



Marconi Meadows

4730 Marconi Avenue
Carmichael, CA

PRICE: \$11,000,000

Avalon Commercial
Sacramento, CA 95822

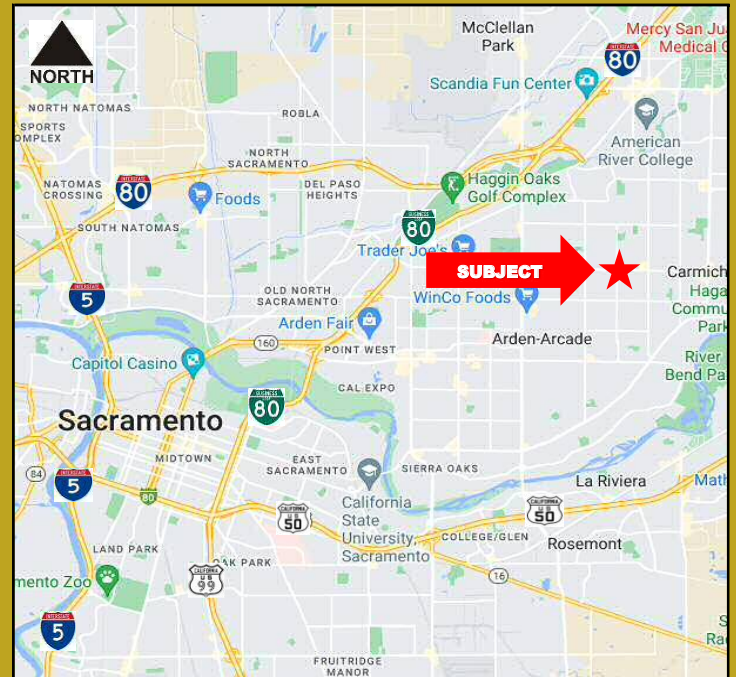


Achieving goals!

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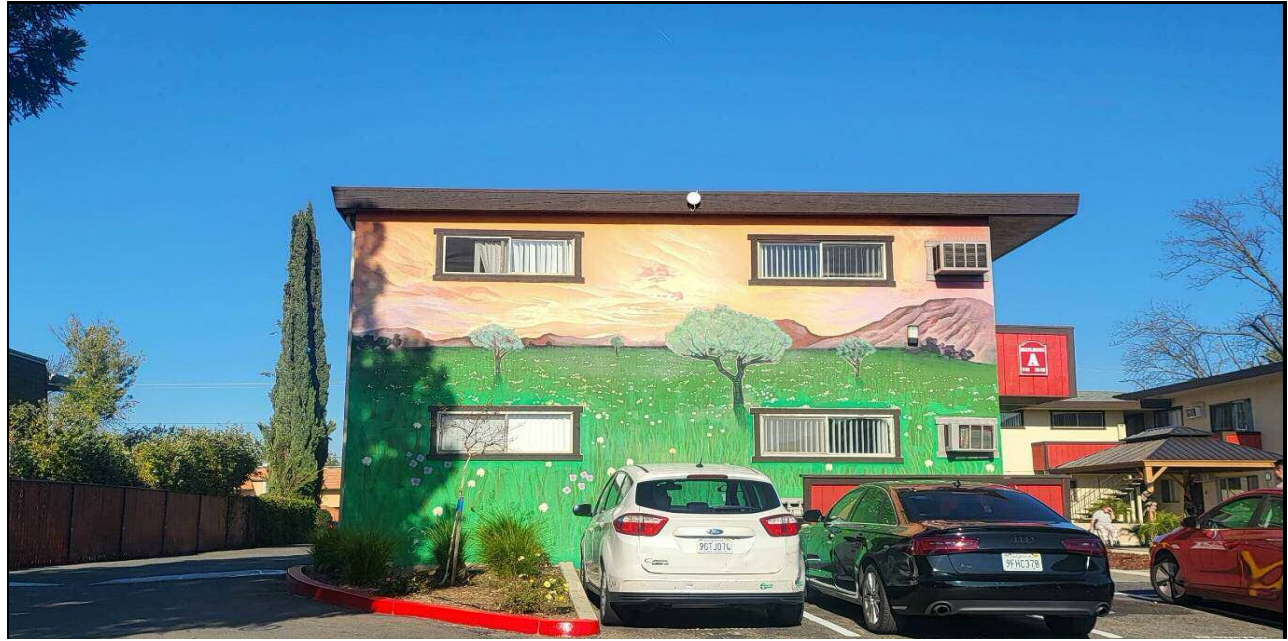
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64 APARTMENT HOMES



