



# 4241 SWEETWATER AVE

SACRAMENTO, CA 95820

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 **NORTH COAST**  
COMMERCIAL

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4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE

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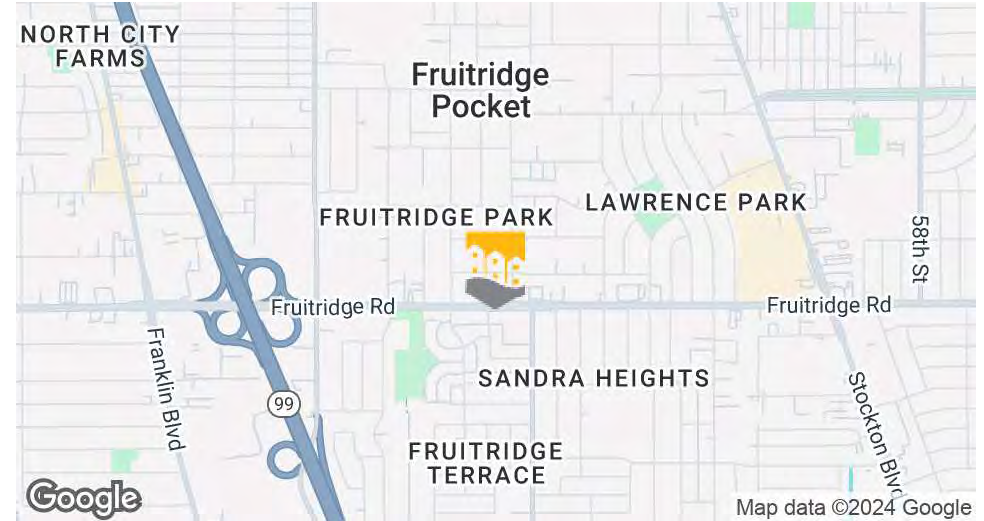
PROPERTY  
INFORMATION

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# EXECUTIVE SUMMARY

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE



## OFFERING SUMMARY

Sale Price:	\$899,000
Building Size:	4,815 SF
Lot Size:	0.45 Acres
Number of Units:	5
Price / SF:	\$186.71
Cap Rate:	5.69%
NOI:	\$51,161
Year Built:	1910
Zoning:	RD-20
Market:	Sacramento

