

1306 19th St, Sacramento, CA 95811-4201

Presented By: Shawn R Mileham



LIC: 01271371

Primary: 916-806-5496

shawnguy00@yahoo.com

LPT Realty, Inc

LIC: 02248983

10620 Trenea Street, Suite 230 San Diego CA 92131

877-366-2213

LP: \$1,350,000

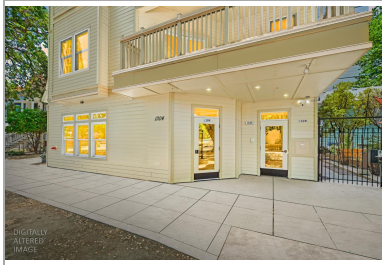
Status: Active 06/17/26

Area: 10811

DOM/CDOM: 98/98

Year Built: 2014

Lot Acres: 0.0400



Pending Date:

Days in Escrow:

Close Date:

Close Price:

CP % LP:

Close Price / SqFt:

Special Listing Conditions:

Trust

Listing Service: Full Service

View All (31)

Map

Mortgage Calculator

Public Remarks

Public Remarks: Located in the heart of Sacramento's highly desirable Midtown urban core, this mixed-use investment property presents a rare opportunity to acquire a high-quality, low-maintenance asset in one of the region's strongest rental markets. Built in 2014, the property offers investors the advantages of newer construction, reduced near-term capital expenditure risk, and strong tenant appeal compared to the surrounding aging housing stock. The three-story building consists of a ground-floor commercial space and two spacious residential units above, each approximately 1,150 square feet with 2 bedrooms, 1 bathroom, and large private balconies. The residential units feature open-concept floor plans, central HVAC, granite countertops, stainless steel appliances, and premium finishes designed to attract and retain quality tenants. This property's construction date positions it favorably relative to California's rent control regulations, providing investors with greater operational flexibility than many older multifamily assets. Its modern infrastructure, including zonal fire sprinklers, surplus insulation, dual-pane windows, and fire-resistant siding, contribute to energy efficiency, lower maintenance demands and long-term ownership confidence. With its modern construction, favorable regulatory positioning, mixed-use income potential, limited near-term capital expenditure risk, possible return to office for state employees and prime Midtown location, this is an exceptional acquisition for your investment portfolio.

Directions

Directions to Property: South on 19th from Capitol Ave.**Cross Street:** Capitol Ave

General Information

Property Subtype: Triplex**# of Buildings:** 1**County:** Sacramento**APN:** 007-0142-011-000**Zoning:** C-2-NC**Census Tract:****Elevation:****Lot SqFt (approx) / Source:** 1742 / Assessor Agent-Fill**Lot Size Dimensions:****Year Built/Source:** 2014 Assessor Agent-Fill**Subdivision:****Subtype Description:** Class A Building,Mixed Use,Flats**Builder Name:****Building Name:****Architectural Style:** Contemporary,Craftsman**Construction Materials:** Concrete,Fiber Cement,Lap Siding,Wood**Foundation:** Slab**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:** 0**Covered Spaces:****Open Parking Spaces:****Tandem Parking Spaces:****Garage Spaces:****Carport Spaces:****Independent Parking Spaces:****Guest Spaces:****Parking Features:** Street**Loading:**

Financials

Financial Data Source: Owner**Tenant Pays:** Electricity,Gas**Income Includes:** Rent Only**Cap Rate:** 0.00%**Operating Expense Includes:** Property
Tax,Repairs,Insurance,Security,Trash,Maintenan
ce Grounds,Maintenance Structure,Water/Sewer**Actual or Scheduled:****Insurance Expense:** \$0**Gross Income Multiplier:****Total Deposit:****Maintenance Expense:** \$0**Tax Annual Amount:****Management Expense:** \$0**Utilities Expense:****Projected Annual Property Tax:****Vacancy Allowance Rate:**