**Strong "Rent-Growth and Occupancy"
Investment Opportunity**

Marconi Meadows



PROPERTY SUMMARY

Product Type:	Multi-Family	Occupancy:	95%
Total SF:	44,904	Land Area (acres):	2.08
Rentable SF:	44,774	Density (units/acres):	30.8
No. of Units:	64	Year Built:	1985 (*)

(*) Note that the property was built in two phases, 24 units completed in the late 1950's and the remaining 40 units completed in 1985.

UNIT MIX:

Plan Type	# Units	Square Feet	Rent	Rent/SF
1BR - 1BA	14	564	\$1,376	\$2.44
1BR - 1BA	16	743	\$1,440	\$1.94
1BR - 1BA	6	795	\$1,485	\$1.87
2BR - 1BA	10	625	\$1,617	\$2.59
2BR - 1BA	16	765	\$1,662	\$2.17
2BR - 1BA	2	865	\$1,662	\$1.92
TOTAL / AVG.	64	700	\$1,520	\$2.17



INVESTMENT HIGHLIGHTS

- 1) Active Improvement Program with 45 Units Completely Renovated
- 2) SB 721 Balcony Inspection Complete, No Work Required, Monitoring Only
- 3) Well-Balanced Unit Mix
- 4) Average Rent is Resilient, Increasing 2.7% Over the Past 12 Months
- 5) Excellent Regional & Local Location

Financial Summary

Price	\$11,000,000
Price / Unit	\$171,875
Price /SF	\$245.68
Cap Rate	6.12%
(Stabilized)	
GRM	9.15

Marconi Meadows



Property Information

Address	4730 Marconi Avenue Carmichael, CA 95608
Property Name	Marconi Meadows Apartments
Property Type	64-unit apartment building, conventional, market rate
APN	271-0170-029-0000
Building Size SF	44,774 rentable (approx.)
Buildings	3 two-story buildings, 1 one-story building, 1 small maint. Building
Year Built	Phase I (24 units) late 1950's Phase II (40 units) mid 1980's
Zoning	RD-30
Lot Size	2.08 Acres

