

3723 Jasmine St, Sacramento, CA, 95831

Prime Sacramento Location | 10 Units | Well- Maintained Property





**3723 Jasmine St,
Sacramento**

**TABLE OF
CONTENTS**

**EXECUTIVE
SUMMARY**

**PROPERTY
OVERVIEW**

**COMPARABLE
ANALYSIS**

**FINANCIAL
ANALYSIS**

**REGIONAL
OVERVIEW**



**3723 Jasmine St,
Sacramento**

EXECUTIVE SUMMARY

Property Summary

INVESTMENT HIGHLIGHTS



RENOVATION UPSIDE



SUPERB MARKET FUNDAMENTALS



OUTSTANDING DEMOGRAPHICS



GREAT SCHOOLS



EARLY 60's VINTAGE



SUPERIOR UNIT MIX



INVESTMENT SUMMARY

Price:	\$1,350,000
Address:	3723 Jasmine St, Sacramento
Zip & State:	95834 CA
County:	Sacramento
Year Built:	1948
Units:	10
Avg Unit Size:	381 SF
Net Rentable SF:	3,808
Site Acrage:	.28
Parking In Place:	35 Surface Spaces



**3723 Jasmine St,
Sacramento**

PROPERTY OVERVIEW

PROPERTY OVERVIEW

UTILITIES

Utility	Provider	Residents Pays	Owner Pays	Resident Reimburse
Electric/Gas	PG&E	<input checked="" type="checkbox"/>		
Water & Sewer	City of Sacramento		<input checked="" type="checkbox"/>	
Trash	City of Sacramento		<input checked="" type="checkbox"/>	

MECHANICAL/ELECTRICAL/PLUMBING

HVAC	Separate A/C Unit
Water Heater	One Water Heater/ Boilers
Laundry	Onsite Laundry



SITE & DESCRIPTION

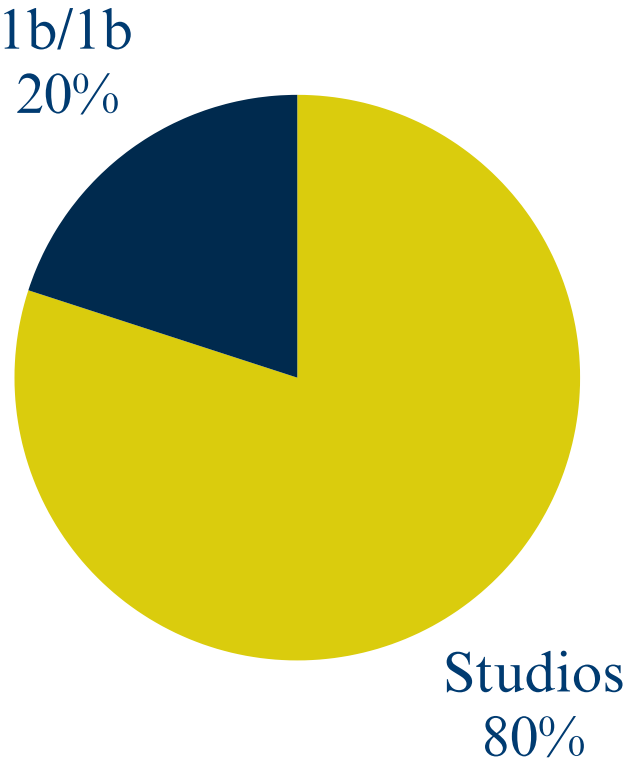
Address:	3723 Jasmine St
County:	Sacramento
APN #	252-0112-003-0000
Year Built:	1948
Total Units:	10 units
Net Rentable SF:	3808 SF
Site Acreage:	.28 Acres
Parking Spaces:	8 Carport spaces
Foundation:	Concrete Slab
Framing Construction:	Wood
Exterior siding:	Stucco
Roof:	Shingle Roofing