## PROPERTY OVERVIEW

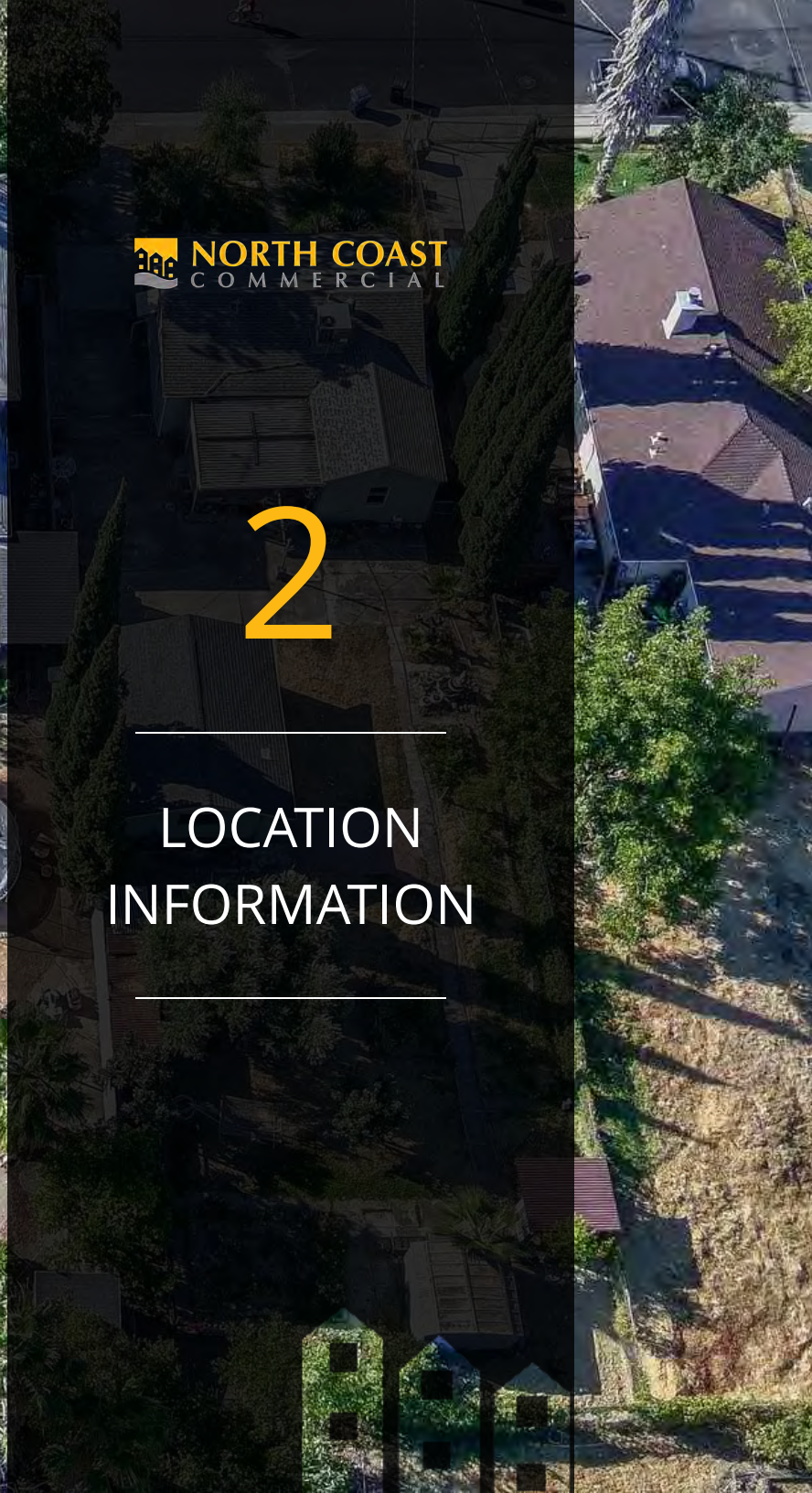
4241 Sweetwater Ave. is a (5) unit multifamily investment property located in a residential south Sacramento neighborhood. The property consists of one fourplex with each unit being one bedroom and one bathroom. The property also contains a large 3-bedroom, 2-bathroom single-family home with a private backyard. The fourplex is occupied by section 8 tenants. Several of the units are below market and should be increased through section 8 program. The house is also below market and can be given a 60-day notice for an 8% increase immediately. Sweetwater Avenue is a great opportunity for an entry-level investment into the commercial multifamily world.



