

BRITTAIN

C O M M E R C I A L
INVESTMENT REAL ESTATE BROKERAGE AND MANAGEMENT



Braden Manor Apartments

\$4,980,000

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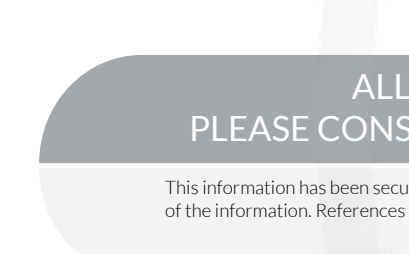
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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR BRITAIN COMMERCIAL AGENT FOR MORE DETAILS.



Braden Manor Apartments - 2323-2325 H St - Description

N Street Apartments

Brittain Commercial is pleased to present **Braden Manor Apartments**, a 24-unit apartment community located at **2323-2325 H Street** in Sacramento California.

Prime A+ Location

Situated in the highly desirable and vibrant Boulevard Park area of Midtown Sacramento, Braden Manor is a stunning community offering easy freeway access, on-site laundry, on-site parking, and well-maintained interiors. This is a truly charming, standout property with vintage style and craftsmanship, complemented by numerous modern touches.

You will find each home has their own unique qualities, including picture frame windows, roomy living space, huge wardrobe closets, excellent wall space, cooking friendly gas stoves, dining space of the kitchen, original wood flooring and/or modern carpeting with wood inspired kitchen flooring, update window treatments and warm interior paint, modern appliances and interior lighting.

This community is close to freeway access and only blocks from Old Soul at the Weatherstone Rick's dessert Diner, Midtown's Cantina Alley, Chicago Fire, Tres Hermanas, Temple Coffee, Sutter's Fort State Historic Park, McKinley Park, Memorial Auditorium and Marshall Park. The location provides its residents with a Bike Score of 90 and a Walk Score of 80.

Additional Income & Amenities

There are 12 off-street covered parking spaces that generate additional revenue. Residents contribute to common area maintenance fees and benefit from on-site app-based laundry facilities for added convenience.

Market Potential

As Sacramento continues to experience rapid population growth and rising property values, Braden Manor Apartments offer an exceptional investment opportunity to capitalize on the region's ongoing economic expansion.

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Braden Manor Apartments - 2323-2325 H St - Investment Summary

Physical Description					Value Indicators		
Name:		Braden Manor Apartments			Price:		\$4,980,000
Address:		2323-2325 H Street			Down Payment:		\$2,230,000
		Sacramento, Ca 95816			Price / Unit:		\$207,500
Total Units:		24			Price/Sq. Ft.:		\$357.25
Net Retable Sq. Ft.		13,940			Current Cap Rate:		5.47%
Parcel Size:		.29 acres			Market Cap Rate:		5.94%
Zoning:		R-3A			Current GRM:		11.1
Parking:		12 Covered Parking			Market GRM:		10.5
Roof:		Pitched Comp Shingle			Cash on Cash:		3.38%
Exterior / Foundation:		Stucco / Raised					4.44%
Expense Analysis				Financing and Terms			
Expense/Unit:		\$6,814		Buyer shall obtain a new loan of \$2,750,000. Loan shall be fixed for 5 years at 5.95% interest. Monthly payments estimated at \$16,399			
Expense/Sq. Ft.:		\$11.73					
Expense/% of Income:		38%					
Annual Property Operating Data					Operating Expenses		
		Current Rent		Potential Rent			
Scheduled Rent:		\$426,360.00		\$452,160.00		Taxes (est. new 1.1454%): \$57,040	
Laundry/Parking:		\$12,713.00		\$12,713.00		Direct Levies: \$3,078	
Utility Reimbursement		\$9,469.00		\$9,469.00		Insurance: \$12,648	
Scheduled Gross Income:		\$448,542.00		\$474,342.00		Maintenance/Repair: \$22,302	
Less Est. Vacancy Loss:		3%	<\$12,790>	3%	<\$13,648>	Electricity: \$3,700	
Effective Gross Income:		\$435,752.00		\$460,694.00		Gas: \$6,656	
Less Est. Expenses:		<\$163,559>		<\$164,804>		Water/Sewer/Garbage: \$30,206	
Net Operating Income:		\$272,193.00		\$295,890.00		Management: \$20,860	
Less Debt Service:		<\$196,788>		<\$196,788>		Landscaping: \$5,000	
Pre-Tax Cash Flow:		3.38%	\$75,405.00	4.44%	\$99,102.00	Pest Control: \$1,213	
Principal Reduction:		\$34,087.00		\$34,087.00		Misc/Admin: \$856	
Total Return Before Taxes:		4.91%	\$109,492.00	5.97%	\$133,189.00	Total (est.): \$163,559	
Unit Mix and Scheduled Monthly Income							
Type	No	Est. Sq. Ft.	Current Rent		Rent/Sq.Ft.	Market Rent	Market Rent/Sq. Ft.
Studio	2	400	\$1,275-\$1,300		\$3.52	\$1,300	\$3.25
1bed/1ba	8	580	\$1,015-\$1,525		\$2.48	\$1,550	\$2.67
1bed/1ba	10	550	\$1,450-\$1,550		\$2.70	\$1,550	\$2.82
2bed/1ba	4	750	\$1,625-\$1,675		\$2.19	\$1,795	\$2.39
Totals	24	13,940	\$35,530			\$37,680	
Averages		581	\$1,480		\$2.55	\$1,570	\$2.70