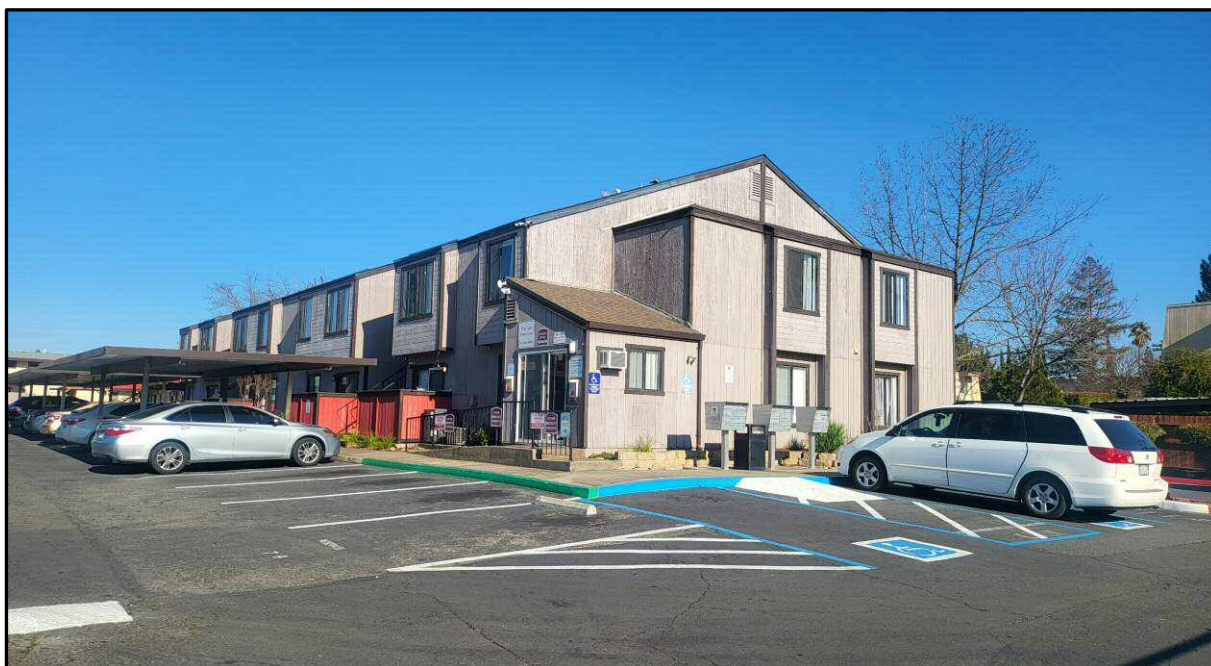
Location Highlights

- Located in Sacramento's Carmichael submarket
- 5-minute walk to Grocery Outlet & CVS Pharmacy
- 3 miles to Capital City Freeway (Business 80)
- Short walk to 5 different community parks
- 3 miles to the American River & Ancil Hoffman Regional Park

Building Composition

Unit Mix	36 one-bedroom, one-bath units (3 floorplans) 28 two-bedroom, one-bath units (3 floorplans)
Asphalt Parking Lot	64 assigned covered spaces 33 open spaces 2 Handicap spaces
Kitchens	Dishwasher & Disposal (select units) Electric oven / stove Full-size refrigerator/freezer Ceiling fan in dining area (select units)
Bathrooms	Fiberglass tub surrounds Chrome plumbing fixtures
Bedrooms & Living Room	Carpet or Plank flooring Walk-in closet (select units) Private fenced patio or balcony (select units)
Electricity Service	Units individually metered All-electric kitchen Electric Heat and AC (Phase II) Electric wall AC (Phase I)
Natural Gas Service	Units individually metered Individual water heater (Phase II)
Miscellaneous	Small storage building for maintenance tools, parts and materials

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Building Systems Phase I (24-units)

Foundation	Raised floor
Structure	Mix of stucco and wood
Siding	Stucco with wood trim
Roof System	Combination of Pitched (composition shingle) & flat (felt built-up)
Roof Age	Unknown, serviced in 2017
Utilities	Units individually metered for gas & electricity
Hot Water	Common, 100-gallon with circulating pump
Heat & AC	Gas-fired wall heaters, electric through-wall AC units

Building Systems Phase II (40-units)

Foundation	Concrete Slab
Structure	Wood frame
Siding	T1-11 Wood
Roof System	Pitched, composition shingle
Roof Age	Replaced 2017
Utilities	Units individually metered for gas & electricity
Hot Water	Individual 30-gallon, natural gas
Heat & AC	Electricity-served heat pumps
Fire-Sprinklered	All Phase II units are fire-sprinklered and monitored

Chase Bank Potential Financing Options *(quoted as of 3/9/2026)*

- Loan Size: \$7,700,000 (LTV = 70.0% at the ask price)
- 3-Year fixed rolling to ARM:
 - APR = 5.75%
 - Loan Fee: \$0
 - ARM Index: SOFR
 - ARM Margin: 2.5%
 - Term: 30 years due in 15
 - Prepay: 3%, 2%, 1%, 0%
- 5-Year fixed rolling to ARM:
 - APR = 5.65%
 - Loan Fee: \$0
 - ARM Index: SOFR
 - ARM Margin: 2.5%
 - Term: 30 years due in 15
 - Prepay: Index based
 - 3%, 2%, 1%, 1%, 1% w/25 bp add-on
 - 5%, 4%, 3%, 2%, 1% w/15 bp add-on
- 7-Year fixed rolling to ARM:
 - APR = 5.85%
 - Loan Fee: \$0
 - ARM Index: SOFR
 - ARM Margin: 2.5%
 - Term: 30 years due in 15
 - Prepay: Index based

The above financing data is for general information purposes only and should in no way be considered, explicitly or implied, as a guarantee that Chase Bank or any other lender shall offer final financing terms consistent with the above. Potential buyers should do their own due diligence as it relates to securing financing for the acquisition of Marconi Meadows.

