

MULTI-FAMILY  
INVESTMENT OPPORTUNITY

# South Land Park

APARTMENTS

7259 South Land Park Dr Sacramento CA 95831

LISTED BY

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CA RE License #00892594

Pacific Coast Properties



OFFERING  
MEMORANDUM  
\$2,725,000

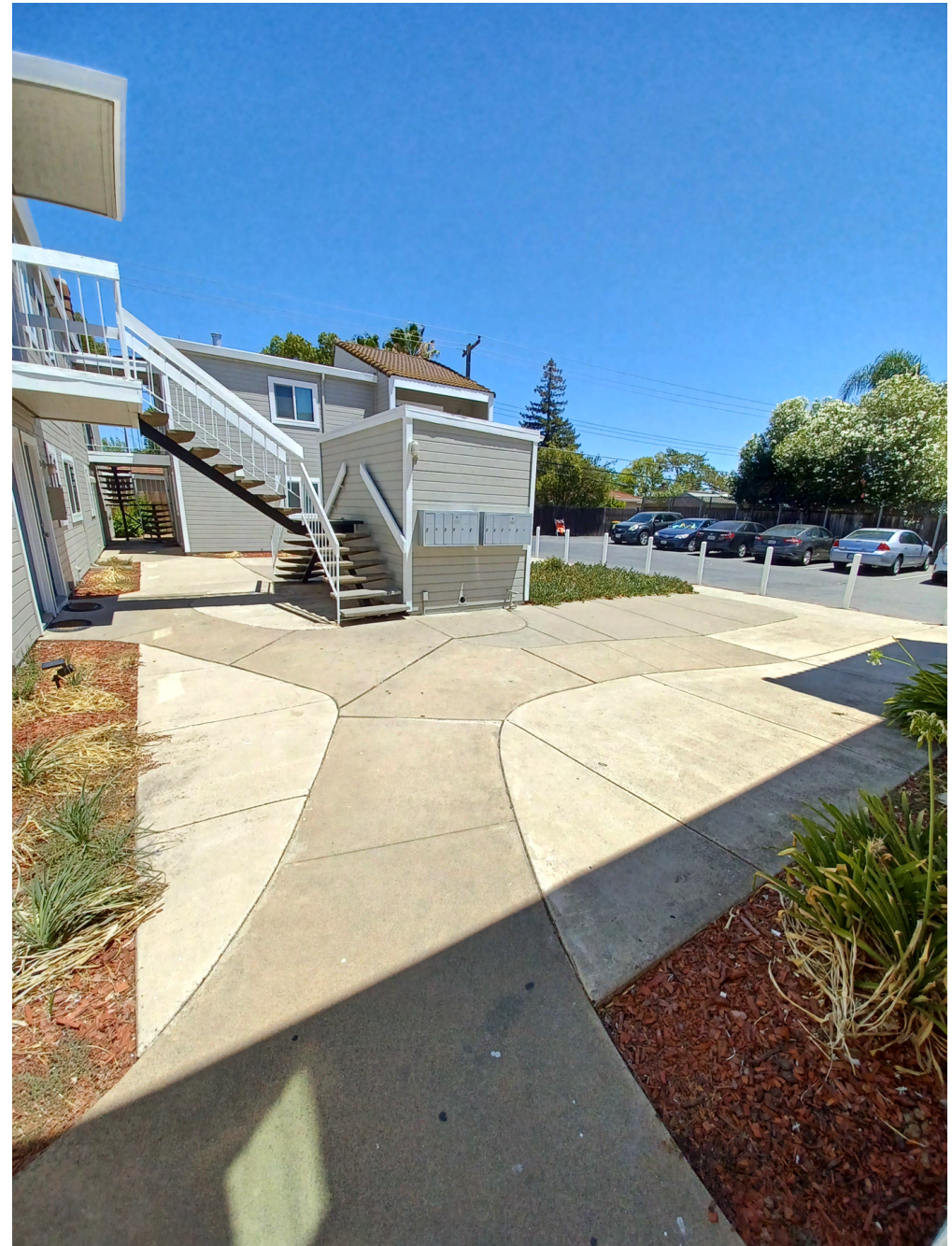
# South Land Park

## Apartments

### EXECUTIVE SUMMARY

**Pacific Coast Properties** is excited to present the exclusive opportunity to acquire S Land Park Apartments, a charming 12-unit apartment community located in the highly desirable Sacramento submarket.