Unit Information

LAYOUT	UNITS	AVG SF	AVG RENT
Studios	8	381	\$1,221.00
1x1	2	381	\$1,445.00

UNIT MIX

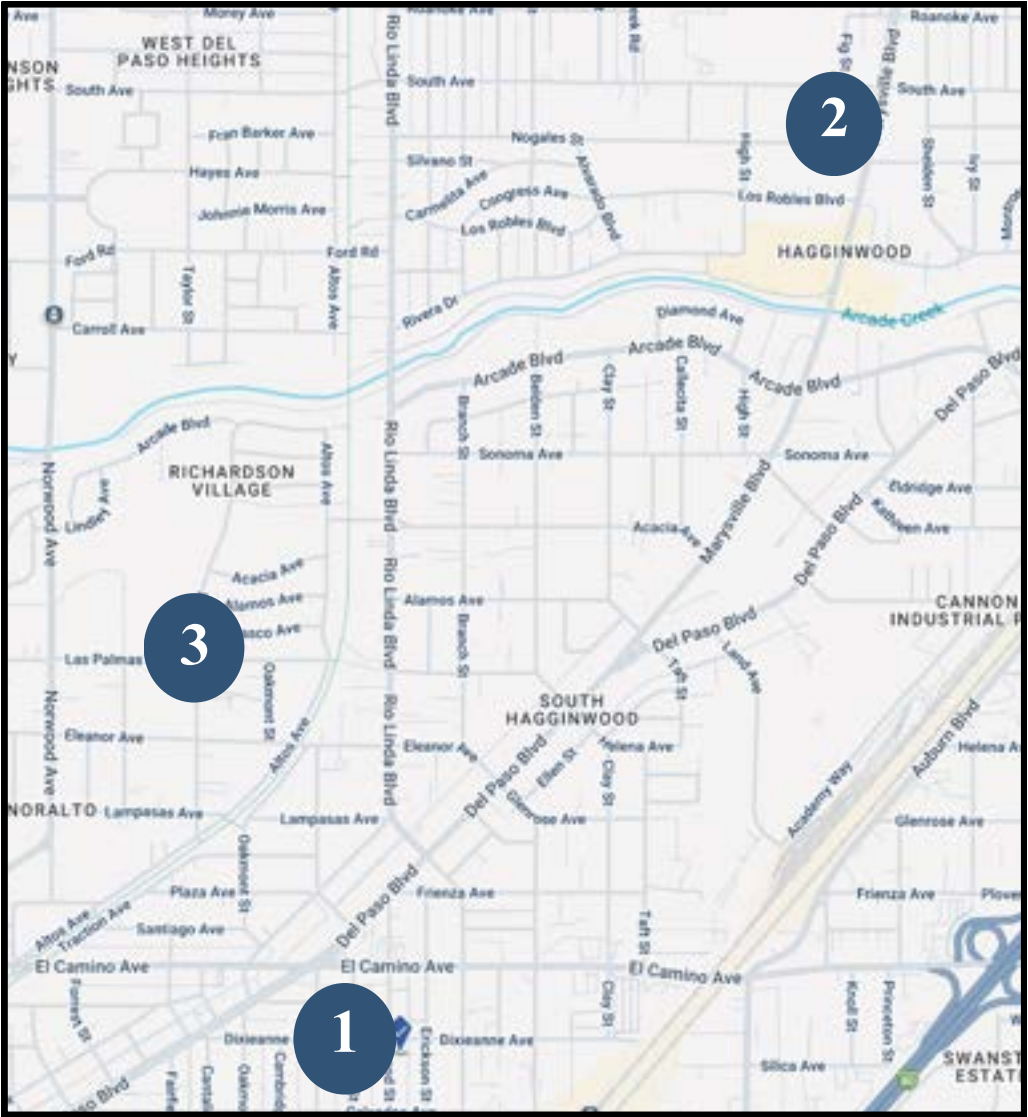




**3723 Jasmine St,
Sacramento**

COMPARABLE ANALYSIS

Sales Comparables



	Comp 1	Comp 2	Comp 3
Sale Price:	\$155,000	\$945,000	\$1,433,000
Address:	2382 Boxwood St	1507 Nogales St	600 Las Palmas Ave
City:	Sacramento	Sacramento	Sacramento
Sale Date:	May 23, 2025	Apr 23, 2025	Apr 25, 2025
Year Built:	1975	1966	1970
Units:	8	8	6.00%
Unit Mix:	7 1b/1b 1 2b/1b	8 2b/1b	10 1b/1b
Price Per Unit:	\$155,000	\$118,125	\$143,300
Cap Rate:	5.30%	N/A	6.00%



