

Downtown Land for Sale 1117J STREET

LISTING PRICE

\$3,175,000 | \$189 PSF

SIZE

±16,800 Square Feet

ZONING

C-3-SPD

The purpose of the C-3 zone—also known and referred to as the central business district (CBD)—is to provide for the most intense residential, retail, commercial, and office developments in the city.

OPPORTUNITY ZONE

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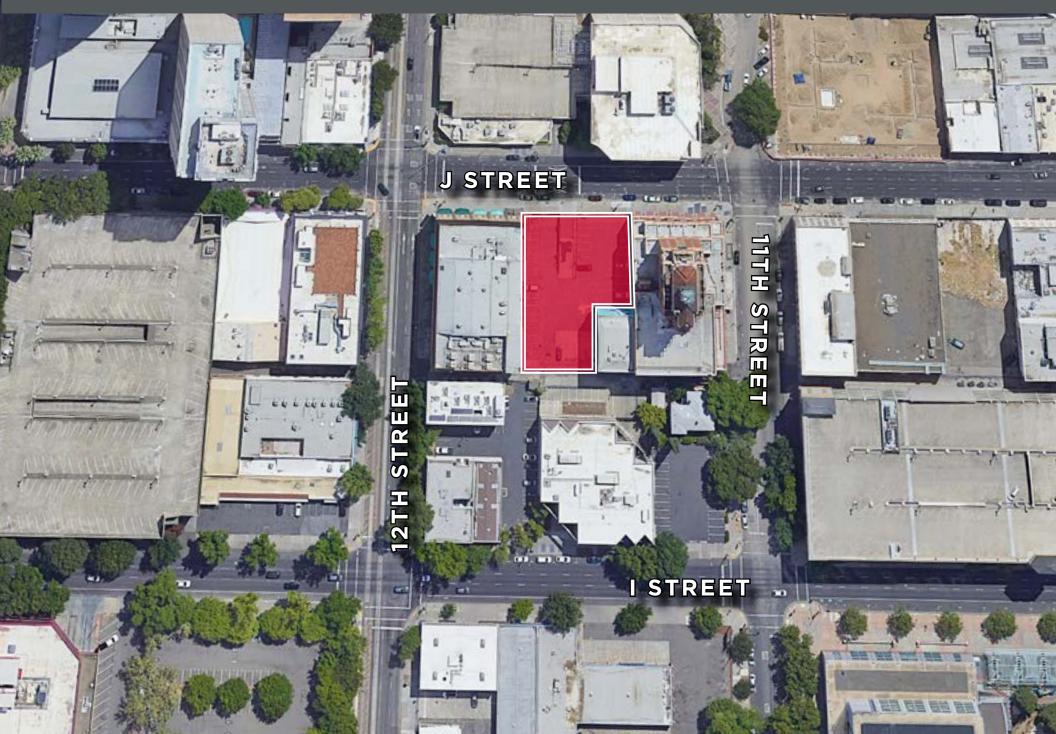
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1117 J Street Sacramento, CA LAND FOR SALE













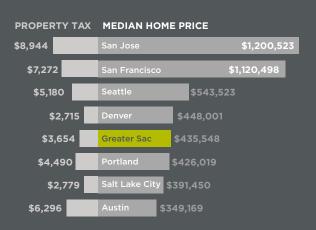
Great Housing Value

Sacramento was the most popular migration destination this year, with more than half of home searches from buyers outside the area.¹ Affordability has made Sacramento a desirable location for many looking to move. The region continues to *rank in the top 5* for net inflow based on searches made through Redfin's website.²

Lower housing costs and property tax rates maximize value. The cost-effective housing options are why Sacramento is one of the most popular cities for millennial and transplants.

Median Home Price By Metro

Below shows the median home price and the average cost of property taxes.



Greater Sacramento Figures

\$435,000

Median Home Price in the Area \$1,800

Median Rent Rate for Millennial Neighborhoods 1%

Capped California
Property Tax

Sacramento Was the Most Popular Migration Destination in 2021

Urban Sacramento

Approximately 30% of downtown and midtown residents are aged 25-34. Downtown and midtown has a similar urban density to popular streets and neighborhoods in Portland and Austin⁴

Most Popular Suburban Residential Areas³









https://www.prnewswire.com/news-releases/sacramento-was-the-most-popular-migration-destination-in-july-with-more-than-half-of-home-searches-from-buyers-outside-the-area-301120128.html

² Redfin Q2 2020

Realtor.com active listings May 13,2020; Zillow April 2020; Zillow Rents April 2020; Smart Asset Mortgage Calculator by State 2020

⁴ EMSI Economic Modeling, MigrationPolicy.org



Opportunity Zone

1117 J STREET IS LOCATED WITHIN A QUALIFIED OPPORTUNITY ZONE:

WHAT IS AN OPPORTUNITY ZONE?

Qualified Opportunity Zones were created by the 2017 Tax Cuts and Jobs Act. These zones are designed to spur economic development and job creation in communities throughout the country and U.S. possessions by providing tax benefits to investors who invest eligible capital into these communities.

HOW IT WORKS:



1. Capital Gain Event

An investor has an eligible capital gain



2. Investment in 180 days

An investor has 180 days to invest following the date of the capital gains event to select a Qualified Opportunity Zone Fund ("QOFZ")



3. QOZF Develops Properties

Investments raised are used to develop properties in a designated OZ



4. Buildings Completed and Leased

OZ Fund Manager completes and leases developed buildings.



5. 10 Year Sale

OZ Fund Manager sells all the properties after 10 years and generates returns for investors



6. Capital Gains Taxes Due



7. Refinance Event Anticipated 2026

OZ Fund Manager refinances projects

Ref: https://go.urbancatalyst.com/opportunity-zone-fund