*(Please note that Chase Bank is **not** the only lender option available for this investment opportunity.)*

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PROPERTY DESCRIPTION:

Property:

Marconi Meadows Apartments is a well-maintained, one- and two-story, apartment community with a highly desirable and balanced unit mix of 1BR (56%) and 2BR (44%) units. The property consists of 64 apartment homes with units ranging in size from 564 SF to 865 SF. Ownership continues to engage in an active renovation program at the property, including both interior and exterior improvements. Approximately 45 units at the property have been completely renovated to date.

Location:

Marconi Meadows is located in the unincorporated district of Carmichael, Sacramento County. Carmichael is mostly characterized as a stable, resilient housing market with a high demand for workforce housing. This submarket remains tight at an impressive average occupancy rate north of 95%. The property is ideally located near several major transportation arterials, providing easy access to both employment and shopping destinations throughout the Sacramento metro region.

UNIT AMENITIES:

- Large Kitchen with Full Appliance Package
- Central Air w/select Wall Units
- Ceiling Fan
- Various Flooring: Hardwood, Vinyl, Tile, Carpet
- Large Walk-In Closet in Select Units
- Mini and Vertical Window Coverings
- Partially Sprinklered (40 units) with Monitoring

COMMUNITY AMENITIES:

- Gated Community
- Controlled Access
- Inviting Center Courtyard with Shaded Gazebo
- Private Patio (some Select Balconies)
- Covered Parking with Ample Surface Parking
- Well Landscaped w/Irrigation
- Two Large Onsite Laundry Facilities





MARKET SUMMARY

Why Sacramento

The Sac-MSA, home to the State Capitol of California, offers residents a superior quality of life mixed with unparalleled access to world renowned destination locations. Sports enthusiasts in the region can attend professional basketball events when the NBA franchise Sacramento Kings are playing at home, baseball junkies can get their fix at Sutter Health Park when the Sacramento River Cats, the Triple A affiliate of Major League Baseball's San Francisco Giants, are hosting, and football fans can enjoy their favorite pigskin game when Sacramento State University (*an NCAA Division I level competitor*) plays their home games. Of note, the MLB franchise Athletics also play their home contests at Sutter Health Park for the 2025-2027 seasons. Additionally, in late 2025 construction began on Republic Stadium, a new 12,000- to 15,000-seat Soccer facility to be constructed at the Railyards to host the home games of Sacramento Republic FC, with current construction timelines estimating completion in 2027.

For the more artistic residents, Sacramento is home to the world class Crocker Art Museum, as well as to many other artistic venues. The avid outdoorsman will find the Sacramento region a major hub for hunting, fishing, and hiking, and Sacramentians willing to drive two hours will find the Pacific Ocean to the west, some of the nation's best skiing and hiking at Lake Tahoe to the east, and some of the world's best wine tasting only one hour to the south in Napa. Additionally, residents willing to take a bit more robust road trip will find some of nature's most exhilarating scenery in Yosemite National Park, only 4 hours from Sacramento.

In summary, the Sacramento region is a highly desirable place to live, work and play, offering locals a plethora of social activities and venues to enjoy, a low cost of living to help out the pocketbook, and a stable economic environment poised to continue growing.

Transportation

Marconi Meadows Apartment Homes are conveniently located near several major transportation arterials, providing easy access for residents to both employment and shopping destinations throughout the Sacramento metro region. With the major regional arterials of Marconi Avenue, Fulton Avenue, Howe Avenue, Watt Avenue and both Business- and Interstate-80 just a short drive from Marconi Meadows, transportation access is a breeze for residents. Also of significant benefit to Marconi Meadows residents is the close proximity of the property to several modes of public transportation including public bus access only a short walk away at Marconi and Mission. The light rail can also be accessed by property residents at the Marconi / Arcade station located only a short 4-mile drive from the property.

Employment

Employment in the Sac-MSA region continues to remain steady as the rate of new jobs added to the regional employment base annually has ranged between 1% and 3% over the past few years. Despite suffering significant job losses during the COVID era, Sacramento's current employment base currently sits approximately 68,500 jobs above the pre-pandemic level in February 2020 of 1,031,200 jobs. Sacramento's employment rolls remained stable during 2025 with no significant job gains or losses recorded during the year. Job growth in the region is expected to remain near 1.0% annually over the next few years.

