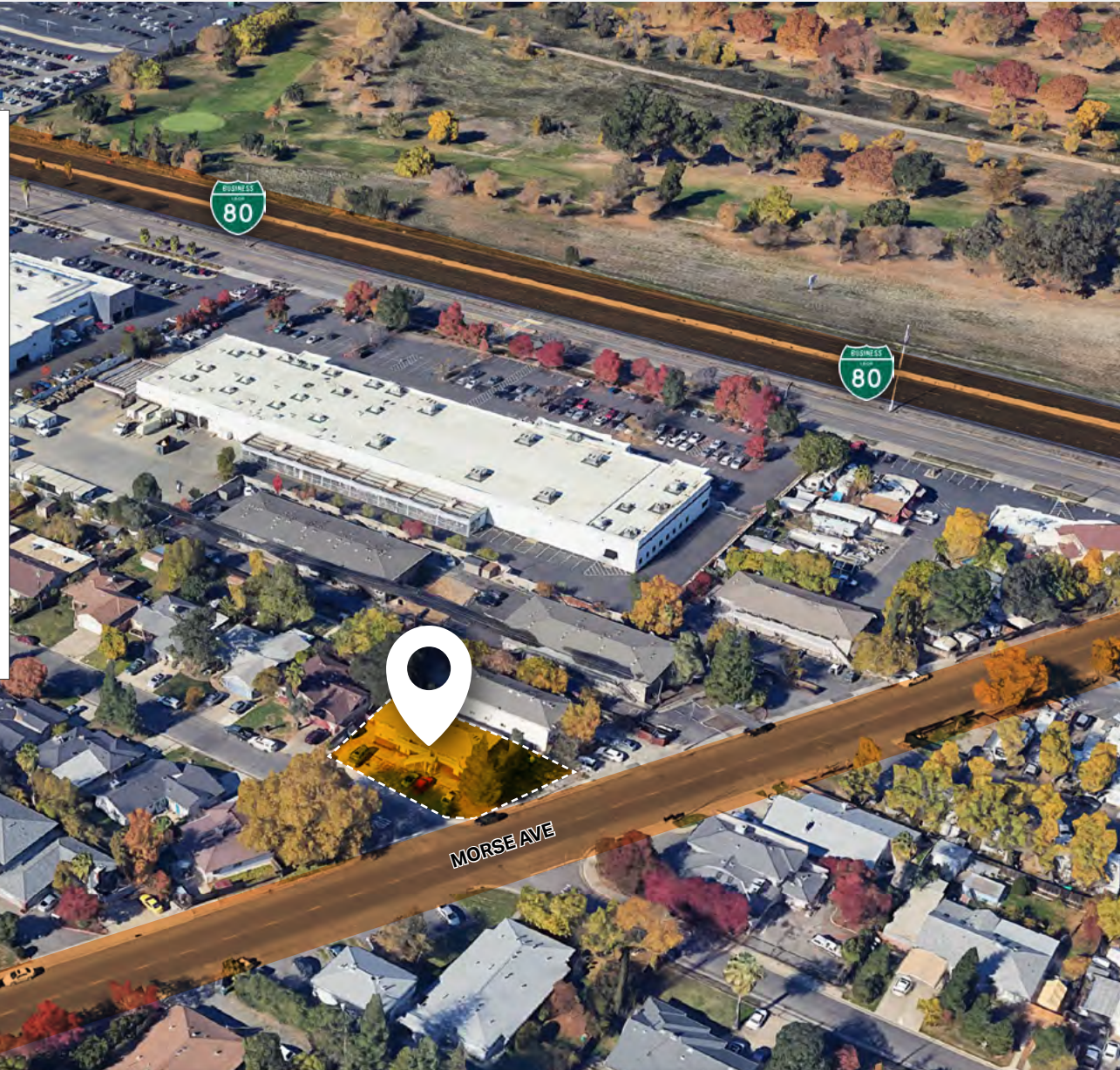
3701 Morse Ave, Sacramento, CA 95821

PROPERTY ADDRESS

254-0060-025-0000

APN

Lot Size	8,278 SF
Zoning	RD-20
Building Size	3,804 SF
Year Built	1957
Units	6
Stories	2
Parking	7 surface parking spaces



* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

AERIAL VIEW



* PROPERTY LINES ARE ESTIMATES

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

EXTERIOR PHOTOS



EXECUTIVE SUMMARY

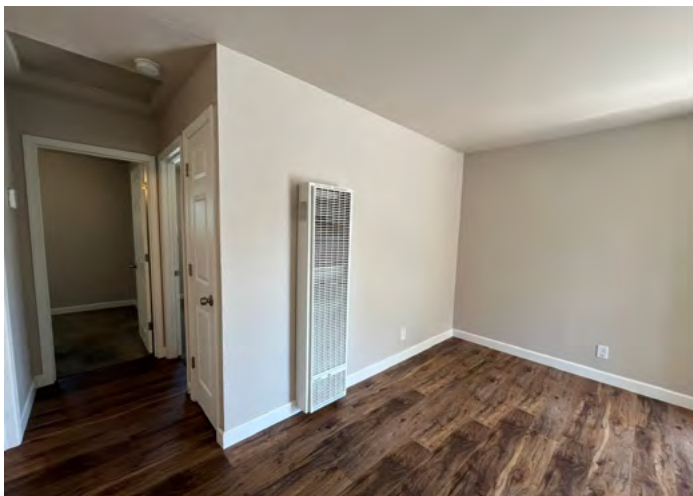
PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

INTERIOR PHOTOS



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS



3701 MORSE AVENUE

Location Overview

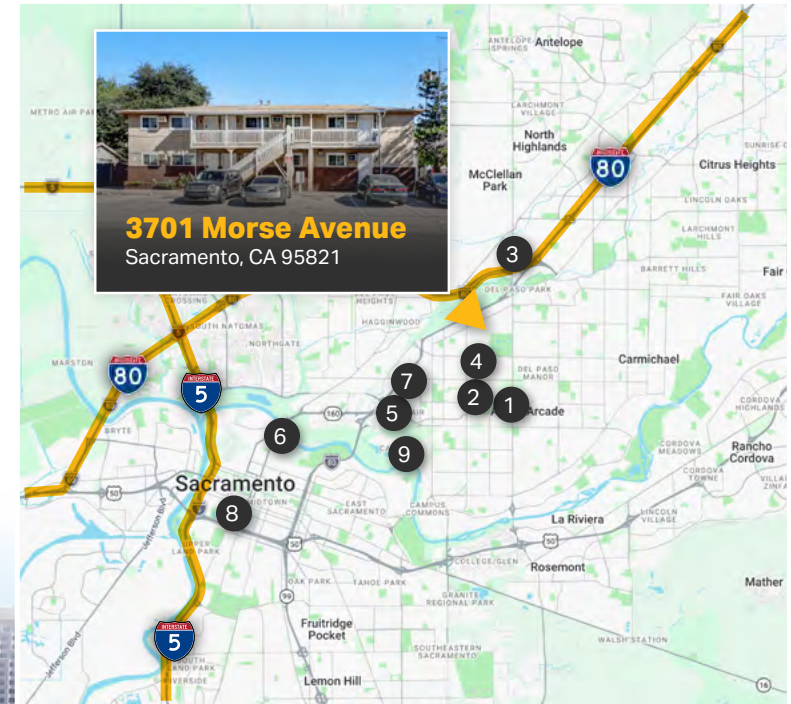
LOCATION OVERVIEW

ARDEN-ARCADE: ESTABLISHED COMMUNITY, CENTRAL CONVENIENCE

① **Arden-Arcade** is a large, centrally located Sacramento-area community known for its established residential character, economic and ethnic diversity, and strong retail presence. The area is home to a substantial mix of longtime residents and renters, who enjoy easy access to ② **Fulton Avenue**, ③ **Watt Avenue**, and the Arden Arcade retail corridor's mix of shopping centers, restaurants, and everyday services, including ④ **Town and Country Village** and ⑤ **Arden Fair Mall**.

The area features a mix of mid-century ranch homes, low-rise apartment buildings, and established multifamily development dating primarily to the postwar era. With a broad housing stock, steady rental demand from a sizable renter population, and a mature, largely built-out community, Arden-Arcade continues to see consistent tenant demand and rental activity.

Key regional access includes the ⑥ **American River Parkway** to the south and ⑦ **Business-80** (Capital City Freeway) to the north, connecting the neighborhood to ⑧ **Downtown Sacramento**, ⑨ **Cal Expo**, and the broader Sacramento region. This centrally located asset is well positioned to benefit from Arden-Arcade's large population base and established neighborhood infrastructure.



