

FOR SALE

@ 6.67% CAP - \$1,250,000
2 Buildings on 1 Lot

818 19th Street | **Sacramento CA 95811**

Fully Leased Investment Property in Downtown Sacramento

GQNorth

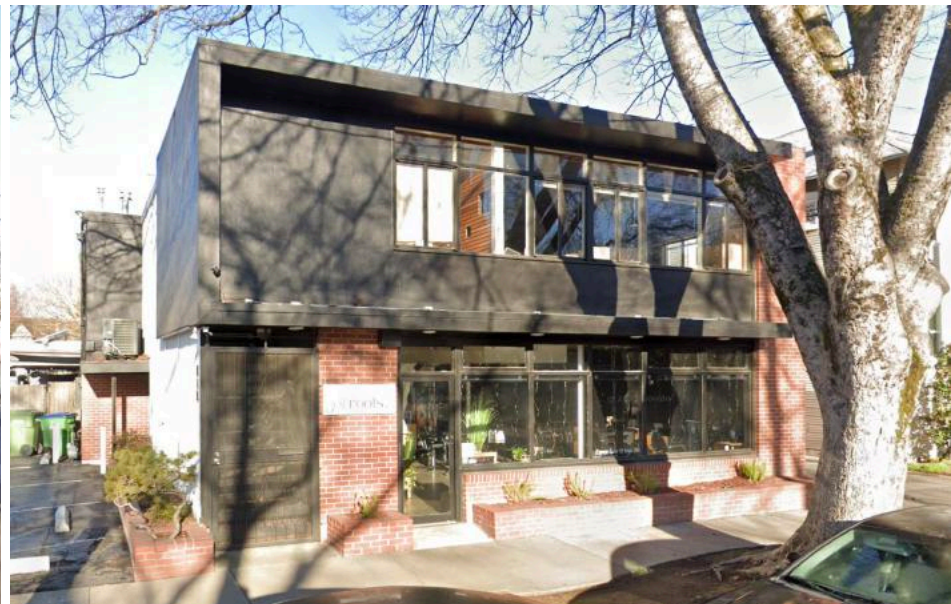
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ADDRESS	818 19th Street Sacramento, CA 95811
PARCEL COUNTY	Sacramento County
PARCEL NUMBER	007-0011-024-0000
PRICING	\$1,250,000 @ 6.67% CAP RATE
YEARLY NOI	\$83,445.00
ZONING	C2 Office Building
YEAR BUILT	1950
LEASABLE SF	±4,948 SF
PARCEL SIZE	±.6,400 SF

