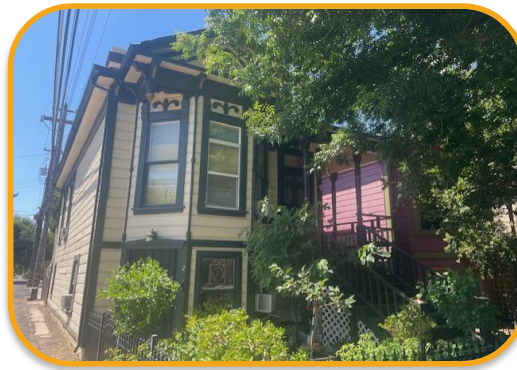


Property Analysis For:

10/27/2025

**1514 19th St.
Sacramento, CA**



Provided By:



**2120 28th Street
Sacramento, CA 95818**

**Andrew DeBrito
(916) 442-0634**

**Jim Quessenberry
(916) 442-0636**

This letter/proposal is intended solely as a preliminary expression of general intentions and is to be used for discussion purposes only. The parties intend that neither shall have any contractual obligations to the other with respect to the matters referred herein unless and until a definitive agreement has been fully executed and delivered by the parties. The parties agree that this letter/proposal is not intended to create any agreement or obligation by either party to negotiate a definitive lease/purchase and sale agreement and imposes no duty whatsoever on either party to continue negotiations, including without limitation any obligation to negotiate in good faith or in any way other than at arm's length. Prior to delivery of a definitive executed agreement, and without any liability to the other party, either party may (1) propose different terms from those summarized herein, (2) enter into negotiations with other parties and/or (3) unilaterally terminate all negotiations with the other party hereto. DRE License number 01854839

**1514 19th St.
Sacramento, CA**

Investment Summary

	MARKETING PRICE	ACTUALS
Purchase Price:	\$730,000	\$730,000
Estimated Down Payment: 50%	\$365,000	\$365,000
Price Per Unit:	\$182,500	\$182,500
Price Per Room:	\$91,250	\$91,250
Price Per Square Foot:	\$359.25	\$359.25
CAP Rate:	5.4%	4.9%
GIM:	11.3	12.0
Cash on Cash:	4.2%	3.2%
Debt Coverage Ratio:	1.64	1.49

Financing

	MARKETING PRICE	ACTUALS
Loan Amount:	\$365,000	\$365,000
Loan Amount Percentage:	50%	50%
Interest Rate:	5.25%	5.25%
Terms:	5 Year Fixed Rate Loan - 50% LTV based off a 30 Year Amortization Schedule	

Property Description

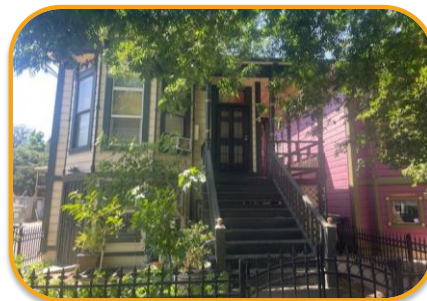
Number of Units:	4
Net Rentable Square Feet:	2,032
Year Built:	1873
Density:	80.0 du/acre

Community Amenities

Pitched Roof

Unit Amenities

Wall Mounted Heat and Air
Tile / Carpet / Linoleum Flooring
Ceiling Fan*
Formica Countertops
Raised Ceilings*
Security Screen Doors



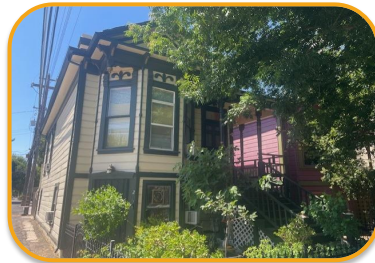
1514 19th St.
 Sacramento, CA

Financial Analysis

Unit Mix				Monthly Income			
				MARKETING PRICE		ACTUALS	
				Oct. 2025		Oct. 2025	
				Avg. Rent Roll Rents+8.8%		Avg. Rent Roll Rents	
Type	Units	% of Units	Sq.Ft.	Rent	Sq.Ft.	Rent	Sq. Ft.
Studio	1	25%	508	\$1,408	\$2.77	\$1,295	\$2.55
Studio	1	25%	508	\$1,197	\$2.36	\$1,100	\$2.17
Studio	1	25%	508	\$1,300	\$2.56	\$1,195	\$2.35
Studio	1	25%	508	\$1,495	\$2.94	\$1,495	\$2.94
Total	4	100%	2,032	\$5,400		\$5,085	
Averages			508	\$1,350	\$2.66	\$1,271	\$2.50

Annual Property Operating Data

	Stabilized Oct. 2025 Avg. Rent Roll Rents +8.8% & Pro Forma Expenses		Stabilized Oct. 2025 Avg. Rent Roll Rents & Pro Forma Expenses	
Income				
Gross Potential Rent		\$64,800		\$61,020
Other Income		0		0
Total Rental Income		\$64,800		\$61,020
Less Vacancy - 3%		(1,944)		(1,831)
Effective Gross Income		\$62,856		\$59,189
*Less Estimated Expenses		(23,170)		(23,170)
Net Operating Income		\$39,686		\$36,020
Less Debt Service		(24,187)		(24,187)
Cash Flow		\$15,499		\$11,833
*Estimated Expenses				
Property Taxes	\$2,102	(\$8,407)	\$2,102	(\$8,407)
Direct Levies	139	(556)	139	(556)
Insurance	366	(1,464)	366	(1,464)
Utilities	1,619	(6,477)	1,619	(6,477)
Make Ready/Turnover	156	(625)	156	(625)
Repairs/Maintenance	385	(1,540)	385	(1,540)
Service Contracts	825	(3,300)	825	(3,300)
Replacement Reserves	200	(800)	200	(800)
Total Estimated Expenses	\$5,792	(\$23,170)	\$5,792	(\$23,170)
Expense Per Foot:		\$11.40		\$11.40
Expense Percentage Ratio:		37%		39%



1514 19th St.
 Sacramento, CA
 10/27/2025

Rent Comparables

Property	Year Built	# of Units	Studio		Asking Rent	Rent/Sq.Ft.
			Unit Type	Sq.Ft.		
<i>Villa Marquise</i> 800 17th St.	1925	22	Studio	425	\$1,525	\$3.59
<i>Alexander Place</i> 1625 H St	1965	12	Studio	450	\$1,525	\$3.39
1716 O St	1960	4	Studio	550	\$1,500	\$2.73
1514 19th St.	1873	4	Studio	508	\$1,495	\$2.94
<i>Maydestone</i> 1001 15th St	1920	24	Studio	564	\$1,495	\$2.65
1705 N St	1928	9	Studio	400	\$1,475	\$3.69
<i>The Esquire</i> 1706 11th St	1946	5	Studio	444	\$1,475	\$3.32
<i>Parkside</i> 2711-2715 P St.	1957	24	Studio	440	\$1,425	\$3.24
Averages				469	\$1,486	\$3.17
*Averages do not include subject property						