Client Full Residential Income

3226 W St, Sacramento, CA 95817-1227

Presented By: **Shawn R Mileham**

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LPT Realty, Inc
LIC: 02248983
10620 Treena St STE 230 San Diego CA 92131
877-366-2213

LP: $899,000 **Status:** Active 04/26/26 **Area:** 10817 **DOM/CDOM:** 15/15
Year Built: 1939 **Lot Acres:** 0.1500

Pending Date: **Days in Escrow:**
Close Date: **Close Price:**
CP % LP: **Close Price / SqFt:**

Special Listing Conditions:
None

Listing Service: Full Service

View All (39) Map Mortgage Calculator

Public Remarks

Public Remarks: Excellent turn-key investment. Fresh paint & new roofs! A great opportunity to own 4 darling & desirable detached cottages on one lot, centrally located on a quiet street near shopping, restaurants & downtown. 3226, 3228 & 3230 W Street are all cute 1 bedroom, 1 full bath cottages with lots of character and charm. Each property features a comfortable living room, spacious kitchen, and inside laundry hook-ups. 3226 is located over the 3-car garage and features 2 bedrooms & 1 full bath & W/D hook-ups. Garage spaces are offered to the tenants to rent for additional income. Tenants pay gas & electricity. Close to everything; UC Davis Medical Center, downtown, award winning schools, shopping, parks & freeway access. One unit, 3230 W Street, has been updated and is vacant and available to be shown. PLEASE DO NOT DISTURB THE TENANTs of the other units. Tenants are on Month-to-Month leases. Tenants pay separately metered gas & electricity. Rents are $1,500, $1,495, $1,502, and $1,895 per month. In addition to rents, tenants also pay a total of $237, combined per month, towards sewer/water/garbage & garage rent. Total monthly income is $6,629. Total annual income is $79,548. GRM is 11.3 and 8.85% Cap Rate based on gross rents. A fantastic investment opportunity with lots of potential.

Directions

Directions to Property: Folsom Blvd or Stockton Blvd, to 34th Street to RIGHT on W Street, to address on the LEFT, OR Broadway to 34th Street to LEFT on W Street to address on the LEFT.
Cross Street: 34TH STREET

General Information

Property Subtype: Quadruplex
# of Buildings: 4
County: Sacramento
APN: 010-0262-005-0000
Zoning: R-4
Census Tract: 18.00
Elevation:
Lot SqFt (approx) / Source: 6534 / Assessor Auto-Fill
Lot Size Dimensions:
Year Built/Source: 1939 Assessor Agent-Fill

Subdivision:
Subtype Description: Flats
Builder Name:
Building Name:
Architectural Style: Cottage
Construction Materials: Stucco,Frame,Wood
Foundation: Raised

School District (County): Sacramento
Middle or Junior School District: Sacramento Unified
Elementary School District: Sacramento Unified
Senior High School District: Sacramento Unified

Total Parking Spaces: 4 **Covered Spaces:** **Open Parking Spaces:** 1 **Tandem Parking Spaces:**
Garage Spaces: 3 **Carport Spaces:** **Independent Parking Spaces:** **Guest Spaces:**
Parking Features: Open,Street,Garage,Varies by Unit,See Remarks
Loading:

Financials

Financial Data Source: Owner
Income Includes: See Remarks,Other
Cap Rate: 8.85%
Operating Expense Includes: See Remarks

Tenant Pays: Electricity,Gas,See Remarks

Actual or Scheduled: Actual
Insurance Expense: $0
Maintenance Expense: $0
Utilities Expense:
Operating Expense:

Gross Income Multiplier: 11.300%
Tax Annual Amount:
Projected Annual Property Tax:
Other Expense: $0
Gross Scheduled Income: $79548

Total Deposit:
Management Expense: $0
Vacancy Allowance Rate:
Net Operating Income:
Gross Rent Multiplier: 11.30

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Financials

1 Bedroom Annual Occupancy:
Rent Range: $1500-$1900

2 Bedroom Annual Occupancy:
Rent Range: $1700.00 - $1850.00

Studio Annual Occupancy:
Rent Range:

3 Bedroom Annual Occupancy:
Rent Range:

4 Bedroom Annual Occupancy:
Rent Range:

Commercial Rent Range:

Lease Information

Lease Term: Month To Month
Existing Lease Type:
Lease Deposit:

 # Leaseable: 4
# of Units Leased: 4
# of Owner Occupied: 0

# of Units Vacant: 0
# of Units Month to Month: 4
 # Section 8: 0

Disclosures / Restrictions

Disclosures /Documents: Natural Hazard Disclosure Available
Certified Firewise Community:
Firewise Community Name:

Bonds/Asmts/Taxes: Unknown
County Transfer Tax Rate:
City Transfer Tax Rate:

Interior Information

Stories: 1
Levels:
# of Floors: 1
# of Rooms:
Basement:
Basement SqFt:
Appliances: Free Standing Gas Range,Disposal
Laundry Features: Washer/Dryer Hookups
Flooring: Carpet,Laminate,Linoleum,Wood,Varies by Unit
Interior Features:
Heating: Wall Furnace,Varies by Unit
Cooling: Window Unit(s)

Energy Efficient:
Green Building Verification
Type:
Rating:
Body:
Year:
Window Features: Varies by Unit,Window Coverings
Security Features: Carbon Mon Detector,Smoke Detector
Other Equipment:
Property Conditions:

Units / Buildings

 # Of Units Total: 4
Units Furnished: None
Signs:
 # Commercial Units: 0
Other Unit(s):

	Units	Occupied		Units	Occupied
Studio:	0				
1 Bedroom:	3	3	**3 Bedroom:**	0	
2 Bedroom:	1	1	**4 Bedroom:**	0	

Unit 1

Type: Flat
Description:
Identification: 3226 W STREET
Rooms: 4 **Bedrooms:** 1 **Full Baths:** 1 **Partial Baths:** 0
Rent: $1500 **Source:** Owner
Approx SqFt: 480 **Source:** Not Measured
Occupancy: Tenant **Lease Term:** Month to Month

Unit 2

Type: Flat
Description:
Identification: 3228 W STREET
Rooms: 4 **Bedrooms:** 1 **Full Baths:** 1 **Partial Baths:**
Rent: $1495 **Source:** Owner
Approx SqFt: 480 **Source:** Not Measured
Occupancy: Tenant **Lease Term:** Month to Month

Unit 3

Type: Flat
Description:
Identification: 3230 W STREET
Rooms: 4 **Bedrooms:** 1 **Full Baths:** 1 **Partial Baths:**
Rent: $1895 **Source:** Owner
Approx SqFt: 480 **Source:** Not Measured
Occupancy: Tenant **Lease Term:** Month to Month

Unit 4

Type:
Description:
Identification: 3226 1/2 W STREET
Rooms: 4 **Bedrooms:** 2 **Full Baths:** 1 **Partial Baths:**
Rent: $1739 **Source:** Owner
Approx SqFt: 485 **Source:** Not Measured
Occupancy: Tenant **Lease Term:** Month to Month

Exterior Information

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Exterior Information

Accessibility Features:		**Electric:**	220 Volts
Exterior Features:	Yard Space	**Pwr Prod Type:**	
Patio and Porch Features:	Covered Patio	**Pwr Prod Ownership:**	
Roof:	Composition	**Pwr Prod Desc:**	
Lot Features:	Shape Regular,Curbs/Gutters,Sidewalk,Landscape Front	**Pwr Prod Size:**	
		Pwr Prod Year Install:	
Topography:	Level	**Water Source:**	Meter on Site,Public
Frontage Type:		**Irrigation Source:**	None
View Description:		**Sewer:**	Public Sewer
Utilities:	Sewer In & Connected,Electric,Natural Gas Connected		
Seperate Meters:			

Association

Association:	No	**Mandatory:**	**Name:**
Fee:		**Frequency:**	**Phone:**
Includes:			**Features:**

Search Criteria

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