**3723 Jasmine St,
Sacramento**

FINANCIAL ANALYSIS

Financial Summary

Price	\$1,200,000.00
Number of Units	10
Price Per Unit	\$120,000.00
Price Per SqFt	\$315.13
Rentable SqFt	3,808
Lot Size	.28
Approx. Year Built	1948

RETURNS	Current	Pro Forma
Cap Rate	7.90%	8.61%
GRM	7.84	7.278

INCOME	CURRENT	PROFORMA
Gross Scheduled Rent	\$153,000.00	\$155,880.00
Less Vacancy/Deductions	-\$4,590.00	-\$4,676.40
Total Effective Rental Income	\$148,410.00	\$151,203.60
Other Income	N/A	N/A
RUBS	N/A	\$9,000.00
Effective Gross Income	\$147,304.20	\$160,204.00
Less: Expenses	(\$53,656.40)	(\$53,656.40)
Net Operating Income	\$94,753.60	\$100,794.15
EXPENSES		
Property Taxes (1.1687%)	\$14,024	\$14,024
Insurance	\$9,312.00	\$9,312.00
Utilities	\$13,200.00	\$13,200.00
Repairs & Maintenance	\$10,000.00	\$10,000.00
Turnover & Cleaning	\$2,530.00	\$2,530.00
Management Fee (3%)	\$4,590.00	\$4,555.80
Total Expenses	Expense Ratio (35%) \$53,656.40	Expense Ratio (35%) \$53,656.40
Expenses/Unit	\$5,824	\$5,824



Exclusive Investment Opportunity in Sacramento, CA

This unique property offers investors an excellent opportunity to own a well-maintained multifamily asset on Jasmine Street. Situated in a Class C+ neighborhood, this property presents a Stabilized opportunity for investors looking to increase cash flow and long-term appreciation. With strong tenant demand and a solid rental foundation, the property is well-positioned for a Buyer, to maximize their return on investment while benefiting from the property's existing stable income and long-term growth potential.

Property Highlights:

- Property Features completely renovated units

Diverse Unit Mix:

- The property features 10 units. 8 studios and two one-bathroom unit, offering a balanced mix ideal for a variety of tenants.

Prime Midtown Location:

- Situated in the heart of East Del Paso heights, this property provides excellent access to local dining, and shopping.

Well-Maintained Construction:

- The property has been well-kept, ensuring long-term structural integrity and curb appeal.

Parking & Accessibility:

- On-site parking as well as ample street parking, making it convenient for both residents and guests.

Rent Roll

Units	Sqft	Area	Status	Contractual Rent	Market Rent
1	381	0/1	Occupied	\$1,195.00	\$1,250.00
2	381	0/1	Occupied	\$1,225.00	\$1,250.00
3	381	0/1	Occupied	\$1,225.00	\$1,250.00
4	381	0/1	Occupied	\$1,250.00	\$1,250.00
5	381	1/1	Occupied	\$1,395.00	\$1,495.00
6	381	1/1	Occupied	\$1,495.00	\$1,495.00
7	381	0/1	Occupied	\$1,250.00	\$1,250.00
8	381	0/1	Occupied	\$1,195.00	\$1,250.00
9	381	0/1	Occupied	\$1,225.00	\$1,250.00
10	381	0/1	Listed	\$1,290.00	\$1,250.00

Total Gross Monthly Income	\$12,750.00	\$12,990.00
Total Annualized Income	\$153,000.00	\$155,880.00