Bradon Manor Apartments - 2323-2325 H St - Rent Roll Detailed

Unit	Unit Type	Square Ft.	Current Rent	Current Sq. Ft.	Potential Rent	Potential Rent Sq. Ft.
01A	2 Bedroom / 1 Bathroom	750	\$1,675	\$2.23	\$1,795	\$2.39
01B	2 Bedroom / 1 Bathroom	750	\$1,625	\$2.17	\$1,795	\$2.39
02A	1 Bedroom / 1 Bathroom	580	\$1,450	\$2.50	\$1,550	\$2.67
02B	1 Bedroom / 1 Bathroom	580	\$1,015	\$1.75	\$1,550	\$2.67
03A	1 Bedroom / 1 Bathroom	580	\$1,525	\$2.63	\$1,550	\$2.67
03B	1 Bedroom / 1 Bathroom	580	\$1,525	\$2.63	\$1,550	\$2.67
04A	2 Bedroom / 1 Bathroom	750	\$1,625	\$2.17	\$1,795	\$2.39
04B	2 Bedroom / 1 Bathroom	750	\$1,650	\$2.20	\$1,795	\$2.39
05A	1 Bedroom / 1 Bathroom	580	\$1,500	\$2.59	\$1,550	\$2.67
05B	1 Bedroom / 1 Bathroom	580	\$1,450	\$2.50	\$1,550	\$2.67
06A	1 Bedroom / 1 Bathroom	580	\$1,525	\$2.62	\$1,550	\$2.67
06B	1 Bedroom / 1 Bathroom	580	\$1,525	\$2.62	\$1,550	\$2.67
07A	1 Bedroom / 1 Bathroom	550	\$1,475	\$2.68	\$1,550	\$2.82
07B	1 Bedroom / 1 Bathroom	550	\$1,550	\$2.82	\$1,550	\$2.82
08A	1 Bedroom / 1 Bathroom	550	\$1,475	\$2.68	\$1,550	\$2.82
08B	1 Bedroom / 1 Bathroom	550	\$1,495	\$2.72	\$1,550	\$2.82
09A	1 Bedroom / 1 Bathroom	550	\$1,500	\$2.73	\$1,550	\$2.82
09B	1 Bedroom / 1 Bathroom	550	\$1,500	\$2.73	\$1,550	\$2.82
10A	1 Bedroom / 1 Bathroom	550	\$1,475	\$2.68	\$1,550	\$2.82
10B	1 Bedroom / 1 Bathroom	550	\$1,450	\$2.64	\$1,550	\$2.82
11A	1 Bedroom / 1 Bathroom	550	\$1,450	\$2.64	\$1,550	\$2.82
11B	1 Bedroom / 1 Bathroom	550	\$1,495	\$2.72	\$1,550	\$2.82
12A	Studio	400	\$1,300	\$3.25	\$1,300	\$3.25
12B	Studio	400	\$1,275	\$3.19	\$1,300	\$3.25
Totals		13,940	\$35,530	\$2.55	\$37,680	\$2.70