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

IMMEDIATE MAP



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS



3701 MORSE AVENUE

Financial Analysis

FINANCIAL SUMMARY

INVESTMENT OVERVIEW		
\$236.59 PRICE PER SF	\$900,000 PRICE	\$150,000 PRICE PER UNIT
CURRENT		PROFORMA
9.55	GRM	8.78
5.8%	CAP RATE	6.7%
3.6%	CASH-ON-CASH RETURN (YR 1)	5.8%
\$19,234	TOTAL RETURN (YR 1)	\$27,100
1.32	DEBT COVERAGE RATIO	1.51

	CURRENT	PROFORMA
OPERATING DATA		
Gross Scheduled Income	\$94,200	\$102,480
Total Scheduled Income	\$94,200	\$102,480
Vacancy Cost	\$4,710	\$5,124
Gross Income	\$89,490	\$97,356
Operating Expenses	\$37,440	\$37,440
Net Operating Income	\$52,050	\$59,916
Pre-Tax Cash Flow	\$12,480	\$20,346
FINANCING DATA		
Down Payment	\$350,000	\$350,000
Loan Amount	\$550,000	\$550,000
Debt Service	\$39,570	\$39,570
Debt Service Monthly	\$3,298	\$3,298
Principal Reduction (Yr 1)	\$6,754	\$6,754

INCOME & EXPENSES SUMMARY

	CURRENT	PROFORMA
INCOME SUMMARY		
Gross Scheduled Income	\$94,200	\$102,480
Vacancy Cost	(\$4,710)	(\$5,124)
GROSS INCOME	\$89,490	\$97,356
EXPENSES SUMMARY		
PG&E/Smud	\$868	\$868
Water/Sewer	\$5,100	\$5,100
Landscaping	\$2,285	\$2,285
Garbage	\$3,369	\$3,369
Maintenance	\$5,000	\$5,000
Management (Off Site)	\$4,818	\$4,818
Insurance	\$5,830	\$5,830
Taxes	\$10,170	\$10,170
OPERATING EXPENSES	\$37,440	\$37,440
NET OPERATING INCOME	\$52,050	\$59,916



EXECUTIVE SUMMARY

PROPERTY INFORMATION

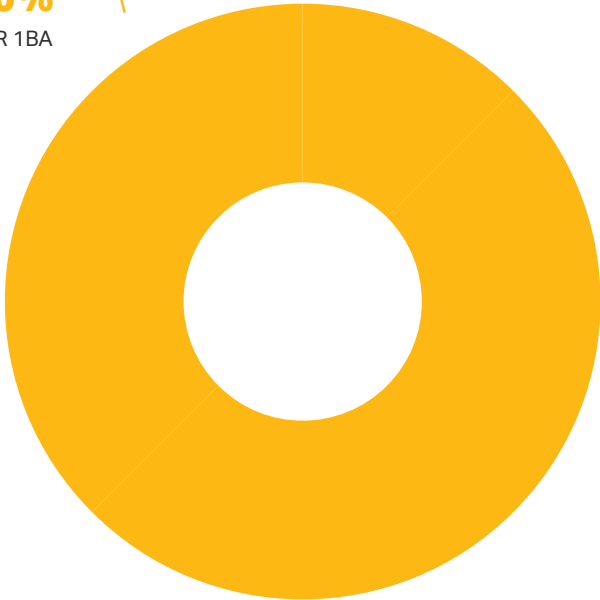
LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS

UNIT MIX SUMMARY

6 UNITS
100%
2BR 1BA



UNIT TYPE	COUNT	% OF TOTAL	RENT	MARKET RENT
2Br/1Ba	6	100.00%	\$1,295	\$1,350



3701 MORSE AVENUE

| Demographics

DEMOGRAPHICS

355,157

2025 POPULATION

\$99,007

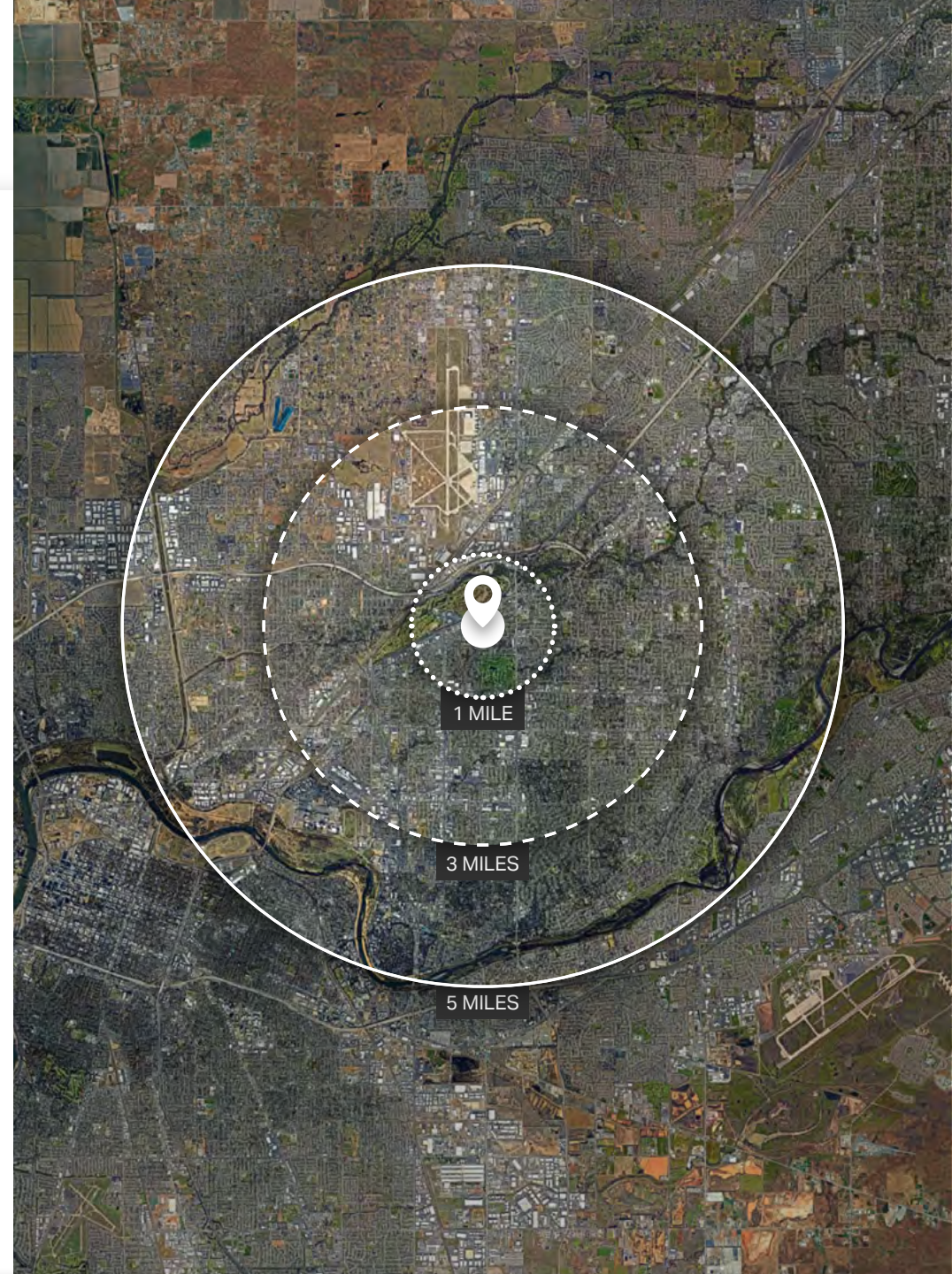
AVG HH INCOME

\$475,432

MEDIAN HOME VALUE

	1-MILE	3-MILE	5-MILE
POPULATION			
2025 Population	12,602	135,116	355,157
2030 Population Projection	12,688	136,566	359,009
Median Age	37.7	37.4	38
HOUSEHOLDS			
2025 Households	4,925	49,451	131,694
2030 Household Projection	4,958	49,971	133,141
Owner Occupied Households	2,035	21,972	64,639
Renter Occupied Households	2,924	27,999	68,501
Avg Household Size	2.5	2.6	2.6
Avg Household Vehicles	2	2	2
INCOME			
Avg Household Income	\$81,479	\$88,029	\$99,007
Median Household Income	\$52,111	\$65,391	\$75,247
HOUSING			
Median Home Value	\$495,046	\$452,594	\$475,432
Median Year Built	1962	1965	1970

SOURCE: COSTAR



EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS



3701 MORSE AVENUE

| Advisor Bio

ADVISOR BIO



TIM SWANSTON

SENIOR VICE PRESIDENT

DRE# 01887506

916.979.9930

swanston@scc1031.com

Tim Swanston (DRE# 01887506) is a multifamily specialist with over 15 years of experience focusing exclusively on the acquisition and disposition of multifamily assets across Northern California. He has been directly involved in more than 200 transactions, representing over \$500 million in multifamily sales.

A 5th-generation Sacramentan from one of the city's original pioneer families, Mr. Swanston graduated from Jesuit High School in 2001. He resides in Sierra Oaks with his three children and remains deeply connected to the local community. Outside of his professional endeavors, he enjoys coaching soccer, basketball, & football. He is also an avid supporter of Northern California sports teams.



www.ncc1031.com

EXECUTIVE SUMMARY

PROPERTY INFORMATION

LOCATION OVERVIEW

FINANCIAL ANALYSIS

DEMOGRAPHICS



North Coast Commercial | 916.979.9930 | 608 University Ave, Sacramento, CA 95825 | ncc1031.com

3701 MORSE AVENUE

23

3701 Morse Avenue

Sacramento, CA 95821

CONTACT

Tim Swanston

916.979.9930
DRE# 01887506
swanston@scc1031.com

 **NORTH COAST**
COMMERCIAL

www.ncc1031.com