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LOCATION  
INFORMATION



## LOCATION DESCRIPTION

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE

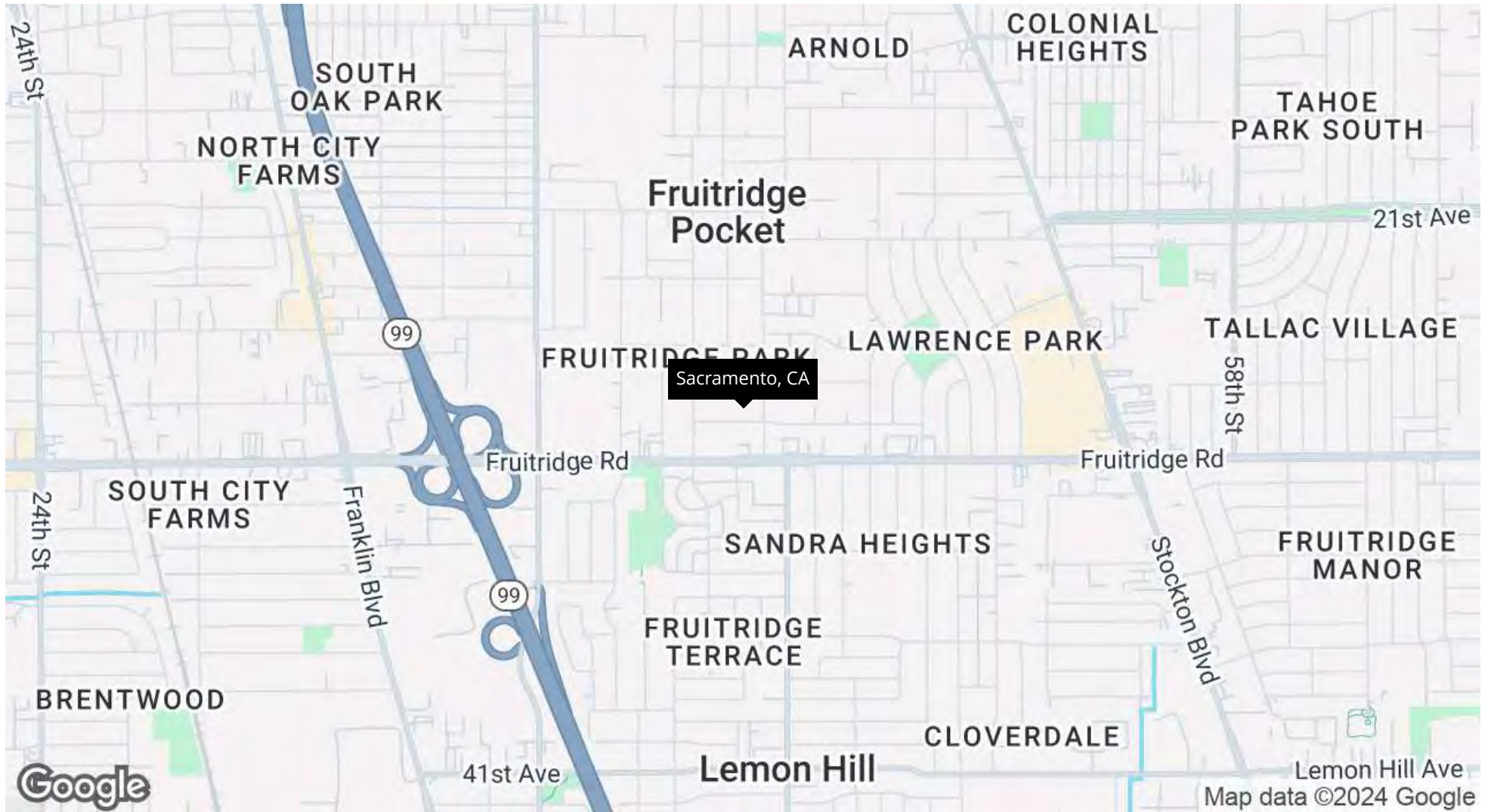


### LOCATION DESCRIPTION

Located in the vibrant city of Sacramento, the area surrounding the property offers a thriving commercial landscape for office building investors. With close proximity to downtown Sacramento, tenants at the property can enjoy access to an array of business, dining, and entertainment options. Nearby attractions include the California State Capitol, Crocker Art Museum, and the rejuvenated R Street corridor, known for its trendy restaurants and lively social scene. The area also provides convenient access to major transportation routes and public transit, enhancing the property's appeal to potential office tenants seeking a centrally located and dynamic business environment.

