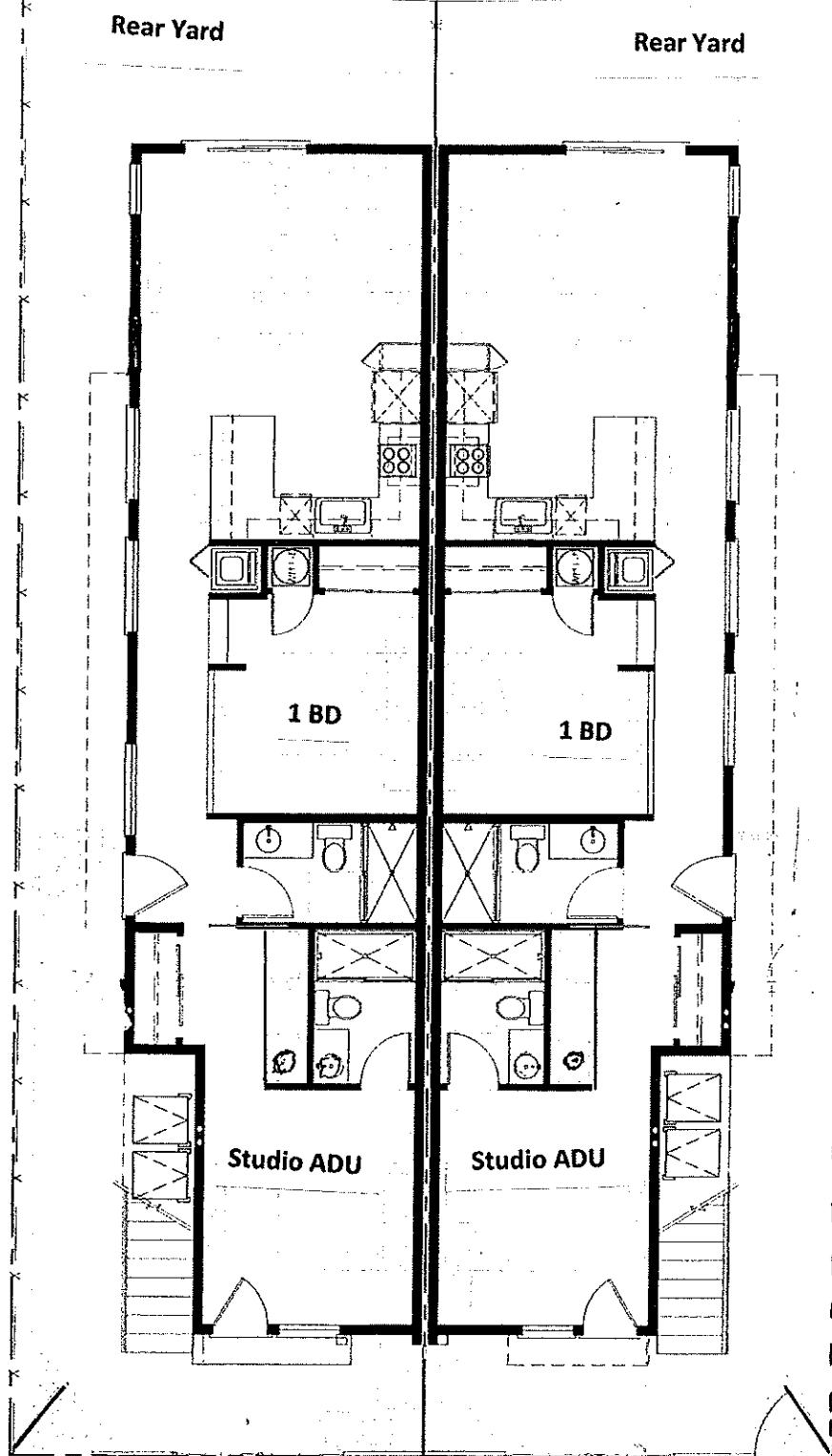
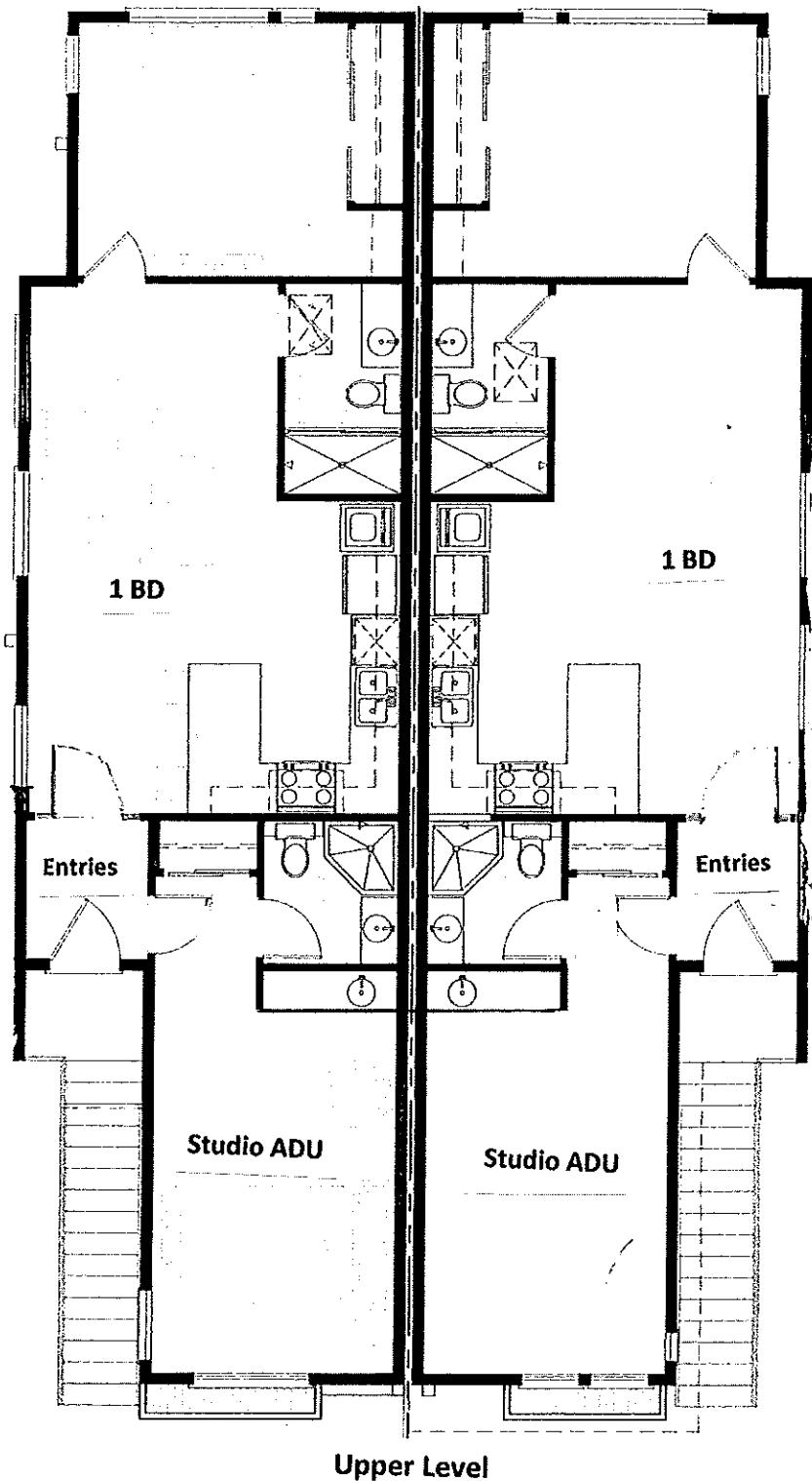