Bradon Manor Apartments - 2323-2325 H St - Expense Overview

EXPENSES

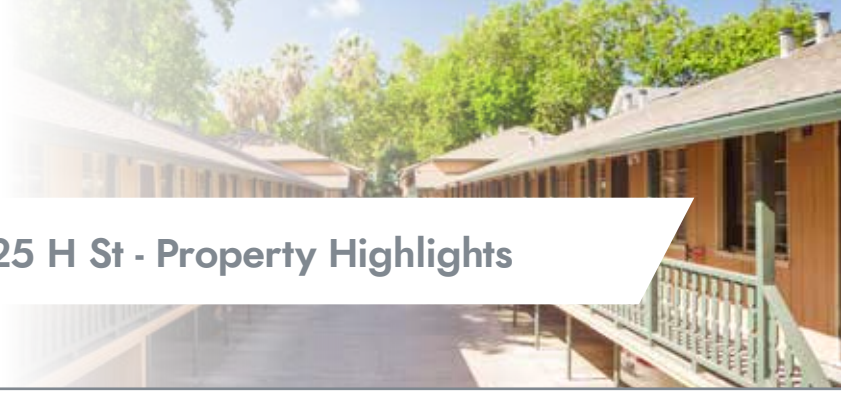
	Current	Per Unit	Per Unit	Market
Real Estate Taxes (est. new 1.1454%)	\$57,040	\$2,377	\$2,377	\$57,040
Direct Levies	\$3,078	\$128	\$128	\$3,978
Insurance	\$12,648	\$527	\$527	\$12,648
Maintenance/Repairs	\$22,302	\$929	\$929	\$22,302
Electricity	\$3,700	\$154	\$154	\$3,700
Gas	\$6,656	\$277	\$277	\$6,656
Water/Sewer/Garbage	\$30,206	\$1,259	\$1,259	\$30,206
Management	\$20,860	\$869	\$884	\$21,205
Landscaping	\$5,000	\$208	\$208	\$5,000
Pest Control	\$1,213	\$50	\$50	\$1,213
Misc/Admin	\$856	\$36	\$36	\$856
Total Expenses	\$163,559	\$6,814	\$6,829	\$164,804
Expenses Per SF	\$11.73			\$11.73
% of Scheduled Gross Income	38%			36%

NET OPERATING INCOME

5.47 CAP
11.1 GRM

5.94 CAP
10.5 GRM

Bradon Manor Apartments - 2323-2325 H St - Property Highlights



INVESTMENT HIGHLIGHTS



- Highly desirable Boulevard Park Location
- Well Maintained, current ownership has owned property for over 26 years.
- Charming standout property with vintage style and craftsmanship, complemented by numerous modern touches

AMENITIES



- 12 off-street parking spots
- Laundry room
- Residential environment, surrounded by quaint single family residences and other smaller multi-family properties
- Restaurants, Retail, Shopping and entertainment options are all in proximity

UNIT FEATURES



- Charming unit floor plans with dining area off the kitchen
- Original wood flooring
- Modern appliances and interior lighting
- Huge wardrobe closets and excellent wall space
- Units are separately metered for gas and electricity

Braden Manor Apartments - 2323-2325 H St - Rent Comparables 1 of 2

Braden Manor Apartments 2323-2325 H Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	563 avg	\$1,466 avg	\$2.60
2 Bed 1 Bath	750	\$1,644 avg	\$2.19

2501 H Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	600	\$1,675	\$2.79
2 Bed 1 Bath	735	\$1,825	\$2.48

2311 I Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	580	\$1,595	\$2.75
2 Bed 1 Bath	695	\$1,900	\$2.74

2025 28th St



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	600	\$1,600	\$2.67
2 Bed 1 Bath	760	\$1,800	\$2.37

Bradon Manor Apartments - 2323-2325 H St - Rent Comparables 2 of 2

1711 N Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	575	\$1,575	\$2.74
2 Bed 1 Bath	795	\$1,880	\$2.37

1725 O Street



Unit Type	SF	Rent	Rent/SF
1 Bed 1 Bath	710	\$1,700	\$2.39
2 Bed 1 Bath	805	\$1,955	\$2.49

Bradon Manor Apartments - 2323-2325 H St - Unit Comparison 1 of 2

1 Bedroom 1 Bath Comparison

PROPERTY ADDRESS	UNIT TYPE	SQ.FT.	ASKING RENT	RENT/SQ.FT
2323 & 2325 H St	1 BED 1BATH	563	\$1,466	\$2.60
2501 H Street	1 BED 1 BATH	600	\$1,675	\$2.79
2311 I Street	1 BED 1 BATH	580	\$1,595	\$2.75
2025 28th Street	1 BED 1 BATH	600	\$1,600	\$2.67
1711 N Street	1 BED 1 BATH	575	\$1,575	\$2.74
1725 O Street	1 BED 1 BATH	650	\$1,550	\$2.39
AVERAGES	1 BED 1 BATH	601	\$1,599	\$2.67



