

3322 - 3342 Lerwick Road

3326 Lerwick Rd, Sacramento, CA 95821



Presented By:
Home River Group



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Property Details

Price: \$3,650,000

- Fully occupied 24 unit asset with long-term tenants ensuring consistent and reliable rental income.
- 6 well-maintained buildings featuring 2bedrooms and 1bathroom Ideal for immediate cashflow.
- Desirable location situated in a stable Sacramento neighborhood attracts a wide tenant base.
- Flexible leases with the majority of tenants on month-to-month leases; with potential to adjust rents.
- Onsite laundry facilities and ample parking enhance tenant satisfaction and property value.
- Managed by a dedicated property management team and an onsite maintenance manager.

View the full listing here: <https://www.loopnet.com/Listing/3326-Lerwick-Rd-Sacramento-CA/35923065/>

Price:	\$3,650,000
No. Units:	24
Property Type:	Multifamily
Property Subtype:	Apartment
Apartment Style:	Garden
Building Class:	C
Sale Type:	Investment
Cap Rate:	4.47%
Lot Size:	1.09 AC
Gross Building Area:	32,734 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	2
Year Built:	1964
Zoning Description:	RD-20
APN / Parcel ID:	254-0132-014

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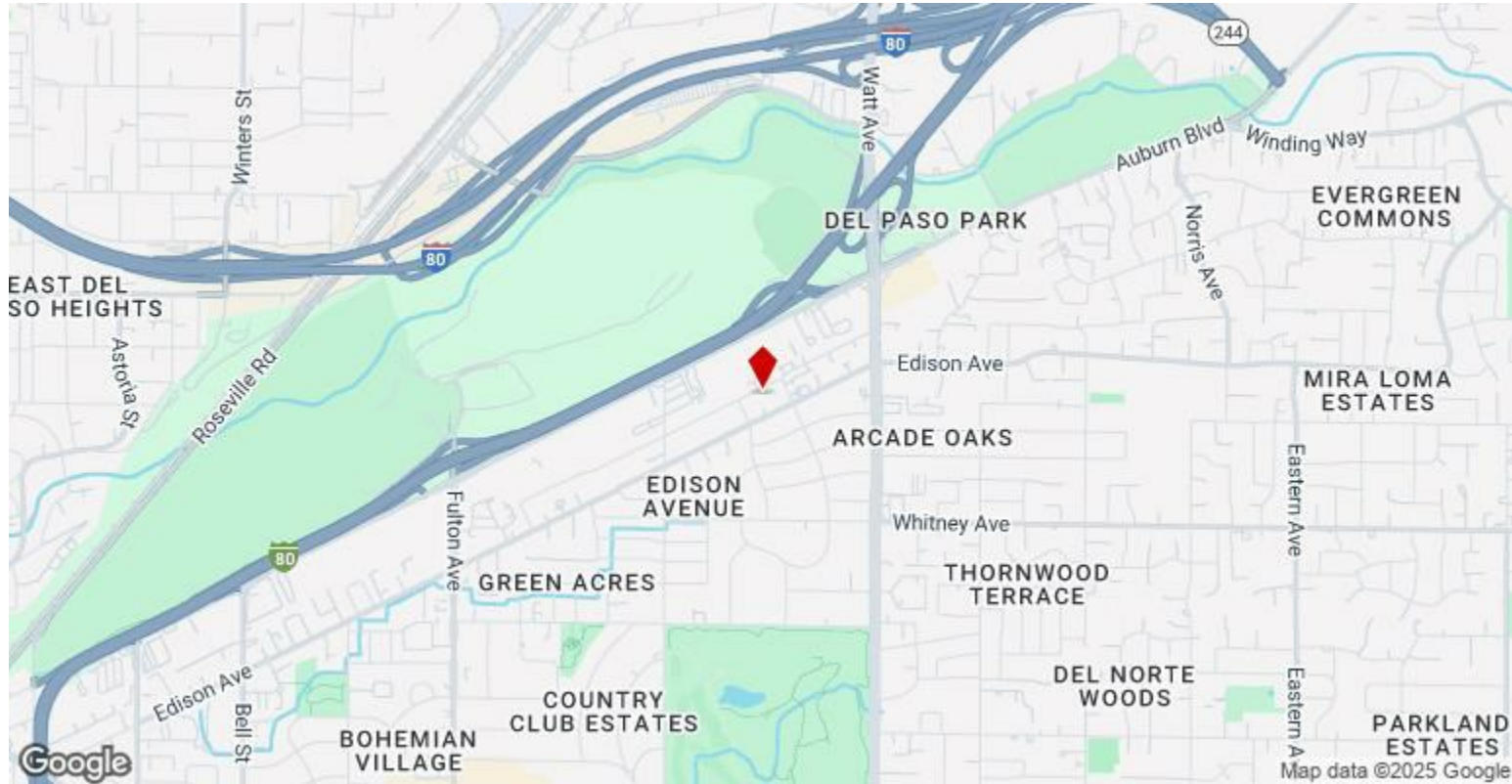
Unit/Room Mix Information