The leading industries that continue to add new jobs to the Sac-MSA employment totals include the Education/Health Services sector, as well as Government. In addition to these main industry drivers, other sectors that remain in high demand from Sacramento's population base include trade, transportation, and utilities.

The unemployment rate in the Sacramento MSA was 4.8% in December 2025, slightly up from December's 2024 reported level of 4.6%, and unchanged from the level reported one-year earlier. Many attribute the high desirability of Sacramento to its geography, qualified workforce, lower cost of living, access to government and education, quality of life, amenities and culture.

Commercial Real Estate Summary

Marconi Meadows is located in the unincorporated census-designated place ("CDP") of Carmichael, a suburb of the Greater Sacramento metropolitan area in Sacramento County. Carmichael is a vibrant yet quiet suburban community that sits just under 11 miles east of California's capital city, Sacramento. With its southern border formed by the American River and the rest loosely defined by major roads, Carmichael serves as a convenient reprieve for families and renters looking for more space and peaceful quietness outside the already alluring city of Sacramento. A number of parks like Carmichael Park, Gibbons Community Park, Jensen Garden Park give Carmichael an overall vibrant atmosphere.

Real estate uses in and around Marconi Meadows are primarily residential, with some retail and commercial uses mixed in. The property is located within a short walking distance of both a Grocery Outlet and a CVS Pharmacy, as well as a very short 1.9-mile drive from the Championship Del Paso Country Club. Marconi Meadows also offers residents an ideal location close to both the high-end eclectic shopping experience at Howe 'Bout Arden with 330,000 square feet of destination retail, as well as a short 6-mile drive to Arden Fair Mall home to over 1.1 million SF of traditional mall shopping featuring Macy's, JCPenny and over 150 other specialty retail stores.

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SALE COMPARABLES



Marconi Meadows

4730 Marconi Ave, Carmichael

ASK PRICE \$11,000,000	PRICE/UNIT \$171,875
PRICE/SF \$245.68	



The Carla

1201 Fulton Ave, Sacramento

SALE PRICE \$11,175,000	PRICE/UNIT \$177,381
PRICE/SF \$189.06	SALE DATE 29-Dec-25



Montecito Apts.

6004 Rutland Dr, Carmichael

SALE PRICE \$7,525,000	PRICE/UNIT \$209,028
PRICE/SF \$255.95	SALE DATE 9-Jan-26



Villa Regia

5050 Walnut Ave, Sacramento

SALE PRICE \$15,600,000	PRICE/UNIT \$173,333
PRICE/SF \$254.90	SALE DATE 2-Apr-25

SUBJECT PROPERTY



Villa Serrano

5241 Marconi Ave, Carmichael

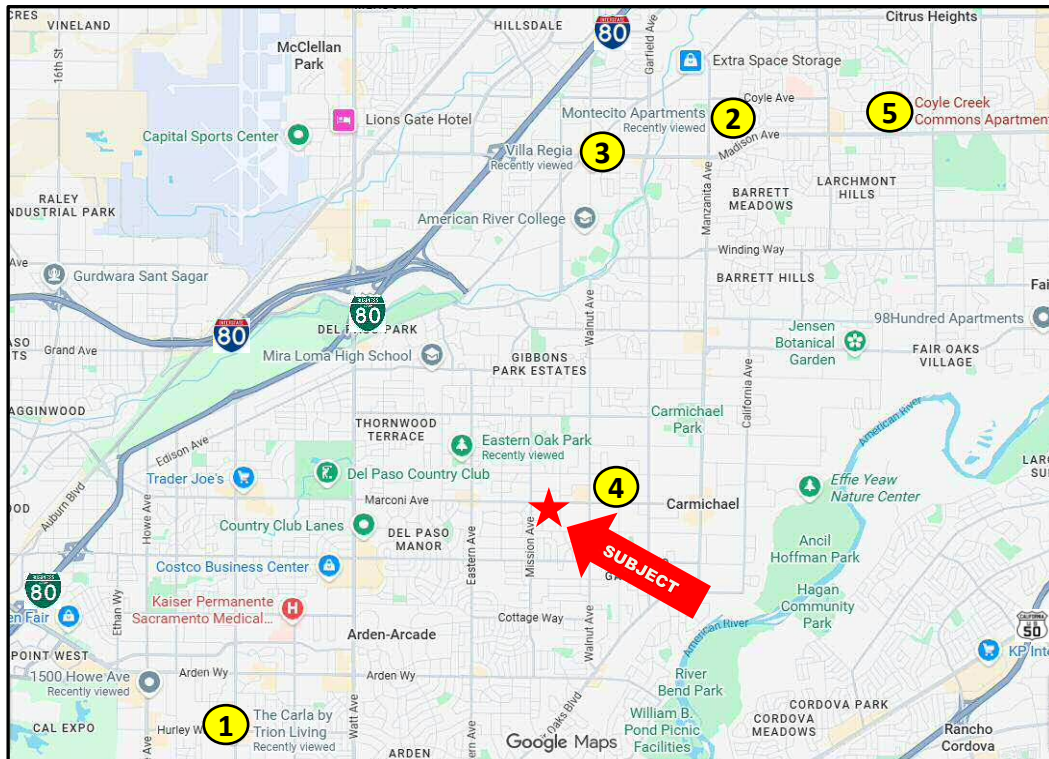
SALE PRICE \$7,300,000	PRICE/UNIT \$169,767
PRICE/SF \$207.77	SALE DATE 3-Jul-25