*Managers unit is Number 10
*10 Is currently Vacant





Operational Efficiency

Cost Recovery

Potential for RUBS (Ratio Utility Billing System):

- Opportunity to bill tenants for utilities, improving net operating income (NOI)
- New owner can bill for Water, Sewer, and Garbage

Average Annual Repairs:

- Minimal ongoing maintenance due to recent renovations and upgrades
- Long-term tenants have maintained units well, with limited repairs needed
- No deferred maintenance; well-maintained by current owners















**3723 Jasmine St,
Sacramento**

REGIONAL OVERVIEW

Affordability Constraints

- Housing affordability challenges are prevalent throughout the Sacramento region, much like the rest of Northern California. In Sacramento County, the median single-family home price has risen to \$485,000, requiring over \$97,000 in savings for a 20% down payment on a typical mortgage.
- Sacramento's prime location offers convenient access to major employers in Downtown Sacramento, the Golden 1 Center, Sutter Health Ballpark, Old Sacramento, and regional shopping centers. This makes it an appealing option for renters seeking a suburban environment.
- For those moving from more expensive coastal cities in California, the Sacramento region remains an attractive and more affordable alternative.

County	Median Price	YoY Change	Monthly Payment	Average Rent	Delta (\$)
Davis	\$856,833	2.6%	\$4,638	\$2,452	\$2,186
Folsom	\$741,964	0.5%	\$4,025	\$2,246	\$1,779
Rocklin	\$668,398	0.7%	\$3,632	\$2,150	\$1,482
Roseville	\$621,144	0.1%	\$3,380	\$2,167	\$1,213
Carmichael	\$532,366	2.8%	\$2,907	\$1,562	\$1,345
Rancho Cordova	\$515,028	0.5%	\$2,813	\$1,731	\$1,082
West Sacramento	\$511,547	0.8%	\$2,795	\$1,886	\$909
Sacramento	\$465,899	-0.8%	\$2,551	\$1,750	\$801



\$465K

MEDIAN Sacramento SFH PRICE
The median SFH price in Sacramento has increased by 3% YoY

