

For Lease or Sale . . .



Ryker Flint

Ryker Flint Commercial
1809 S St.
Sacramento, CA 95811
ryker@rykerflint.com
(310) 966-7446

This is a prime investment opportunity located in a great location on 28th Street with just a few blocks from Sutter Hospital & Fort Sutter Hotel. A very popular local Paragary's restaurant located across the street bringing extra desired traffic to this location. The building has been fully updated with minimalist style modernization. Ideal for investor or buyer/user looking to occupy portion of the building allowing for 30% occupancy and SBA financing. There are three suites with long term tenants occupying spaces and one suite with interim tenant occupying largest suite of 1230 sf of usable space. Potential for seller financing for qualifying buyers.

1422 28th Street
Sacramento, California 95605

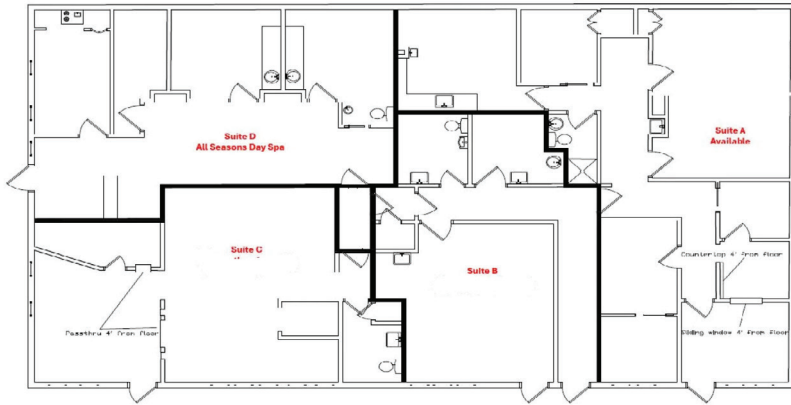


Vuja Jovic | Broker #01703374 | Short Term Rentals | Commercial RE Brokerage
7529 Sunset Avenue, Suite E3 | Fair Oaks, California 95628 | Phone (916) 952-6579

Offer: \$1,648,888 / Current Cap Rate 6

Existing Floor Plan

1422 28th Street | Sacramento | California



Rent Roll

| Suite # | Tenant | Rent Amt. |
|---------|---|------------|
| A | Steven Funk Chiropractic..... | \$2,750.00 |
| B | Diamond Defence LLC Self defence Studio..... | \$1,950.00 |
| C | Mooje Smoke Shop/ Convenience store | \$2,800.00 |
| D | Penny Pllum/ DBA | \$2,200.00 |

Financial Summary (Pro Forma 2025)

| | Annual | Annual/SF |
|------------------------------|-----------|-----------|
| Gross Rental Income | \$141,696 | \$36.70 |
| Other Income | N/A | N/A |
| Vacancy Loss | \$6,000 | N/A |
| Effective Gross Income | \$135,696 | \$37.81 |
| Taxes | \$21,875 | \$6.10 |
| Operating Expenses | \$17,000 | \$5.29 |
| Total Expenses | \$40,875 | \$11.39 |
| Net Operating Income | \$96,821 | \$26.98 |