### LOCATION DETAILS

County	Sacramento
APN	022-0241-014-0000



LOCATION MAP

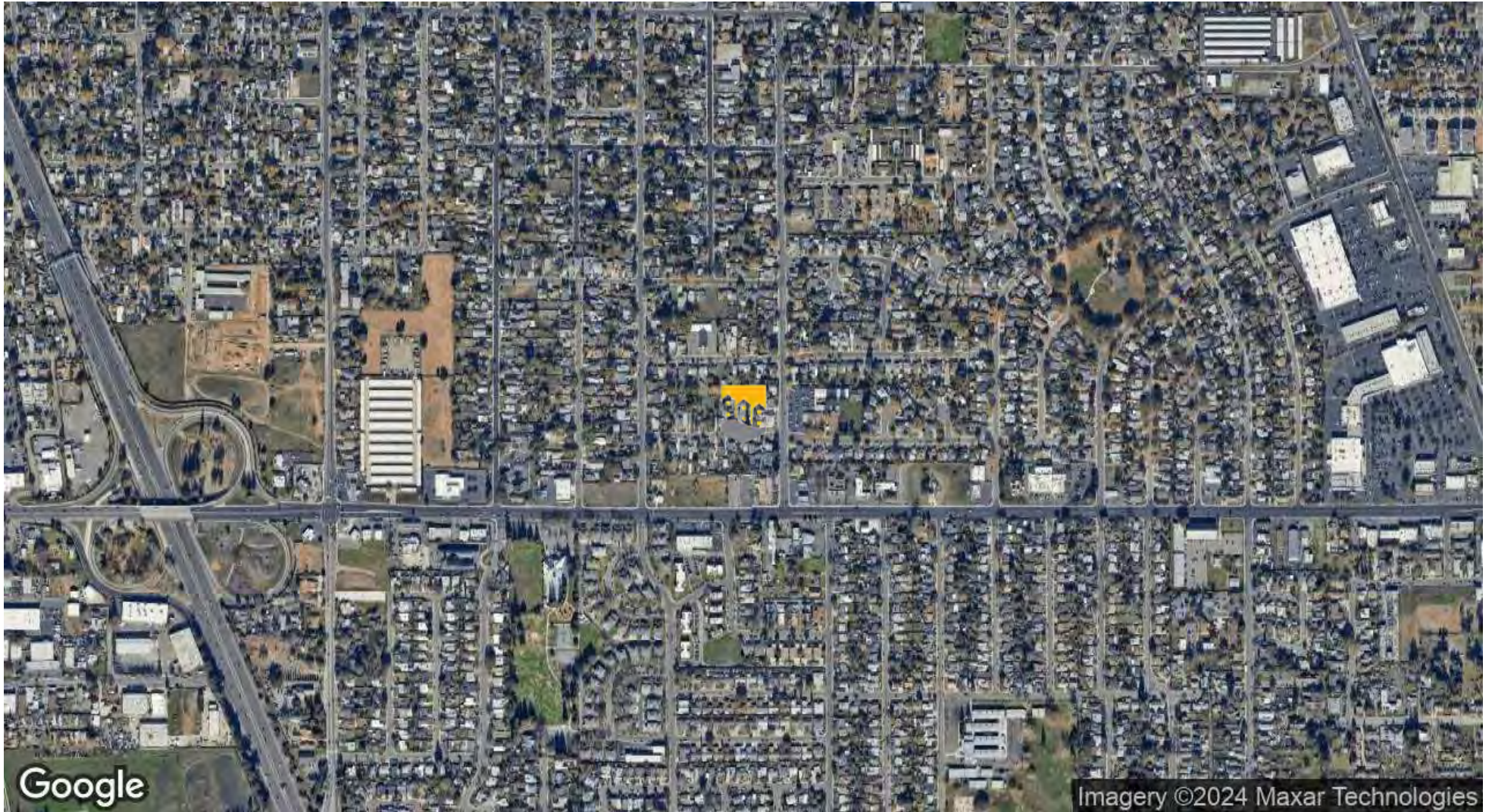
4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE





AERIAL MAP

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE



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## FINANCIAL ANALYSIS

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# FINANCIAL SUMMARY

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE

<b>INVESTMENT OVERVIEW</b>	<b>CURRENT</b>	<b>PROPOSED</b>
Price	\$899,000	\$899,000
Price per SF	\$187	\$187
Price per Unit	\$179,800	\$179,800
GRM	10.07	9.14
CAP Rate	5.69%	6.67%
Cash-on-Cash Return (yr 1)	3.69%	6.21%
Total Return (yr 1)	\$20,053	\$28,864
Debt Coverage Ratio	1.34	1.57

<b>OPERATING DATA</b>	<b>CURRENT</b>	<b>PROPOSED</b>
Gross Scheduled Income	\$89,316	\$98,400
Total Scheduled Income	\$89,316	\$98,400
Vacancy Cost	\$2,679	\$2,952
Gross Income	\$86,637	\$95,448
Operating Expenses	\$35,475	\$35,475
Net Operating Income	\$51,162	\$59,973
Pre-Tax Cash Flow	\$12,925	\$21,736

<b>FINANCING DATA</b>	<b>CURRENT</b>	<b>PROPOSED</b>
Down Payment	\$350,000	\$350,000
Loan Amount	\$549,000	\$549,000
Debt Service	\$38,237	\$38,237
Debt Service Monthly	\$3,186	\$3,186
Principal Reduction (yr 1)	\$7,128	\$7,128

# INCOME & EXPENSES

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE

<b>INCOME SUMMARY</b>	<b>CURRENT</b>	<b>PROPOSED</b>
Rents	\$89,316	\$98,400
Vacancy Cost	(\$2,679)	(\$2,952)
<b>GROSS INCOME</b>	<b>\$86,637</b>	<b>\$95,448</b>
<b>EXPENSES SUMMARY</b>	<b>CURRENT</b>	<b>PROPOSED</b>
Gas & Electric	\$1,560	\$1,560
Water & Sewer	\$6,120	\$6,120
Landscaping	\$3,600	\$3,600
Pest Control	\$570	\$570
Maintenance	\$4,000	\$4,000
Management (Off Site)	\$4,466	\$4,466
Insurance	\$5,000	\$5,000
Taxes	\$10,159	\$10,159
<b>OPERATING EXPENSES</b>	<b>\$35,475</b>	<b>\$35,475</b>
<b>NET OPERATING INCOME</b>	<b>\$51,162</b>	<b>\$59,973</b>