Coyle Creek Commons

7061 Madison Ave, Fair Oaks

SALE PRICE \$10,500,000	PRICE/UNIT \$218,750
PRICE/SF \$232.71	SALE DATE 8-Apr-25



STABILIZED PROFORMA

	Totals	Per Unit	Per SF	Per Month	% GSR
Gross Scheduled Rent (GSR)	\$1,202,650	\$18,791	\$26.86	\$100,221	100.00%
Less: (Gain) Loss-to-Lease	0	\$0	0.00	0	0.00%
Gross Potential Rent	\$1,202,650	\$18,791	\$26.86	\$100,221	100.00%
Less: Vacancy	42,093	658	0.94	3,508	3.50%
Less: Concession	0	0	0.00	0	0.00%
Less: Non-Rev & Bad Debt	18,040	282	0.40	1,503	1.50%
Total Rental Income	\$1,142,518	\$17,852	\$25.52	\$95,210	95.00%
Plus: RUBS Income	66,540	1,040	1.49	5,545	5.53%
Plus: Other Income	18,950	296	0.42	1,579	1.58%
Total Income (TI)	\$1,228,008	\$19,188	\$27.43	\$102,334	102.11%
Expenses					
Personnel	111,200	1,738	2.48	9,267	9.25%
Administrative	17,600	275	0.39	1,467	1.46%
Advertising & Promotion	7,770	121	0.17	648	0.65%
R & M + Bldg. Svcs.	86,375	1,350	1.93	7,198	7.18%
Utilities	89,650	\$1,401	2.00	7,471	7.45%
Total Variable Expenses	\$312,595	\$4,884	\$6.98	\$26,050	25.99%
Management Fee (4.00% TI)	49,120	768	1.10	4,093	4.08%
Taxes	130,864	2,045	2.92	10,905	10.88%
Insurance	40,000	625	0.89	3,333	3.33%
Reserves	22,400	350	0.50	1,867	1.86%
Total Expenses	554,979	8,672	12.40	46,248	46.15%
Net Operating Income	\$673,029	\$10,516	\$15.03	\$56,086	55.96%

Rent Roll Dated as of 2/18/2026

Apt. #	Bed/Bath	SF	Rent
1	1BR - 1BA	564	\$ 1,408.50
2	1BR - 1BA	564	\$ 1,388.50
3	1BR - 1BA	564	\$ 1,357.50
4	2BR - 1BA	625	\$ 1,663.50
5	2BR - 1BA	625	\$ 1,663.50
6	1BR - 1BA	564	\$ 1,357.50
7	1BR - 1BA	564	\$ 1,408.50
8	2BR - 1BA	625	\$ 1,663.50
9	2BR - 1BA	625	\$ 1,258.61
10	1BR - 1BA	564	\$ 1,408.50
11	1BR - 1BA	564	\$ 1,433.50
12	1BR - 1BA	564	\$ 1,398.50
14	1BR - 1BA	564	\$ 1,333.50
15	1BR - 1BA	564	\$ 1,335.00
16	1BR - 1BA	564	\$ 1,357.50
17	2BR - 1BA	625	\$ 1,663.50
18	2BR - 1BA	625	\$ 1,713.50
19	2BR - 1BA	625	\$ 1,613.50
20	2BR - 1BA	625	\$ 1,607.50
21	2BR - 1BA	625	\$ 1,663.50
22	2BR - 1BA	625	\$ 1,663.50
23	1BR - 1BA	564	\$ 1,335.00