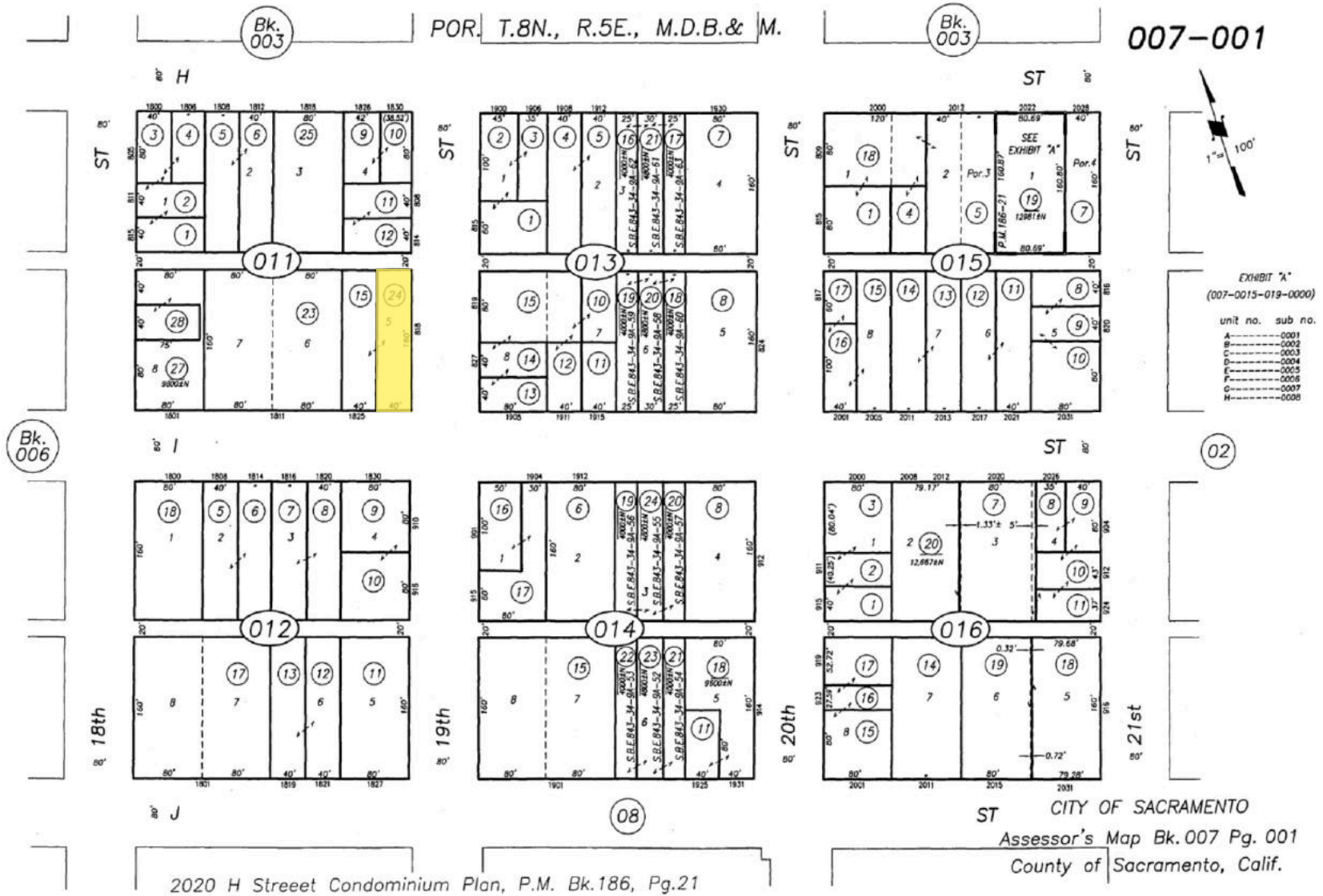
818 19th Street in Sacramento is a fully leased, two-building investment property in the heart of Midtown, offered at \$1,250,000 with a 6.67% cap rate. Situated on a ±6,400 SF parcel with C-2 zoning, the ±4,948 SF property is 100% occupied by a Salon, At Ease Brewery, and Escape Sacramento. It also has its own parking lot which is very unique to the area. Tenants align perfectly with the neighborhood's vibrant, walkable atmosphere. Built in 1950, the property combines classic architecture with modern tenant demand, delivering stable monthly gross rent of \$9,353.82 (\$112,245 annually) and annual net operating income of \$83,445. All three leases feature 3% annual rent increases, offering built-in income growth and options to renew.