\$801

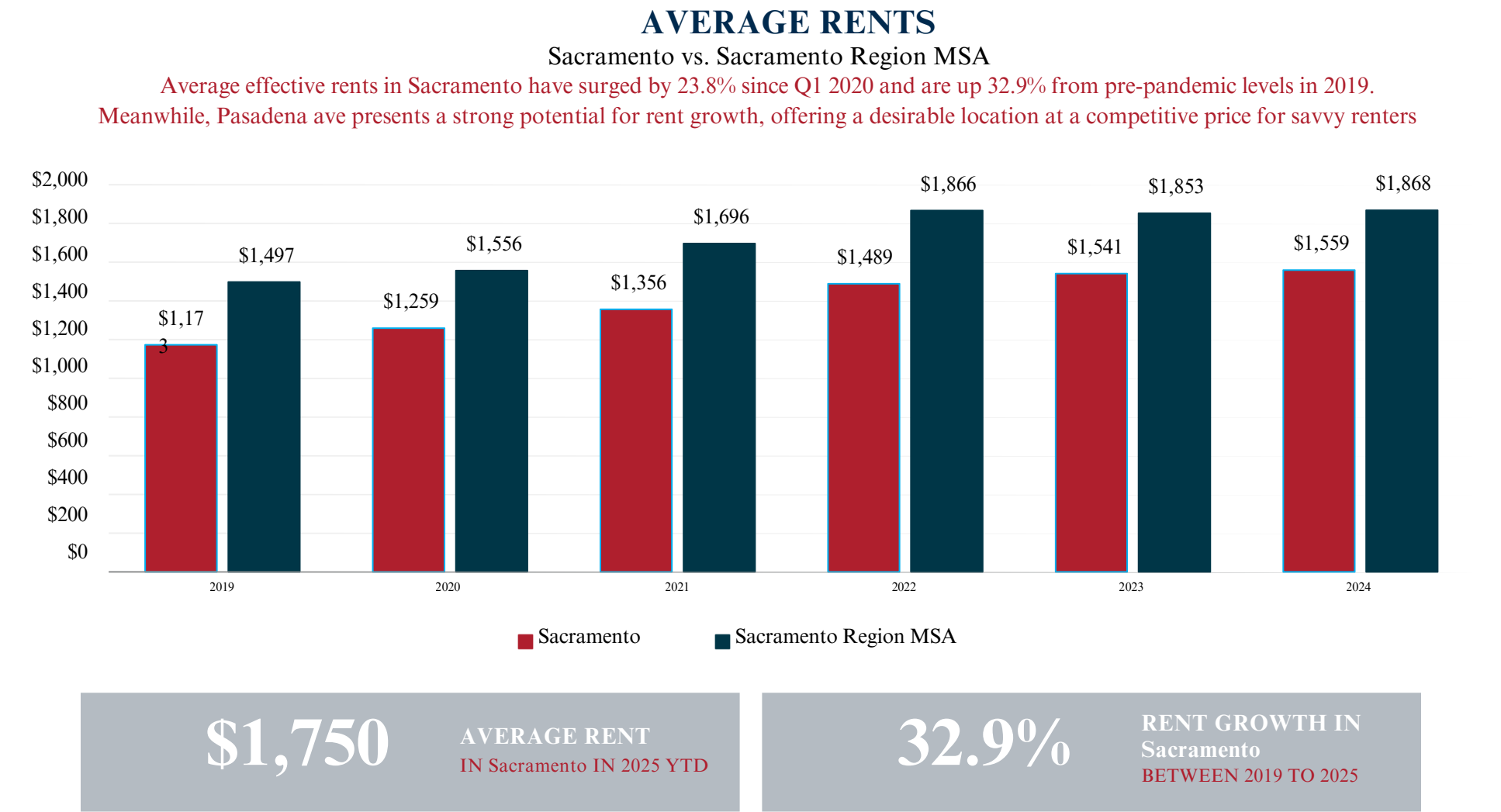
DISCOUNT TO OWNING
The average monthly rent for an apartment in Sacramento is approximately \$1,750 less than the monthly cost associated with owning a median-priced home.

Payment amount includes PITI, assumes 20% down payment and 7% interest on 30-year fixed mortgage.

Strong Market Fundamentals

As illustrated in the chart below, market rents in Sacramento have risen 23.8% since Q1 2020 and 32.9% since 2019, demonstrating strong rent growth that has exceeded pre-pandemic levels. This trend is unsurprising, given Sacramento's prime suburban location just northeast of the central business district, its proximity to major healthcare and government employers, highly regarded institutions like CSU Sacramento, UC Davis, and McGeorge School of Law, and its overall desirable quality of life.

With the median single-family home price in Sacramento County now at \$466k, vacancy rates are expected to tighten further as post-pandemic recovery continues and the city's population grows, driven by relocations from the more expensive Bay Area and Southern California.



Sacramento Demographics Snapshot

DEMOGRAPHICS //Sacramento



City Of Sacramento

Sacramento, the capital of California, is located in the northern part of the state, within Sacramento County. It is bisected by the Sacramento River and extends south to Placer County and north to San Joaquin County.

With over 500,000 residents, Sacramento is the 6th most populous city in the state and the core of the metro region encompassing Sacramento and Yolo counties, which together hold over 2.6 million residents. Sacramento has a diverse economy centered around government, healthcare, education, Agriculture, technology, and construction. Major employers in the region include Amazon, Sutter Health, state government, UC Davis Medical Center, Intel, and Kaiser Permanente, Hewlett Packard, and Blue Diamond Growers.

The city boasts a vibrant cultural scene with museums, theaters, and a strong arts community. Highlights include the Sacramento Zoo, Crocker Art Museum, and the American River Parkway, providing a blend of cultural and recreational experiences. Some notable attractions within the Metro are are the NBA's Sacramento Kings, Sac-Rapublic FC, Folsom Lake, which a draw for tourists and locals. Annual events such as the Farm-to-Fork Festival and the California State Fair are popular among residents and visitors alike.

