

1905-1907 10th Street

Sacramento, CA 95811

**PRICE
REDUCED!**

FOR SALE



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C&W THOUGHT PROCESS

01 OFFERING SUMMARY

Investment Highlights

- This beautiful Victorian fourplex is full of old-world charm from original pocket doors to old growth Douglas fir hardwood floors. The small backyard is very warm and inviting with three attractive murals on the neighboring wall.
- Each unit shares a centralized washer and dryer set with the unit across the hall.
- Immediate income upside as none of the tenants have had rent increases since they moved in.
- Located in the Southside Park neighborhood, just a little over a 10 minute walk to Downtown Sacramento and the Golden 1 Center.
- Southside Park, a 19.5 acre park is just a 10 minute walk from the subject property offering such amenities as a lake with fishing piers, two lighted tennis courts, amphitheater, picnic areas, “Universal Universe” play area and a lighted basketball court.
- A six minute drive takes you to Sutter Health Park, home of the Sacramento River Cats along with the Oakland A’s coming to the venue in 2025.

Asking Price \$950,000

Price Per Unit \$237,500

Price Per Room \$73,077

Price Per SF \$307.44

Current Rents		
1905 Unit 1	1x1	\$1,495
1905 Unit 2	1x1	\$1,550
1907 Unit 3	1x1	\$1,550
1907 Unit 4	2x1	\$1,725

02 PROPERTY INFORMATION

Parcel #	009-0074-003-0000
Year Built	1890
Land Area	0.08 Acres
Rentable SF	3,092 SF
Zoning	R-3A-SPD
Number of Buildings	One two-story apartment building
Number of Units	4 Units
Unit Mix	Three One Bed/One Bath units One Two Bed/One Bath unit
Parking	Ample street parking



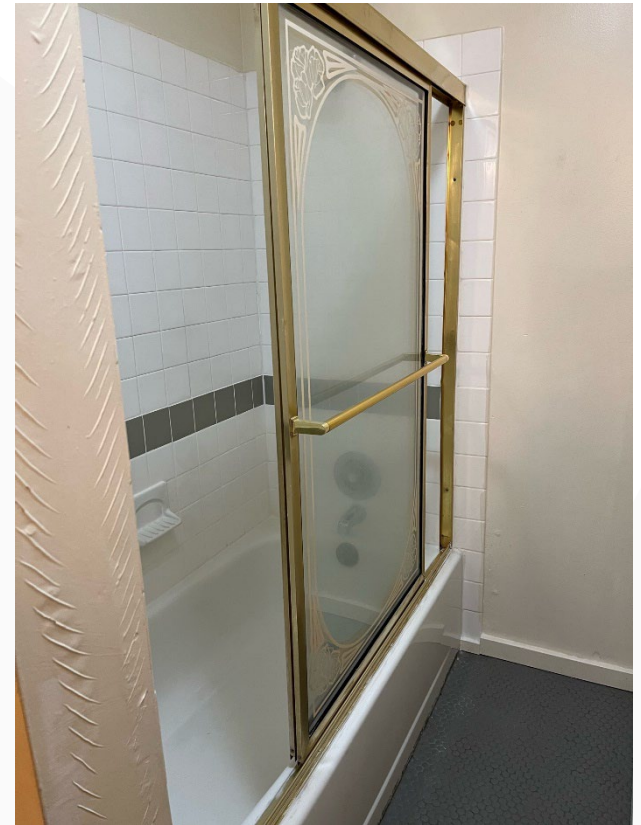
03 INTERIOR FEATURES

Photos are a representation of unit features.



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04 LOCATION MAP



05 DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2024 Population	26,428	150,011	366,104
2024 Total Daytime Population	119,090	266,899	490,843
2024 Average Household Income	\$101,604	\$121,405	\$111,149
2024 Median Household Income	\$72,521	\$83,876	\$79,168
2024 Average Home Value	\$715,239	\$678,223	\$607,907
2024 Median Home Value	\$678,134	\$646,095	\$570,916
2024 Median Age	36.4	37.6	36.4
2024 Average Household Size	1.73	2.15	2.45
2024 Owner Occupied Housing Units	2,301	25,497	63,415
2024 Renter Occupied Housing Units	10,780	39,520	79,744



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