



# Budget Inn

(Independently owned)

## Offering Memorandum



The power of Investment

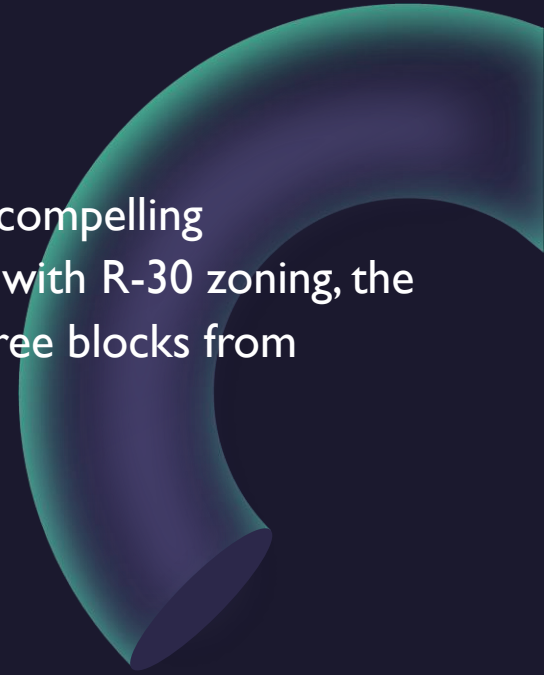
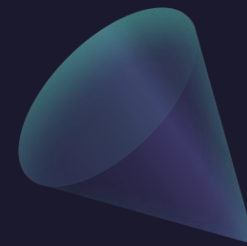
# Investment Summary

- **Property Address:** 3721 Watt Avenue, Sacramento, CA
- **Property Type:** Hospitality/Development Opportunity
- **Lot Size:** 1.7 acres
- **Building Details:** 27 rooms across 7 buildings + 2-bedroom manager's unit
- **Zoning:** R-30 (Residential, up to 30 units permitted)
- **Sales Price:** \$4,300,000



# Executive Overview

The Budget Inn, strategically located at the corner of Watt Avenue and Edison Avenue, presents a compelling opportunity for hospitality or multi-units, investors or developers. Sitting on a sizable 1.7-acre lot with R-30 zoning, the property offers revenue stream and significant redevelopment potential. Its prime location, just three blocks from Highway 80, ensures high visibility and accessibility.



# Key Property Features

- **Room Configuration:**

- Total 27 rooms across 7 buildings
- 3 two-bedroom units
- 20 rooms equipped with kitchenettes
- 7 rooms with kitchenettes (no stoves)

- **Manager's Unit:**

- 2 bedrooms, upgraded kitchen, family room, and desk area

- **On-Site Amenities:**

- 1 laundry room + 1 coin-operated laundry room for guests
- 3 storage rooms
- Soda vending machine (owned and operated by the current owner)
- 35 parking spaces

- **Development Potential:**

- Zoned R-30, allowing for redevelopment of up to 30 residential units.

# Location Highlights

- **Proximity to Major Routes:**

Located just three blocks from Highway 80, providing easy access to the greater Sacramento region and beyond.

- **Neighborhood Attractions:**

Surrounded by shopping centers, dining options, and essential services. Its central location makes it a convenient stop for both short-term and extended-stay guests.

- **Growth Market:**

Sacramento's robust economic growth and expanding population make this an ideal area for hospitality and residential investment.

# Investment Opportunities

- **Hospitality Operations:**

- Run by an on-site manager, the property has room for operational enhancements to increase revenue.
- Ideal for an owner-operator to maximize income potential.

- **Redevelopment:**

- Hotel/Motel redevelopment

OR

- The R-30 zoning allows for multi-unit residential redevelopment, with capacity for up to 30 units.
- High demand for housing in the Sacramento area positions this property as a lucrative development project.


# Financial Overview



- **Current Revenue Streams:**

- Motel room rentals
- Guest laundry income
- Soda machine revenue

- **Upside Potential:**

- Increase occupancy rates through strategic marketing and upgrades.
  - Explore value-add improvements to enhance guest experience and rates.
  - Redevelop the site into high-yield residential units to meet market demand.
  - Redevelop the site to be converted as higher-end boutique hotel or extended-stay accommodations.
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# Appointment Contact



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