**Don Henrichsen**  
**donhenrich@gmail.com**  
**Text 775-338-8410**



**Street Level**

Don Henrichsen  
donhenrich@gmail.com  
Text 775-338-8410



1409-11 Victorian Aly  
Up/down duplex

1413-15 Victorian Aly  
UP/down duplex

## TURN KEY FURNISHED PROPERTY

PROPERTY ADDRESS 1409-1411 VICTORIAN ALLEY SACRAMENTO  
 Duplex + 2 ADU's (4 rented units) Left side bld VALUE \$890,000

RENTS: Duplex Up/Down (2 -1 bed up/down) and (2 ADU Studio units up/down)  
 Furnished apartments with utilities and internet included rate  
 1 month minimum (\*Short term rates are much higher)

Up stairs	1 bedroom	\$2500 mo	
Up stairs	Studio	\$1800 mo	
Lower level	1 bedroom	\$2500 mo	
Lower Level	Studio	\$1800 mo	( Current )
Total		\$8600 mo	\$8600 X 12 MO
			\$103,200

### EXPENSES ANNUAL

Taxes	\$7964	Sacramento County
Insurance	\$1617	Foremost
Utilities Sac City	\$3600	\$300 month each duplex x 12 months
Electric SMUD	\$3360	\$140 month each of 2 metered units x 12
ATT internet	\$ 720	\$60 month x 12 month total of all units +-
Yard Care	\$ 420	\$35 month x 12 month total
Supplies	\$ 700	Toilet paper, paper towels, soap, misc.
Misc	\$ 500	City permits short term rent
Turnover / Cleaning	\$ 0	Tenants/guest pay the cleaning fee.
Total	\$18,881	Annual

Total Annual Expenses	-\$18,881
Without Tx & Insurance	(\$ 9,300 )

NET ANNUAL INCOME	\$84,319
CAP RATE 9.4 %	(Includes tax and insurance)
CAP RATE 10.3%	(Not including Tax and insurance)

Owner

## TURN KEY FURNISHED PROPERTY

PROPERTY ADDRESS 1413 - 1415 VICTORIAN ALLEY SACRAMENTO  
Duplex + 2 ADU's (4 rented units) Left side bld VALUE \$890,000

RENTS: Duplex Up/Down (2 -1 bed up/down) and (2 ADU Studio units up/down)  
Furnished apartments with utilities and internet included rate  
1 month minimum (\*Short term rates are much higher)

Up stairs	1 bedroom	\$2500 mo	
Up stairs	Studio	\$1800 mo	
Lower level	1 bedroom	\$2500 mo	
Lower Level	Studio	\$1800 mo	( Current )
Total		\$8600 mo	\$8600 X 12 MO
			\$103,200

### EXPENSES ANNUAL

Taxes	\$7964	Sacramento County
Insurance	\$1617	Foremost
Utilities Sac City	\$3600	\$300 month each duplex x 12 months
Electric SMUD	\$3360	\$140 month each of 2 metered units x 12
ATT internet	\$ 720	\$60 month x 12 month total of all units +-
Yard Care	\$ 420	\$35 month x 12 month total
Supplies	\$ 700	Toilet paper, paper towels, soap, misc.
Misc	\$ 500	City permits short term rent
Turnover / Cleaning	\$ 0	Tenants/guest pay the cleaning fee.
Total	\$18,881	Annual

Total Annual Expenses	-\$18,881
Without Tx & Insurance ( \$9,300 )	

NET ANNUAL INCOME	\$84,319
CAP RATE 9.4 %	(Includes tax and insurance)
CAP RATE 10.3%	(Not including Tax and insurance)

Owner