# UNIT MIX SUMMARY

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
1Bd 1Ba	1	1	4	80%	\$1,380	\$1,450
3Bd 2Ba	3	2	1	20%	\$1,924	\$2,400
<b>TOTALS/AVERAGES</b>			<b>5</b>	<b>100%</b>	<b>\$1,489</b>	<b>\$1,640</b>

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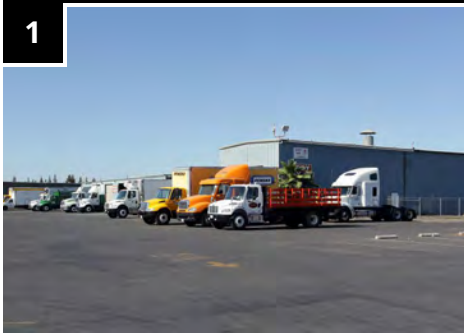
SALE  
COMPARABLES



**4241 SWEETWATER AVE**

Sacramento, CA 95820

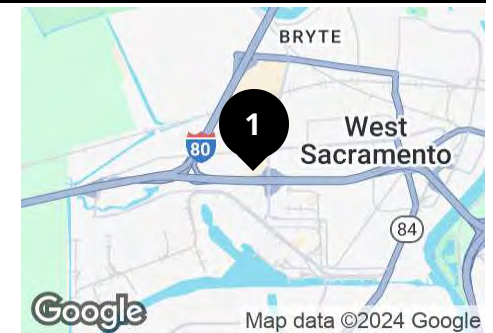
Price:	\$899,000	Bldg Size:	4,815 SF
Lot Size:	0.45 Acres	No. Units:	5
Cap Rate:	5.69%	Year Built:	1910



**3025-3055 EVERGREEN AVE**

West Sacramento, CA 95691

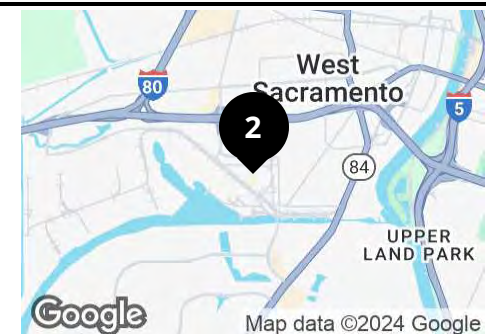
Price:	\$9,000,000	Bldg Size:	27,600 SF
Lot Size:	6.26 Acres	Cap Rate:	N/A
Year Built:	1982		



**2510 BOATMAN AVE**

West Sacramento, CA 95691

Price:	\$1,580,000	Bldg Size:	9,375 SF
Lot Size:	0.55 Acres	Cap Rate:	N/A
Year Built:	1980		



# SALE COMPS

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MULTIFAMILY PROPERTY FOR SALE

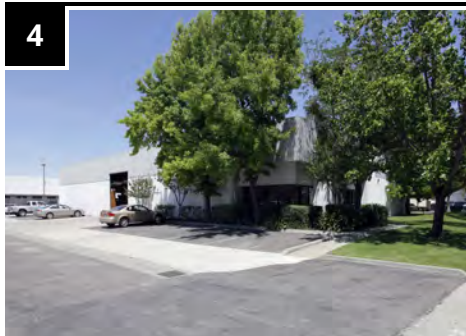
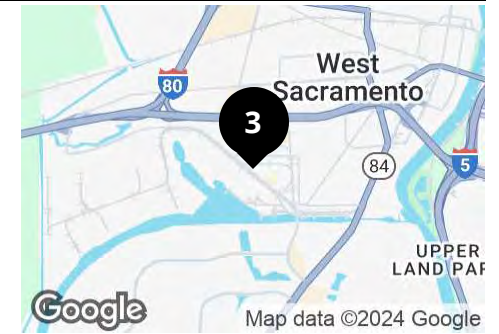