South Land Park 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.

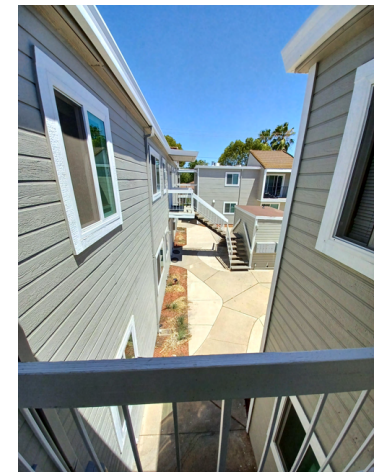
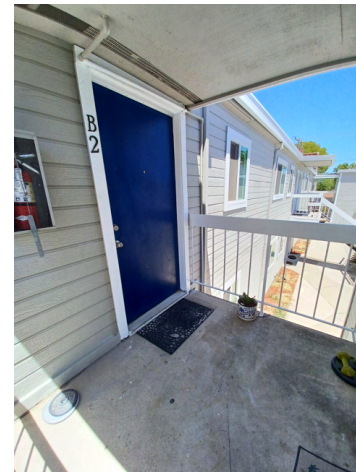


# South Land Park

APARTMENTS

## PROPERTY DETAILS

		LOT INFORMATION
ADDRESS	7259 South Land Park Dr Sacramento CA 95831	
PARCEL SIZE	19,050 Sq. Ft.	19,050 Sq. Ft.
ASSESSOR'S PARCEL NUMBER	031-0125-006-0000	031-0125-006-0000
ZONING	R-3-EA-2	R-3-EA-2
RENT TYPE	Market	
BUILDING SF	9,016 SF	
YEAR BUILT	1978	
NUMBER OF UNITS	12	

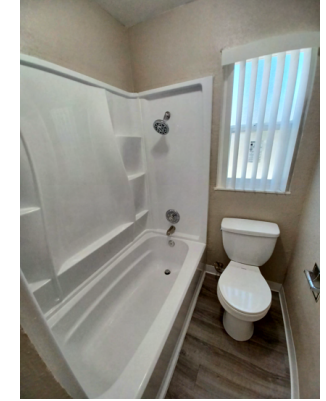


# South Land Park

APARTMENTS

## PROPERTY SUMMARY

The property is currently fully occupied, with a low vacancy rate and a desirable tenant profile. The current owner has maintained rental rates below the prevailing market levels, giving a prospective buyer the chance to increase rents and boost overall profitability. Additionally, the property is surrounded by well-established landscaping, which enhances residents' privacy and contributes to a serene and tranquil living environment.



- Location, location, location!
- Laundry on-site
- Rent Upside
- Most Units Rehabbed
- Fully Occupied
- Parking lot recently refurbished

**Seller/Carry 1st mortgage**  
**10-15% Down only**  
**3% interest only - 5 years**

## INVESTMENT HIGHLIGHTS

South Land Park Apartments offers a unique opportunity for investors to purchase a strategically located community with significant potential for value enhancement. The current long-term owner has set rental rates below market value, which has effectively minimized tenant turnover, making this property an outstanding investment prospect. Additionally, revenue is generated from on-site laundry facilities. This offering is particularly well-suited for investors looking for a value-add opportunity in one of Sacramento's most desirable submarkets.

# South Land Park

APARTMENTS

## FINANCIAL OVERVIEW

### RENT ROLL

TYPE OF UNIT	UNIT NUMBER	TOTAL SF	CURRENT RENT (AVERAGE)	MARKET RENT (AVERAGE)
2 Bed / 1 Bath	A1	750	\$1,495.00	\$1,895.00
2 Bed / 1 Bath	A2	750	\$1,850.00	\$1,895.00
2 Bed / 1 Bath	B1	750	\$1,545.00	\$1,895.00
2 Bed / 1 Bath	B2	750	\$1,845.00	\$1,895.00
2 Bed / 1 Bath	C1	750	\$1,395.00	\$1,895.00
2 Bed / 1 Bath	C2	750	\$1,495.00	\$1,895.00
2 Bed / 1 Bath	D1	750	\$1,495.00	\$1,895.00
2 Bed / 1 Bath	D2	750	\$1,850.00	\$1,895.00
2 Bed / 1 Bath	E1	750	\$1,795.00	\$1,895.00
2 Bed / 1 Bath	E2	750	\$1,140.00	\$1,895.00
2 Bed / 1 Bath	F1	750	\$1,495.00	\$1,895.00
2 Bed / 1 Bath	F2	750	\$1,895.00	\$1,895.00
<b>TOTAL</b>	<b>12</b>	<b>9,000</b>	<b>\$19,295.00</b>	<b>\$22,740.00</b>

