



**YOUR TURNKEY PATH
TO HIGH-YIELD
CASHFLOW**

**2312 Villanova Cir
Sacramento CA 95825**
16 Beds / 8 Baths / 7191 SF
MLS

\$2,350,000



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The Commute



Average commute to work takes

25
MINUTES



Driving Solo

77%



Public Trans

4%



Carpool

6%



Motorcycle

2%



Walking

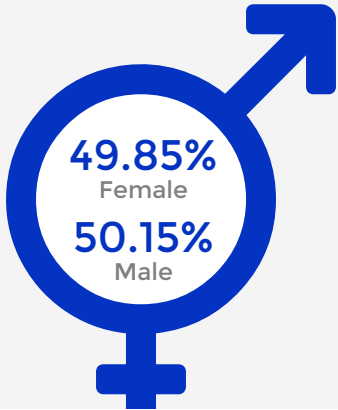
3%



Bicycle

1%

People



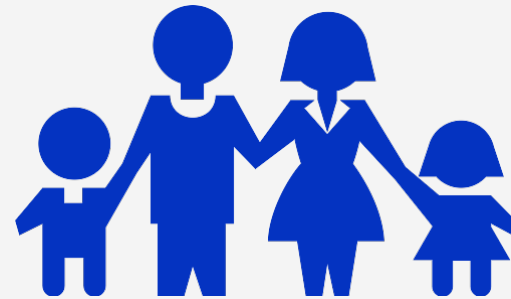
Median Age: **33**

Married People: **25%**

Average Household Size: **2.94**

Households w/Children: **51%**

Population of Area: **24,303**



Cost of Living



Overall Cost of Living
Compared to National Average

102%



Education

118%



Entertainment

91%



Food/Beverages

105%



Healthcare

95%



Home

101%



Utilities

103%

Schools

SHALOM SCHOOL

prekindergarten - 6th grade

2320 SIERRA BLVD,
SACRAMENTO, CA 95825

Greer Elementary

kindergarten - 5th grade

Encina Preparatory High

9th grade - 12th grade

Katherine Johnson Middle

6th grade - 8th grade

There are additional schools nearby within **10** miles.

Data is derived from many original sources including but not limited to public records, the census bureau, and local municipalities/school districts. Data is deemed accurate but not warranted.

RENTAL MARKET

73%

of dwellings are
occupied by

RENTERS

23%

of dwellings are
occupied by

OWNERS

4%
VACANT

16,577

total dwellings
in this area

Nearly three-quarters of the local population are renters, offering a massive, built-in tenant base

Whether you're looking for steady cash flow or long-term equity, this is one of Sacramento's most active rental corridors.