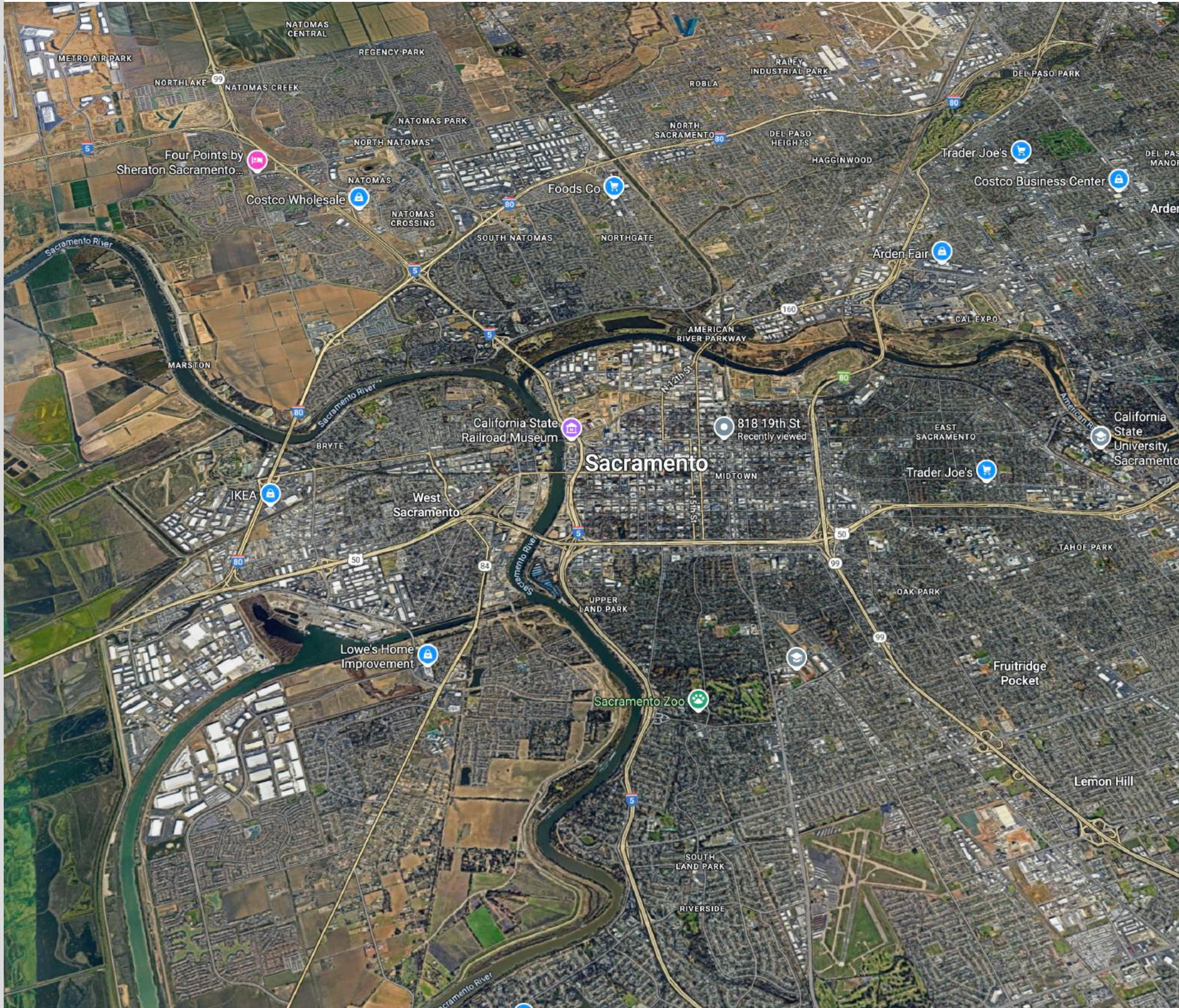
This bite-sized commercial asset offers immediate cash flow, future upside, and a prime location near Downtown's restaurants, bars, and cultural amenities. With manageable expenses of approximately \$2,400 per month and a strong tenant mix, 818 19th Street is ideal for 1031 exchange buyers or investors seeking a stable, low-maintenance hold in one of Sacramento's most desirable and supply-constrained submarkets.



SUITE	SIZE	FROM	THROUGH	OPTIONS	MONTHLY RENT
Salon	±1,200 SF	08/01/2021	02/28/2029	(1) Five Year	\$2,500.00
At Ease Brewery	±1,200 SF	08/01/2021	10/31/2026	(1) Five Year	\$2,732.82
Escape Sacramento	±2,548 SF	01/01/2025	12/31/2030	(1) Five Year	\$4,121.00
	±4,948 SF				\$9,353.82

EXPENSES	MONTHLY AMOUNT
Insurance	\$500.00
Taxes	\$1,300.00
Landscaping	\$350.00
Water	\$185.00
Utilities	\$65.00
TOTAL EXPENSES	\$2,400.00





This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the (Property).

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and GQNorth Real Estate. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner or GQNorth Real Estate, nor any of their respective directors, officers, affiliates or representatives are any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or GQNorth Real Estate. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or GQNorth Real Estate.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to GQNorth Real Estate.

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