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## 2700 INDUSTRIAL BLVD

West Sacramento, CA 95691

Price:	\$1,990,000	Bldg Size:	4,722 SF
Lot Size:	1.21 Acres	Cap Rate:	N/A
Year Built:	1963		

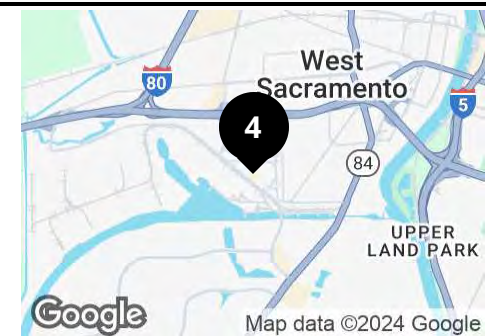


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## 2545 BOATMAN AVE

West Sacramento, CA 95691

Price:	\$1,780,000	Bldg Size:	10,791 SF
Lot Size:	0.50 Acres	Cap Rate:	N/A
Year Built:	1980		

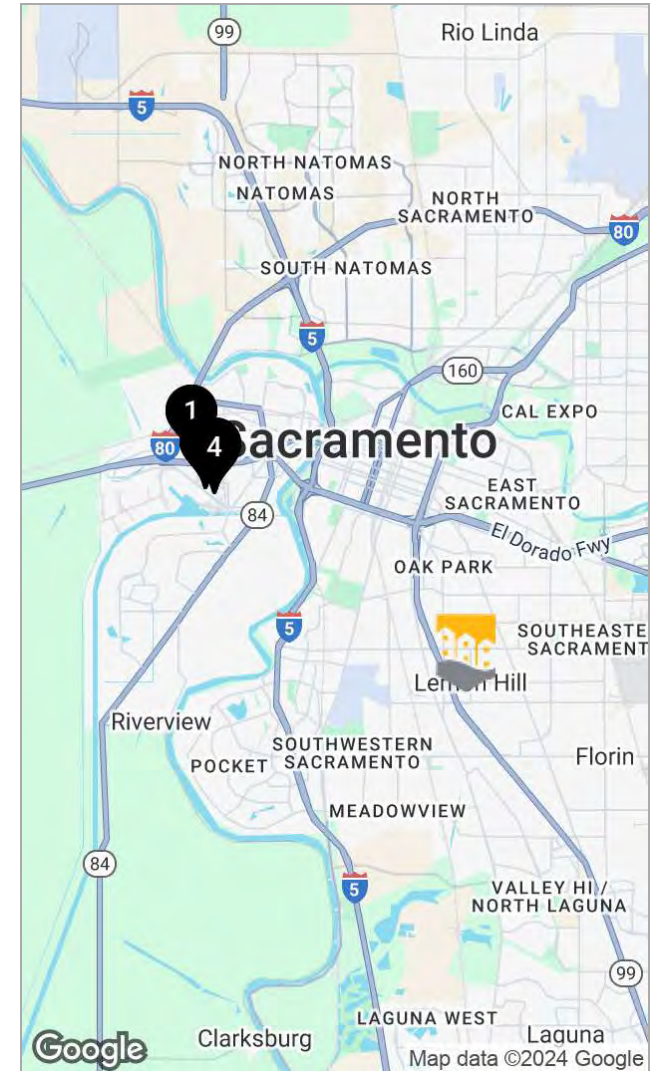




# SALE COMPS MAP & SUMMARY

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE

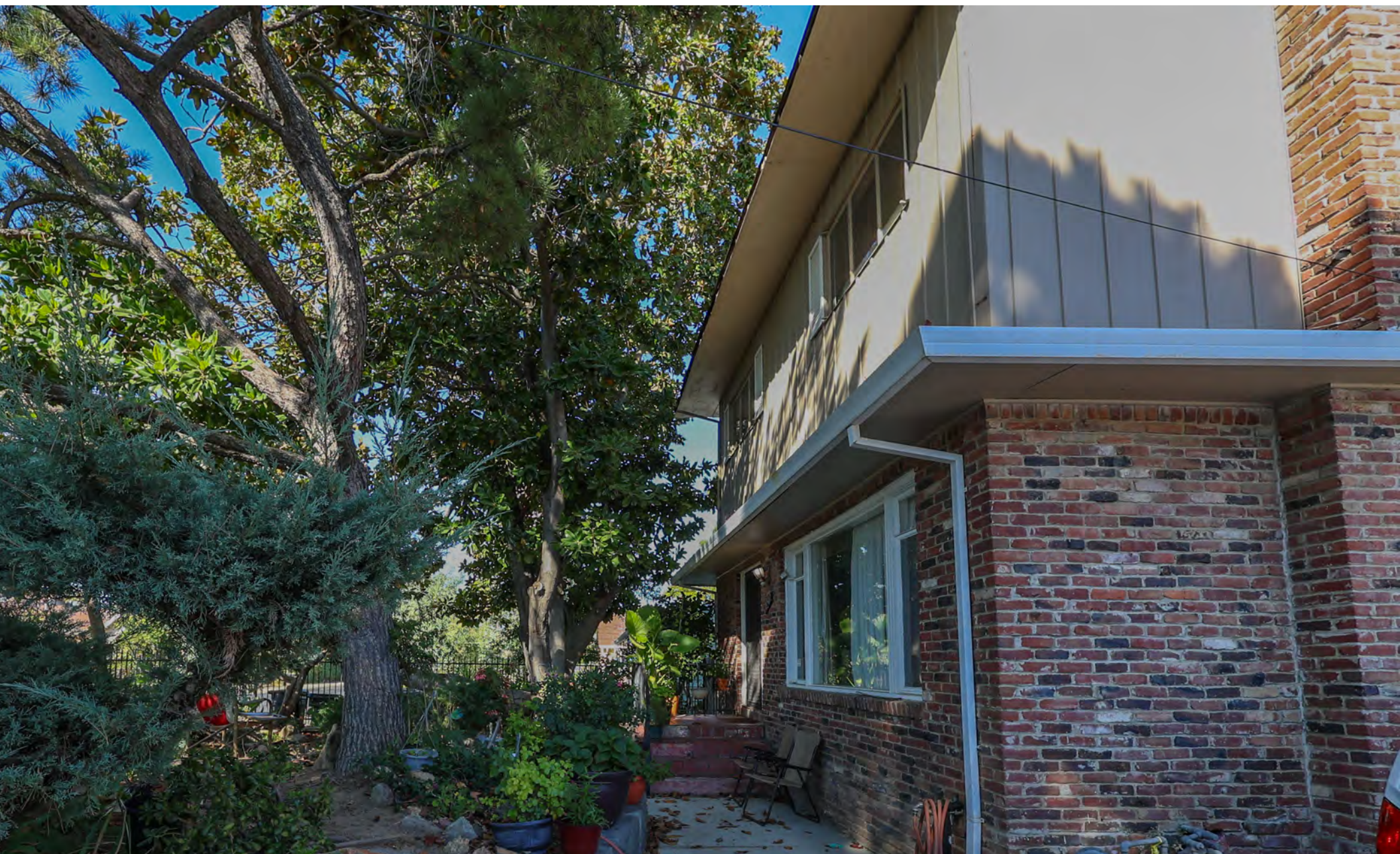
	NAME/ADDRESS	PRICE	BLDG SIZE	LOT SIZE	NO. UNITS	CAP RATE
★	<b>4241 Sweetwater Ave</b> Sacramento, CA	\$899,000	4,815 SF	0.45 Acres	5	5.69%
1	<b>3025-3055 Evergreen Ave</b> West Sacramento, CA	\$9,000,000	27,600 SF	6.26 Acres	-	-
2	<b>2510 Boatman Ave</b> West Sacramento, CA	\$1,580,000	9,375 SF	0.55 Acres	-	-
3	<b>2700 Industrial Blvd</b> West Sacramento, CA	\$1,990,000	4,722 SF	1.21 Acres	-	-
4	<b>2545 Boatman Ave</b> West Sacramento, CA	\$1,780,000	10,791 SF	0.50 Acres	-	-
<b>AVERAGES</b>		<b>\$3,587,500</b>	<b>13,122 SF</b>	<b>2.13 ACRES</b>		