Apt. #	Bed/Bath	SF	Rent
24	1BR - 1BA	564	\$ 1,388.50
25	1BR - 1BA	564	\$ 1,350.00
26	2BR - 1BA	765	\$ 1,657.50
27	2BR - 1BA	765	\$ 1,713.50
28	2BR - 1BA	743	\$ 1,408.50
29	1BR - 1BA	743	\$ 1,433.50
30	1BR - 1BA	743	\$ 1,508.50
31	1BR - 1BA	743	\$ 1,388.50
32	2BR - 1BA	765	\$ 12.50
33	2BR - 1BA	765	\$ 1,598.50
34	2BR - 1BA	765	\$ 1,662.50
35	2BR - 1BA	765	\$ 1,437.50
36	1BR - 1BA	743	\$ 1,562.50
37	1BR - 1BA	743	\$ 1,413.50
38	1BR - 1BA	743	\$ 1,388.50
39	1BR - 1BA	743	\$ 1,457.50
40	2BR - 1BA	765	\$ 1,713.50
41	2BR - 1BA	765	\$ 1,776.00
42	2BR - 1BA	765	\$ 1,485.00
43	2BR - 1BA	765	\$ 1,663.50
44	1BR - 1BA	743	\$ 1,388.50
45	1BR - 1BA	743	\$ 1,438.50

Apt. #	Bed/Bath	SF	Rent
46	1BR - 1BA	743	\$ 1,375.00
47	1BR - 1BA	743	\$ 1,413.50
48	2BR - 1BA	765	\$ 1,713.50
49	2BR - 1BA	765	\$ 1,713.50
50	2BR - 1BA	765	\$ 1,762.50
51	2BR - 1BA	765	\$ 1,662.50
52	1BR - 1BA	743	\$ 1,562.50
53	1BR - 1BA	743	\$ 1,400.00
54	1BR - 1BA	743	\$ 1,508.50
55	1BR - 1BA	743	\$ 1,388.50
56	2BR - 1BA	765	\$ -
57	2BR - 1BA	765	\$ 1,713.50
58	2BR - 1BA	865	\$ 1,662.50
59	1BR - 1BA	795	\$ 1,463.50
60	1BR - 1BA	795	\$ 1,407.50
61	1BR - 1BA	795	\$ 1,438.50
62	1BR - 1BA	795	\$ 1,500.00
63	1BR - 1BA	795	\$ 1,537.50
64	1BR - 1BA	795	\$ 1,562.50
65	2BR - 1BA	865	\$ -

■ = Managers Unit ■ = Vacant

Marconi Meadows

LIMITING CONDITIONS

This Offering Memorandum was prepared by Avalon Commercial and has been reviewed by the Seller. It contains certain information regarding the Property, but does not purport to be all of the information about the Property that a prospective purchaser may feel is necessary in their evaluation of the investment opportunity. All financial information included in this Memorandum is for general reference purposes only, and is based on assumptions related to the economic conditions existing in the marketplace at the time of preparation and do not claim to be representative, expressed or implied, of any future performance of the Property. All qualified buyers will be given an opportunity to inspect the Property and evaluate market conditions.

This Offering Memorandum may contain certain documents in summary form and does not purport to be complete, nor necessarily accurate, descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Prospective purchasers are expected to conduct their own investigation of all documents. This Memorandum is subject to prior placement, errors, omissions, changes, or withdrawal without notice, and does not constitute a recommendation, endorsement, or advice as to the value of the Property by Avalon Commercial or by the Seller. Each interested party is to rely on their own investigation, evaluation, inspection, and judgment as to the advisability of purchasing the Property described herein.

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The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



Achieving goals!