With relatively affordable housing compared to the high costs of the San Francisco Bay Area, Sacramento has undergone rapid revitalization and population growth in recent decades, especially redeveloping its downtown district into a vibrant urban core. The metro area is one of the most ethnically diverse in the country, with strong Asian American and Hispanic communities.

Demographics/ Housing Statistics

The metro population consists of almost 2.6 million people and will expand at a 1% growth rate tell 2026. A median home price of \$514,000 is more 23% more than U.S. median. Residents are more educated than the nation. Roughly 35.3% of the people age 25 and older have a bachelor’s degree, which is on average compared to the national standard

Economy

- The Sacramento metro is maintaining economic growth. Gross Metro Product (GMP) grew 4% percent last year versus 2.5 percent for the nation.
- Both Sacramento County and Placer County are becoming emerging hubs for technology firms largely because giants HP, Intel, Aerojet Rocketdyne, Oracle, and Apple already have prominent locations in the region.
- Major technology and research firms such as NASSCO, Leidos, General Dynamics, Qualcomm, and BAE systems

Sacramento Employment Snapshot

RESILIENT EMPLOYMENT MARKET

The Sacramento Metropolitan Area has emerged as one of the fastest-growing regions in the U.S., thanks to its affordable cost of living and high quality of life. With strong sectors in government, education, healthcare, and finance, the city was resilient during the economic challenges of the pandemic and experienced a quicker recovery. Located just 75 miles from San Francisco, Sacramento is the 6th largest city in California and continues to grow, supported by its diverse economy and the highest concentration of government jobs in the nation.

Most Sacramento residents are professionals employed in government, healthcare, and legal sectors. Its prime location provides convenient access to major employment hubs, including the Central Business District (CBD), which features some of Sacramento's highest-paying job markets. Several major hospitals, both existing and upcoming, are located within a few miles, making it particularly attractive for healthcare professionals. To the east, the State Capitol is just a short walk away, placing Village Point near the center of California's government. Additionally, the nearby Capitol Mall hosts prominent financial firms such as Wells Fargo, Deloitte, and US Bank, further boosting the area's economic appeal.

Sacramento Recent Trends – 2025

Top Region for Tech Workforce Expansion in 2025

Source: LinkedIn Workforce Report

Best U.S. City for Remote & Hybrid Workers in 2025

Source: Zillow

Leading Metro for New Housing Development Growth in 2025

Source: Redfin

Top U.S. Market for Clean Energy & Green Job Creation in 2025

Source: Greater Sacramento Economic Council

Fastest-Growing Region for Startup Activity in 2025

Source: Startup Genome Report

Top U.S. Region for Tech Workforce Expansion (2025)

Sacramento continues to emerge as a magnet for tech talent, building on its strong momentum from 2024. With competitive wages, lower living costs than the Bay Area, and a concentration of tech-adjacent employers in healthcare IT, logistics, and government technology, the region has become a relocation hub for both established professionals and startups seeking affordability and scalability.

Source: LinkedIn Workforce Report 2025

Best City for Remote and Hybrid Workers (2025)

Sacramento has ranked among the best U.S. cities for remote and hybrid workers due to its affordable housing compared to coastal metros, reliable broadband infrastructure, and proximity to Bay Area employers. The city's growing stock of coworking spaces and suburban amenities further enhance its appeal for workers with flexible arrangements.

Source: Zillow 2025 Housing & Workforce Trends

National Leader in Housing Development Growth (2025)

Sacramento remains one of the fastest-growing metros for new housing starts, reflecting strong population inflows and demand pressures. Builders have responded with a mix of multifamily, single-family, and affordable housing developments, supported by regional planning initiatives aimed at accommodating over 260,000 projected new jobs in the coming years.

Source: Redfin Development Report 2025



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