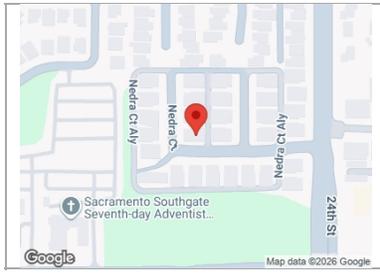


Agent Full Residential Income (All Photos)

67 Nedra Ct, Sacramento, CA 95822-5632

LP: \$899,900 **Status:** N Active 02/16/26 **Area:** 10822 **DOM/CDOM:** 0/0
Year Built: 1965 **Lot Acres:** 0.1300



[View All \(45\)](#)

[Map](#)

Primary Showing Contact: Offer Subject to inspection- Ron Benning
Type: Agent **Phone:** (916) 730-3846 **Ext:**

Secondary Showing Contact:
Type: **Phone:** **Ext:**

Showing Instructions: See Remarks,Other

Gate/Access Code:

Lockbox Location:

Special Listing Conditions: None

Listing Service: Full Service

Listing Agent / Office

Agent: Ron Benning (ID:SBENNING) Primary:916-730-3846
 Secondary:916-730-3846 Lic:01058898
Agent Email: ronbenning@yahoo.com
Office: LPT Realty, Inc (ID:01LPT01) Phone: 877-366-2213
 Lic:02248983

Listing Co-Agent / Office

Agent:
Agent Email:
Office:

Remarks

Private Remarks: Write offer subject to inspection. Incomplete offer packages will not be presented. All offers should be written on the CAR form RIPA, should include proof of funds, a prequalification letter if using financing, If an LLC, Corp, or trust a Representative Capacity form and entity Formation documents. Feel free to call or text friendly listing agent with any questions.
Public Remarks: Sacramento 4 Plex. All Four units have had some updating recently, with projected rents of \$7010 a month or gross Annual Scheduled income of \$84,120 and a GRM of 10.69. One of Sacramento's best values. We also have some special financing options lined up, including interest-only and easier-to-qualify-for options to cover just about any situation.

Directions

Directions to Property: From Hwy 5 Take Meadowview Exit then left onto 24th and then left onto Nedra. From 1-99 Take Mack Road then right onto 24th and left onto Nedra.
Cross Street: 24th

General Information

<p> Property Subtype: Quadruplex # of Buildings: 1 County: Sacramento APN: 048-0232-005-0000 Zoning: R-3 Census Tract: 42.02 Elevation: Lot SqFt (approx) / Source: 5663 / Assessor Auto-Fill Lot Size Dimensions: 42x19x97x52x12x76 Year Built/Source: 1965 Assessor Auto-Fill </p>	<p> Subdivision: Southfield Apartments Subtype Description: Apartments Builder Name: Mckeon Building Name: Architectural Style: Contemporary Construction Materials: Stucco,Frame,Wood Foundation: Concrete </p>
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School District (County): Sacramento **Elementary School District:** Sacramento Unified
Middle or Junior School District: Sacramento Unified **Senior High School District:** Sacramento Unified

Total Parking Spaces: 8	Covered Spaces:	Open Parking Spaces: 4	Tandem Parking Spaces:
Garage Spaces: 4	Carpport Spaces:	Independent Parking Spaces:	Guest Spaces:
Parking Features: Off Street, Garage			
Loading:			

Financials

Financial Data Source: Owner	Tenant Pays: Electricity,Gas
Income Includes: Rent Only	
Cap Rate: 5.00%	
Operating Expense Includes: None	

Actual or Scheduled: Scheduled	Gross Income Multiplier: 10.690%	Total Deposit:
Insurance Expense: \$2750	Tax Annual Amount:	Management Expense: \$0
Maintenance Expense: \$0	Projected Annual Property Tax:	Vacancy Allowance Rate:
Utilities Expense:	Other Expense: \$0	Net Operating Income:
Operating Expense:	Gross Scheduled Income: \$84120	Gross Rent Multiplier: 10.69

* Denotes information autofilled from tax records - † Denotes information autofilled from AI data

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Financials

1 Bedroom Annual Occupancy: Rent Range:	3 Bedroom Annual Occupancy: Rent Range:
2 Bedroom Annual Occupancy: 95% Rent Range:	4 Bedroom Annual Occupancy: Rent Range:
Studio Annual Occupancy: Rent Range:	Commercial Rent Range:

Units / Buildings

		Units	Occupied	Units	Occupied
# Of Units Total: 4					
Units Furnished: None	Signs:	Studio: 0			
# Commercial Units: 0		1 Bedroom: 0		3 Bedroom: 0	
Other Unit(s):		2 Bedroom: 4	3	4 Bedroom: 0	

Unit 1	Unit 2
Type: Apartment	Type: Apartment
Description: This unit is vacant with an estimated rent.	Description: #2
Identification: #1	Identification: #2
Rooms: 4 Bedrooms: 2 Full Baths: 1 Partial Baths: 0	Rooms: 4 Bedrooms: 2 Full Baths: 1 Partial Baths: 1
Rent: \$18000 Source: Not Measured	Rent: \$1760 Source: Owner
Approx SqFt: 850 Source: Not Measured	Approx SqFt: 850 Source: Not Measured
Occupancy: Tenant Lease Term: Less Than 12 Months	Occupancy: Tenant Lease Term: Less Than 12 Months

Unit 3	Unit 4
Type: Apartment	Type: Apartment
Description: This unit is vacant with an estimated rent.	Description: #4
Identification: #3	Identification: #4
Rooms: 4 Bedrooms: 2 Full Baths: 1 Partial Baths: 1	Rooms: 4 Bedrooms: 2 Full Baths: 1 Partial Baths: 1
Rent: \$1700 Source: Rental	Rent: \$1700 Source: Owner
Approx SqFt: Source: Not Measured	Approx SqFt: 850 Source: Not Measured
Occupancy: Vacant Lease Term: Other	Occupancy: Tenant Lease Term: Less Than 12 Months

Lease Information

Lease Term: Less Than 12 Months	# Leaseable: 4	# of Units Vacant: 1
Existing Lease Type:	# of Units Leased: 3	# of Units Month to Month: 0
Lease Deposit:	# of Owner Occupied: 0	# Section 8: 0

Disclosures / Restrictions

Disclosures / Documents: Natural Hazard Disclosure Available	Bonds/Asmts/Taxes: Unknown
Certified Firewise Community: Unknown	County Transfer Tax Rate:
Firewise Community Name:	City Transfer Tax Rate:

Interior Information

Stories: 2	Energy Efficient:
Levels: Two	Green Building Verification
# of Floors: 2	Type:
# of Rooms: 16	Rating:
Basement:	Body:
Basement SqFt:	Year:
Appliances: Free Standing Electric Oven†	Window Features: Dual Pane Full, Window Coverings
Laundry Features: In Common Area, Washer/Dryer Hookups	Security Features: Smoke Detector†
Flooring: Tile†, Wood†	Other Equipment:
Interior Features:	Property Conditions: Updated/Remodeled, Varies by Unit
Heating: Fireplace(s)†	
Cooling: Central†	

Exterior Information

Accessibility Features:	Electric: 220 Volts
Exterior Features:	Pwr Prod Type:
Patio and Porch Features:	Pwr Prod Ownership:
Roof: Composition	Pwr Prod Desc:
Lot Features: Corner, Curb(s), Landscape Front	Pwr Prod Size:
Topography: Level	Pwr Prod Year Install:
Frontage Type:	Water Source: Meter on Site, Public

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Exterior Information

View Description:	City	Irrigation Source:	None
Utilities:	City,Electric,Internet Available,Natural Gas Connected	Sewer:	Public Sewer
Seperate Meters:	Electricity,Gas		

Association

Association:	No	Mandatory:	
Fee:		Frequency:	
Includes:		Features:	

Listing Information

Listing Agreement:	Exclusive Right To Sell	Possession:	Subject To Tenant Rights
Entry Date:	02/16/26	Terms:	1031 Exchange
Original Price:	\$899,900	Listing Date:	02/16/26
		On Market Date:	02/16/26
		Last Price Change Date:	02/16/26
		Expiration Date:	05/30/26