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ADDITIONAL  
PHOTOS









ADDITIONAL PHOTOS

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE







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DEMOGRAPHICS





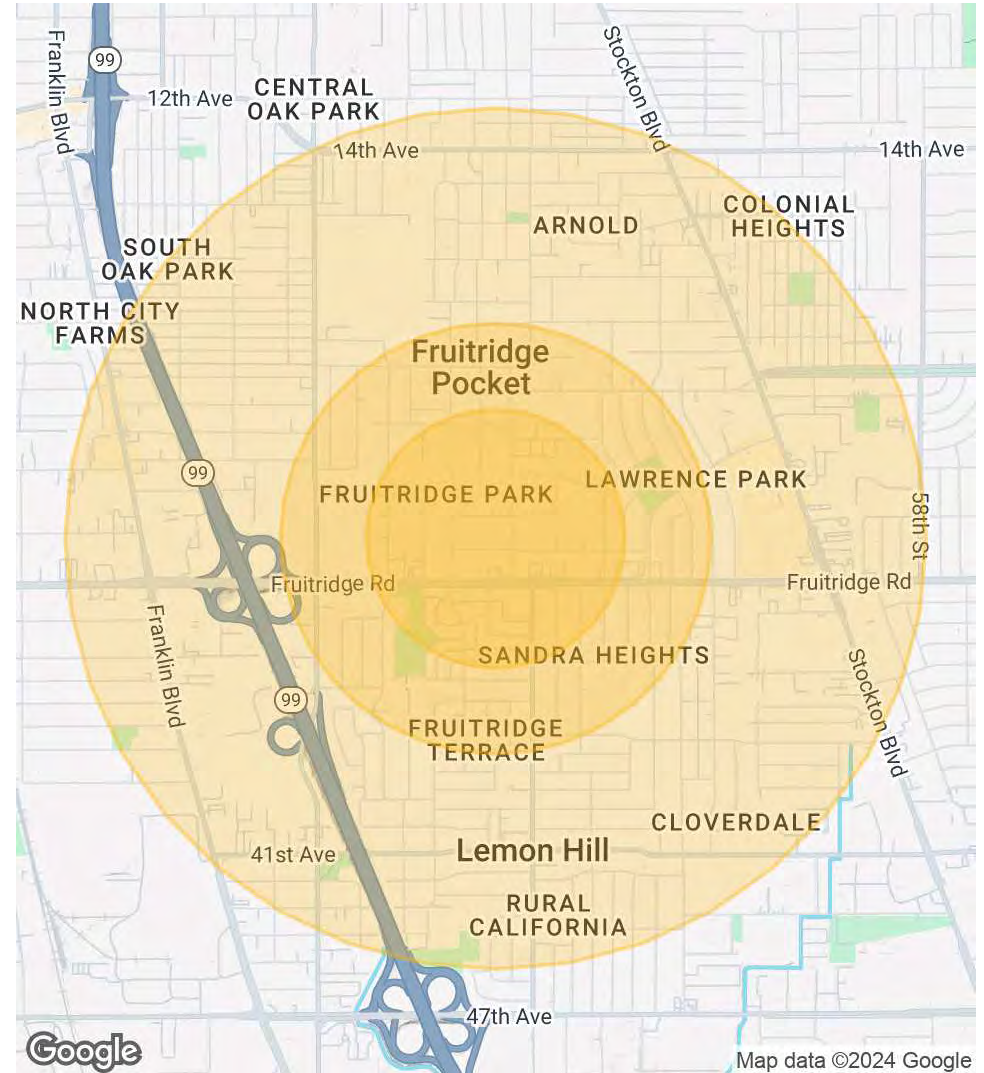
# DEMOGRAPHICS MAP & REPORT

4241 SWEETWATER AVE  
MULTIFAMILY PROPERTY FOR SALE

<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	2,636	7,980	27,109
Average Age	35	36	35
Average Age (Male)	35	35	35
Average Age (Female)	36	36	36

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	795	2,412	8,232
# of Persons per HH	3.3	3.3	3.3
Average HH Income	\$64,730	\$63,974	\$66,586
Average House Value	\$638,845	\$559,365	\$453,931

Demographics data derived from AlphaMap





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## ADVISOR BIOS





**PHIL MCDANIEL**

Senior Associate

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CaIDRE #02079234

## PROFESSIONAL BACKGROUND

Before joining North Coast Commercial in 2018, Phil spent 10 years working in global brand management in the tech industry where he learned industry leading marketing, branding, and sales skills he leverages now as a successful multifamily broker in Sacramento. In the last two and half years, Phil has successfully closed 25 multifamily transactions in the Sacramento Region, where he represented both Buyers and Sellers and has set numerous trend-setting comps during that time. Phil has earned his undergraduate and graduate degrees from the Universe of San Francisco where he studied communications and business. Outside of work, Phil enjoys fishing, barbecuing, and spending time with his ever-growing family.

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