Description	No. Units	Avg. Rent/Mo	Sq. Ft
2+1	24	\$1,158	906

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Location



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Property Photos



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Property Photos



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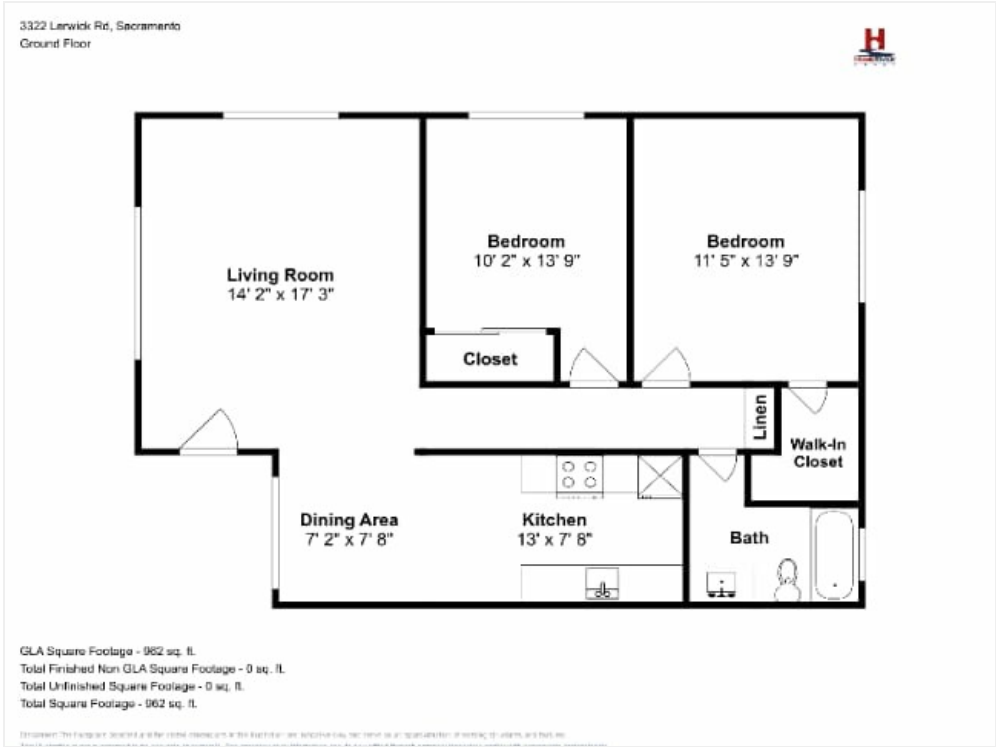


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Property Photos



Lerwick floorplan



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Property Photos



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IMG_4492-HDR

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Property Photos



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Property Photos



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Property Photos



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IMG_4337-HDR

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Property Photos



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Property Photos



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The property is fully occupied with solid cash flow and a history of reliable long-term tenants. Most leases are month-to-month, offering flexibility for rent adjustments in accordance with the market conditions. On-site amenities includes income generating laundry facilities and lush landscaping with garden areas for tenant enjoyment. Each apartment is assigned a dedicated parking space with additional guest parking available.

Professional on-site management and maintenance services in place ensure efficient operations and tenant satisfaction. Conveniently situated near major freeways and public transportation, appealing to a diverse range of renters. Disclaimer: *This Offering Memorandum is for informational purposes only. All information contained herein is deemed reliable but not guaranteed. Prospective purchasers should perform their own due diligence.*

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