

1825
CAPITOL
SACRAMENTO | CA

For Sale

Apartment Building

Six-Unit Sacramento apartment with ADU potential on deep lot.

- Six units with recent renovations in 2018 and 2025.
- Deep lot with rear land suitable for potential ADU development.
- Below-market rents provide immediate value-add opportunity.

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EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

1825 Capitol Avenue is a ±6-unit multifamily property located in the heart of Midtown Sacramento. The building has benefited from comprehensive renovations completed in both 2018 and 2025, enhancing the quality of the unit interiors. Situated on a deep lot with excess land at the rear, the property presents a clear opportunity for added value through the development of Accessory Dwelling Units (ADUs), supported by current California housing legislation. The existing units are currently leased below market rates, offering additional upside through rental adjustments upon tenant turnover.

LOCATION HIGHLIGHTS

This centrally located asset is within walking distance of Sacramento's top retail, dining, and entertainment options, as well as major employment hubs. The neighborhood offers excellent walkability, strong rental demand, and convenient access to Highway 50, Business 80, and public transit. Street parking is readily available, and the surrounding area includes Sutter Health, The Handle District, and the Midtown Farmers Market.

OFFERING SUMMARY

Sale Price: \$1,795,000



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RENT ROLL

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APARTMENT	BEDROOMS	BATHS	MOVE-IN DATE	LEASE EXPIRATION	CURRENT RENT	MARKET RENT
Unit 1A	1	1	5/1/2015	2/28/2026	\$1,330.00	\$2,100.00
Unit 1B	1	1	6/13/2025	6/12/2026	\$2,000.00	\$2,100.00
Unit 2A*	2	1	8/1/2025	7/31/2026	\$1,100.00	\$2,500.00
Unit 2B*	0	1	8/1/2025	7/31/2026	\$2,000.00	\$2,600.00
Unit 3A	2	1	5/1/2015	9/30/2025	\$1,595.00	\$2,500.00
Unit 3B	2	1	6/19/2023	Month to Month	\$2,502.00	\$2,500.00
TOTAL:					\$10,527.00	\$14,300.00

* currently being leased as one space

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INCOME EVALUATION



Income Approach to Value (Current Actual +8% increase)

Gross Monthly Income (w/ 8% increase)	\$136,435
Less Vacancy 3.0%	(\$4,093)
Effective Gross Rental Income	\$132,342
Garbage and Utility Chargeback \$55/Mo Per Unit	\$3,300
Stabilized Annual Laundry Income (\$300/month)	\$3,600
Total Effective Gross Income	\$139,242

Annual Expenses

Property Taxes (reassessed at \$1.7MM)	\$19,573
Property Insurance (assuming 25% increase from current rate)	\$5,000
Reserves (\$500/unit)	\$2,500
Repairs	\$5,750
Cleaning and Maintenance	\$5,200
Management	\$10,233
Utilities	\$10,200
	(\$58,456)

Annual Net Income	\$80,786
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NIR: 58%

Fair Market Value by Income Approach	\$1,795,000
Price Per Unit	\$359,000

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INTERIOR PROPERTY PHOTOS

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LOCAL AREA

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REGIONAL DEMOGRAPHICS

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DEMOGRAPHICS

1 MILE 3 MILES 5 MILES

POPULATION

2025 Estimated Population	34,818	162,217	406,345
2030 Projected Population	38,472	169,741	411,497
2020 Census Population	29,743	151,454	391,352
2010 Census Population	24,241	129,288	345,702
2025 Median Age	34.9	37.1	35.4

HOUSEHOLDS

2025 Estimated Households	20,584	73,612	164,164
2030 Projected Households	22,748	78,779	170,001
2020 Census Households	17,263	65,765	152,638
2010 Census Households	15,121	58,431	138,941

INCOME

2025 Estimated Average Household Income	\$106,410	\$127,565	\$113,657
2025 Estimated Median Household Income	\$80,213	\$95,371	\$87,078
2025 Estimated Per Capita Income	\$63,639	\$58,756	\$46,436

BUSINESS

2025 Estimated Total Businesses	5,123	10,862	20,347
2025 Estimated Total Employees	60,561	123,571	215,736

Source: Applied Geographic Solutions 5/2025, TIGER Geography - RS1



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ABOUT CAPITAL RIVERS

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