*TOTAL RUBS \$450.00*

**TOTAL RENT \$19,745.00**

## FINANCIAL OVERVIEW

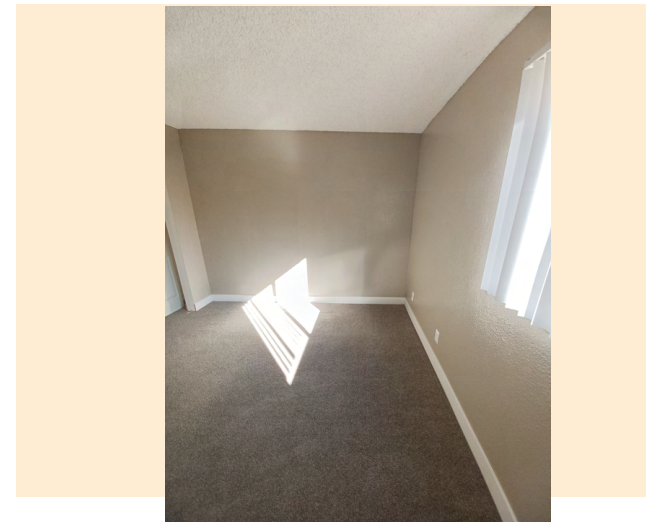
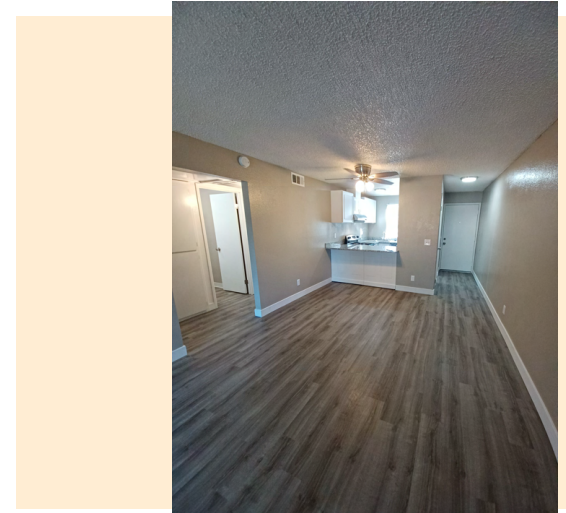
ANNUAL OPERATING DATA	Pro Forma	
	Current Rent**	Market Rent
<b>Income</b>		
Rental Income	\$231,540	\$272,880
Other Income RUBS	\$5,400	\$5,400
<b>Effective Annual Gross Income</b>	<b>\$236,940.00</b>	<b>\$278,280.00</b>
<b>Expenses</b>		
Property Tax (1.0735%)	\$27,522.50	\$27,522.50
Electric	\$1,881.02	\$1,881.02
Water/Sewer/Trash	\$4,592.18	\$4,592.18
Insurance	\$6,500	\$6,500
Landscaping	\$6,000	\$6,000
Management fee	\$9,600	\$9,600
<b>Total Expenses</b>	<b>\$56,095.70</b>	<b>\$56,095.70</b>
<b>Net Operating Income (NOI)</b>	<b>\$180,844.30</b>	<b>\$222,184.30</b>

\*\*All current vacant units at market rents

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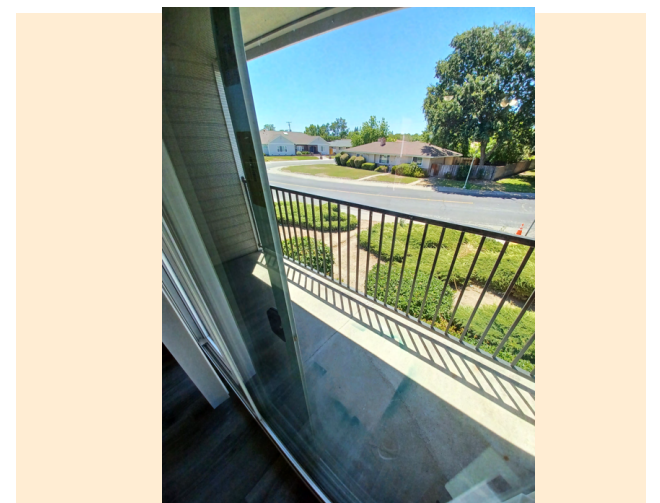
## PROPERTY PHOTOS