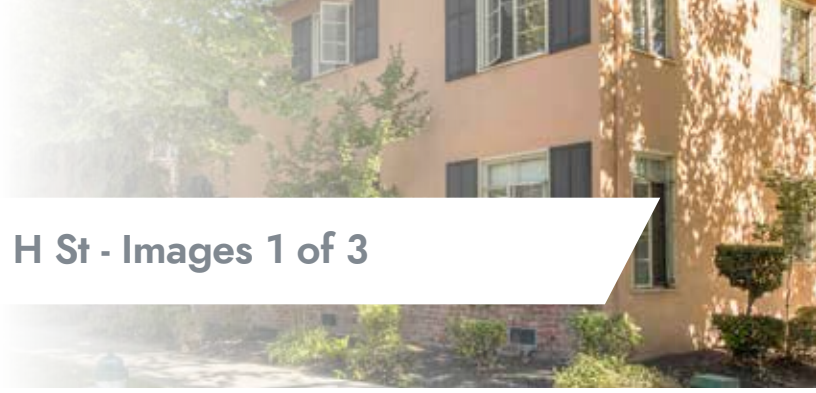
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2 Bedroom 1 Bath Comparison

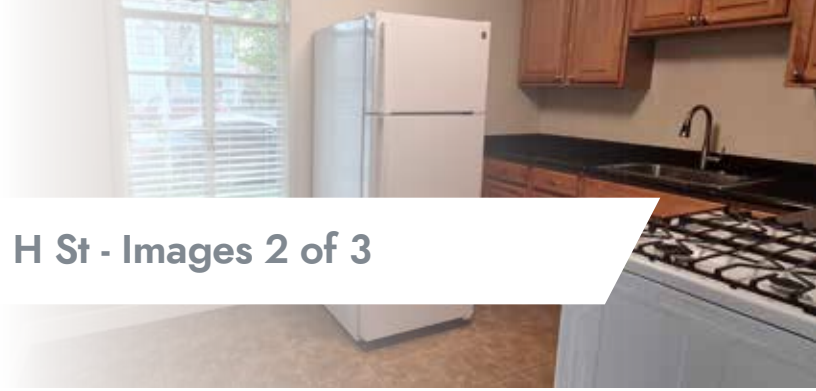
PROPERTY ADDRESS	UNIT TYPE	SQ.FT.	ASKING RENT	RENT/SQ.FT
2323-2325 H St	2 BED 1BATH	750	\$1,644	\$2.19
2501 H Street	2 BED 1 BATH	735	\$1,825	\$2.48
2311 I Street	2 BED 1 BATH	695	\$1,900	\$2.74
2025 28th Street	2 BED 1 BATH	760	\$1,800	\$2.37
1711 N Street	2 BED 1 BATH	795	\$1,880	\$2.37
1725 O Street	2 BED 1 BATH	805	\$1,995	\$2.49
AVERAGES	2 BED 1BATH	758	\$1,880	\$2.49



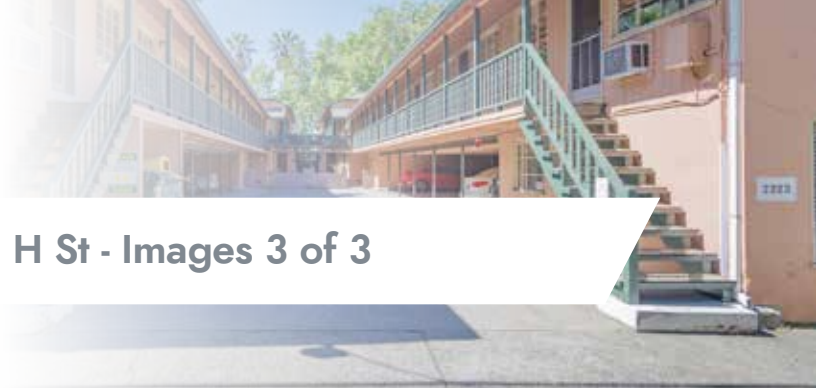
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Bradon Manor Apartments - 2323-2325 H St - Images 2 of 3



Bradon Manor Apartments - 2323-2325 H St - Images 3 of 3





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