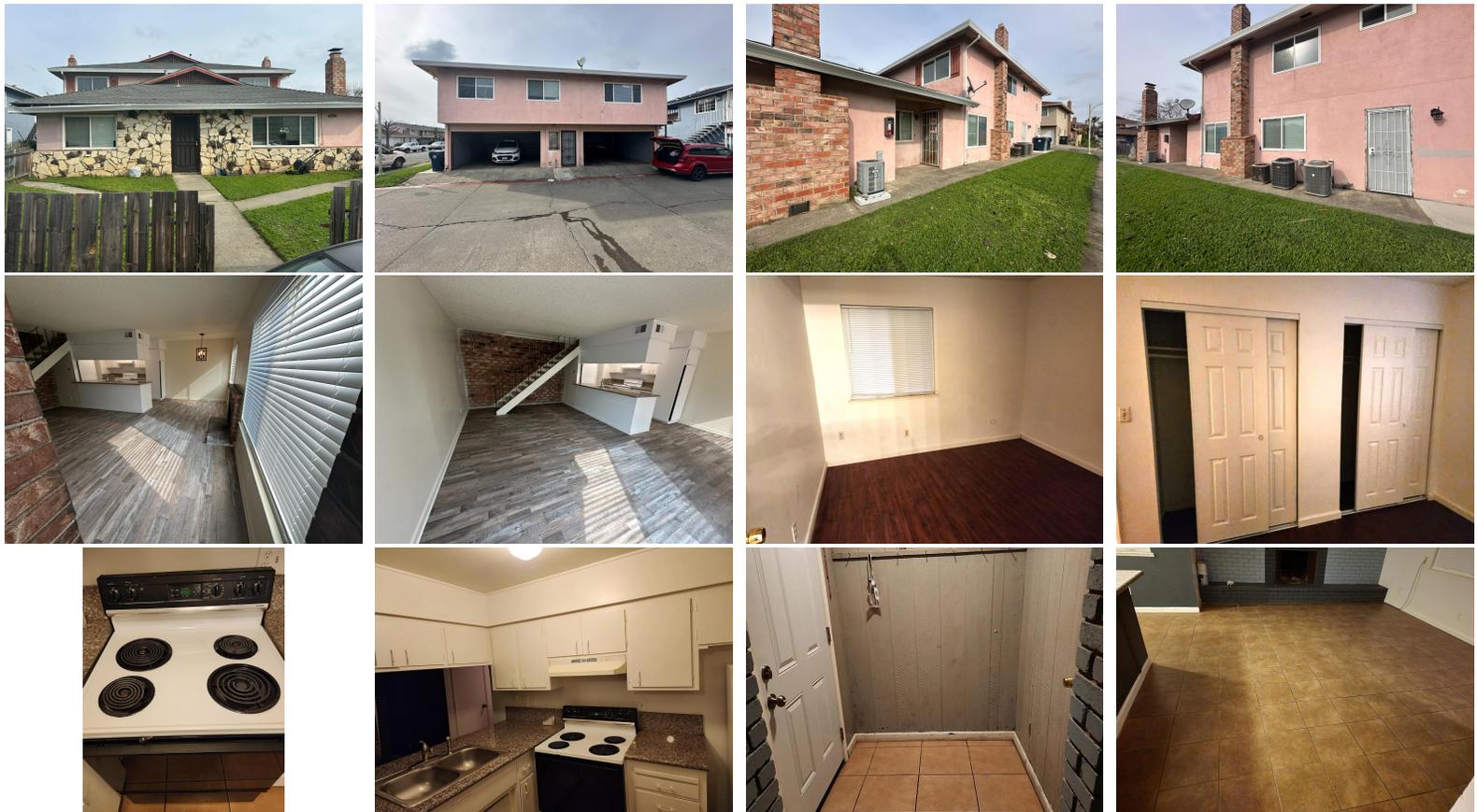
Closing Information

Buyer Agent:		Pending Date:	
Buyer Agent Email:		Escrow Company:	
Buyer Office:		Escrow Number:	
Buyer Co-Agent:		Close Date:	
Buyer Co-Agent Email:		CP % LP:	0
Buyer Co-Office:		Buyer Financing:	
		Financing Comments:	
		Multiple Offers:	
		Days in Escrow:	
		Close Price:	
		Close Price/SqFt:	

Concessions:
Concessions Amount/Reason #1:
Concessions Amount/Reason #2:
Concessions Amount/Reason #3:

Search Criteria

Additional Photos



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