# South Land Park

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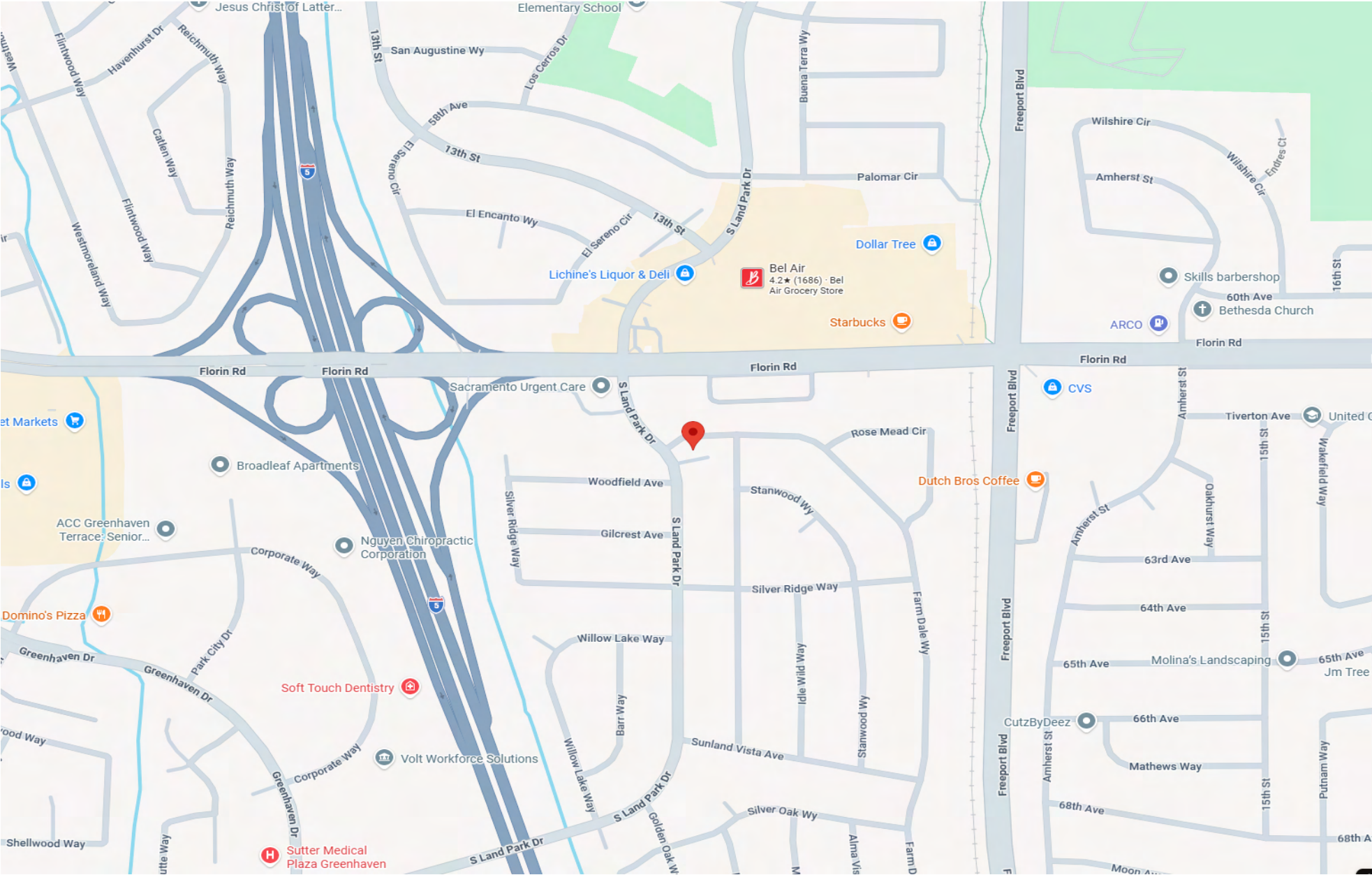
## PROPERTY PHOTOS



# South Land Park

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## LOCATION MAP



# South Land Park

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## 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

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