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Financials						
Operating Expense:		Other Expense:	\$0	Net Operating Income:		
		Gross Scheduled Income:	\$0	Gross Rent Multiplier:		
1 Bedroom Annual Occupancy:		3 Bedroom Annual Occupancy:				
Rent Range:		Rent Range:				
2 Bedroom Annual Occupancy:		4 Bedroom Annual Occupancy:				
Rent Range:		Rent Range:				
Studio Annual Occupancy:		Commercial Rent Range:				
Rent Range:						
Lease Information						
Lease Term:		# Leaseable:	2	# of Units Vacant:	2	
Existing Lease Type:		# of Units Leased:	1	# of Units Month to Month:	0	
Lease Deposit:		# of Owner Occupied:	1	# Section 8:	0	
Disclosures / Restrictions						
Disclosures /Documents:		Preliminary Title Report				
Certified Firewise Community:		Bonds/Asmts/Taxes:				Unknown
Firewise Community Name:		County Transfer Tax Rate:				
		City Transfer Tax Rate:				
Interior Information						
Stories:	3	Energy Efficient:	Insulation			
Levels:		Green Building Verification				
# of Floors:	3	Type:				
# of Rooms:		Rating:				
Basement:		Body:				
Basement SqFt:		Year:				
Appliances:	Free Standing Gas Range,Free Standing Refrigerator,Microwave,Tankless Water Heater,Varies By Unit	Window Features:	Dual Pane Full,Other			
		Security Features:	Video System,Secured Access,Varies By Unit,Security Gate			
Laundry Features:	Washer/Dryer Owned,Laundry Closet	Other Equipment:				
Flooring:	Carpet,Concrete,Laminate,Linoleum	Property Conditions:				
Interior Features:						
Heating:	Central,Ductless,Varies by Unit					
Cooling:	Ceiling Fan(s),Central,Ductless,Varies by Unit					

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Units / Buildings											
# Of Units Total:	3	Signs:			Units	Occupied		Units	Occupied		
Units Furnished:					Studio:	0					
# Commercial Units:	1				1 Bedroom:	0	3 Bedroom:	0			
Other Unit(s):					2 Bedroom:	2	4 Bedroom:	0			
Unit 1					Unit 2						
Type:	Flat				Type:	Flat					
Description:					Description:						
Identification:	1308 19th St				Identification:	1306					
Rooms: 3	Bedrooms: 2				Full Baths: 1	Partial Baths: 0	Rooms: 3	Bedrooms: 2	Full Baths: 1	Partial Baths:	
Rent:	\$2,310				Source:	Owner	Rent:		Source:		
Approx SqFt:	1,150	Source:	Owner	Approx SqFt:	1,150	Source:	Owner				
Occupancy:	Tenant	Lease Term:	Month to Month	Occupancy:	Vacant	Lease Term:					
Unit 3					Unit 4						
Type:					Type:						
Description:											
Identification:											
Rooms:					Bedrooms:					Full Baths:	Partial Baths:
Rent:					Source:						
Approx SqFt:	Source:			Approx SqFt:	Source:						
Occupancy:	Lease Term:			Occupancy:	Lease Term:						
Exterior Information											
Accessibility Features:	Varies By Unit,Grab Bars				Electric:	220 Volts					
Exterior Features:					Pwr Prod Type:						
Patio and Porch Features:	Balcony/Deck,Varies by Unit				Pwr Prod Ownership:						
Roof:	Composition				Pwr Prod Desc:						
Lot Features:	Zero Lot Line				Pwr Prod Size:						
Topography:	Level				Pwr Prod Year Install:						
Frontage Type:					Water Source:	Public					
View Description:	City				Irrigation Source:	Public District					
Utilities:	Sewer In & Connected,Electric,Internet Available,Natural Gas Connected				Sewer:	Public Sewer					
Seperate Meters:	Electricity,Gas										
Association											
Association:	No	Mandatory:			Name:						
Fee:		Frequency:			Phone:						
Includes:					Features:						
Search Criteria											