

10 SINGLE FAMILY HOMES

5921-5931 Belleview Ave | Sacramento, CA

OFFERING MEMORANDUM

Timothy Swanston
North Coast Commercial Inc
Senior Vice President
(916) 541-3630
Swanston@ncc1031.com
Lic: 01887506

Philip McDaniel
North Coast Commercial
Senior Associate
(707) 867-5851
mcdaniel@ncc1031.com
Lic: 02079234



10 Single Family Homes

CONTENTS

01 Executive Summary

- Investment Summary
- Unit Mix Summary
- Location Summary

02 Property Description

- Property Features

03 Rent Roll

- Rent Roll

04 Financial Analysis

- Income & Expense Analysis
- Cash Flow Analysis

05 Demographics

- Demographics
- Demographic Charts

06 Company Profile

- Advisor Profile

Exclusively Marketed by:



Timothy Swanston

North Coast Commercial Inc
Senior Vice President
(916) 541-3630
Swanston@ncc1031.com
Lic: 01887506



Philip McDaniel

North Coast Commercial
Senior Associate
(707) 867-5851
mcdaniel@ncc1031.com
Lic: 02079234





01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

OFFERING SUMMARY

ADDRESS	5921-5931 Bellevue Ave Sacramento CA 95824
COUNTY	Sacramento
BUILDING SF	13,060 SF
LAND ACRES	1.26
NUMBER OF UNITS	10
YEAR BUILT	1992
APN	02703130020000, 02703130030000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$2,995,000
PRICE PSF	\$229.33
PRICE PER UNIT	\$299,500
OCCUPANCY	100.00%
NOI (CURRENT)	\$190,437
NOI (PRO FORMA)	\$220,077
CAP RATE (CURRENT)	6.36%
CAP RATE (PRO FORMA)	7.35%
CASH ON CASH (CURRENT)	3.31%
CASH ON CASH (PRO FORMA)	5.78%
GRM (CURRENT)	12.16
GRM (PRO FORMA)	10.85

PROPOSED FINANCING

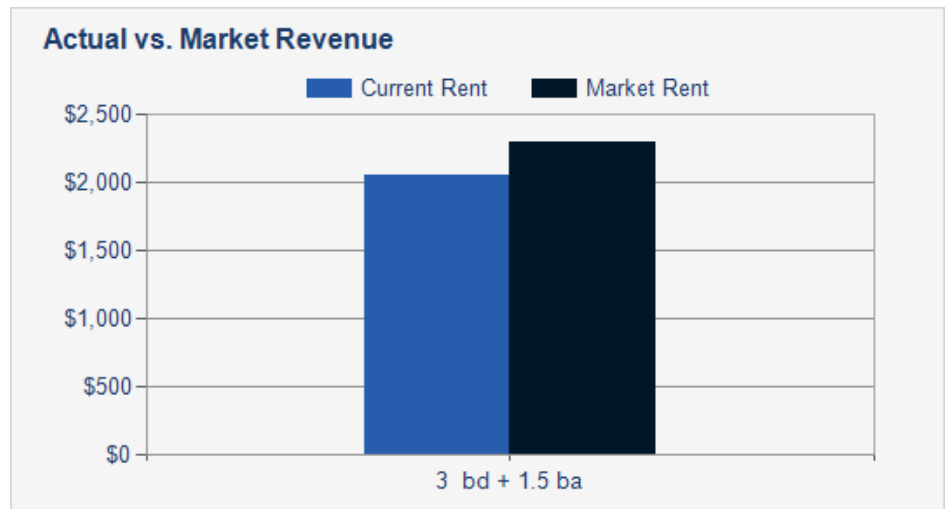
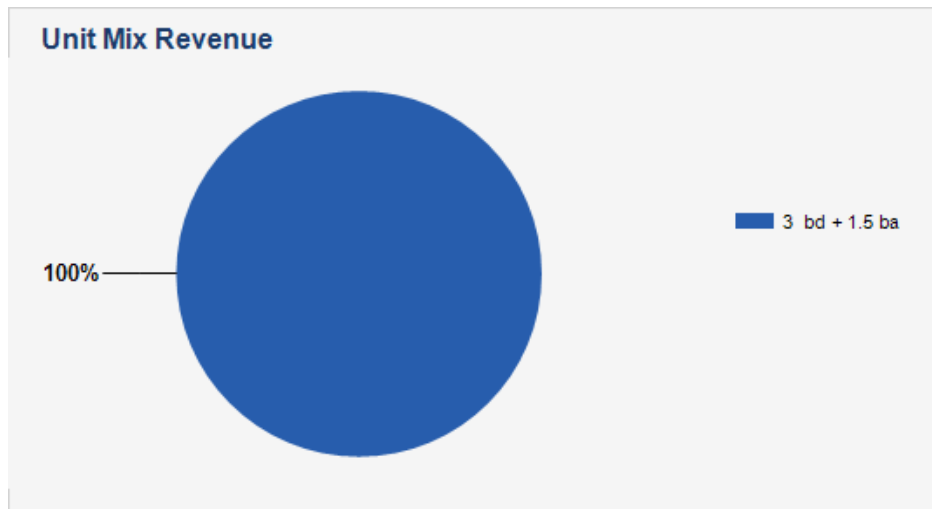
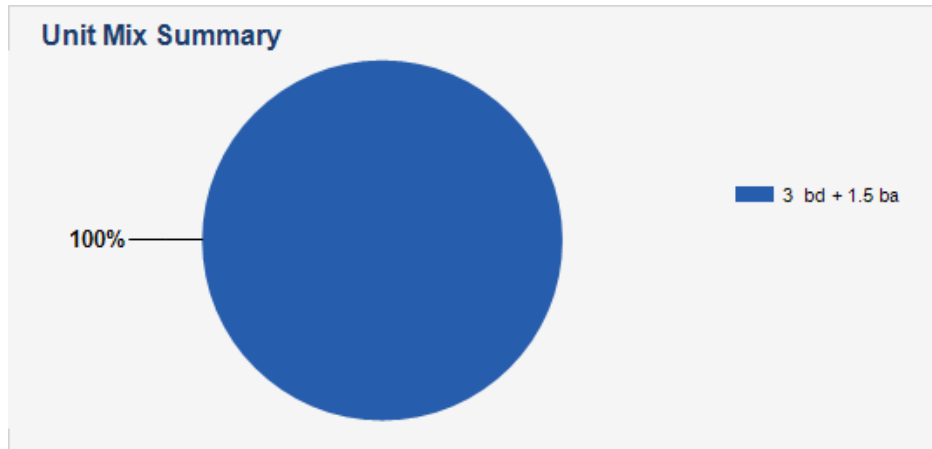
Conventional Financing	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,198,000
LOAN AMOUNT	\$1,797,000
INTEREST RATE	5.70%
LOAN TERMS	5 Years
ANNUAL DEBT SERVICE	\$150,786
LOAN TO VALUE	60%
AMORTIZATION PERIOD	20 Years



10 Single Family Homes!

- 5921-5931 Belleview Ave includes (10) single family houses spread across two parcels in a nice and quiet South Sacramento neighborhood. All ten houses were built between 1991 and 1992, and feature (3) bedrooms, and (1.5) bathrooms. All houses have private and fenced backyards, single car garages, central A/C and gas heating. Each house has washer/dryer hookups, and is individually metered for gas and electric. There is also the ability to add individual water meters to each unit, allowing the possibility of condo-mapping the ten houses. The most recent unit was filled at \$2300, setting a new precedent for the remaining units. Approximately half of the units have been recently updated, with the rest long term tenants.

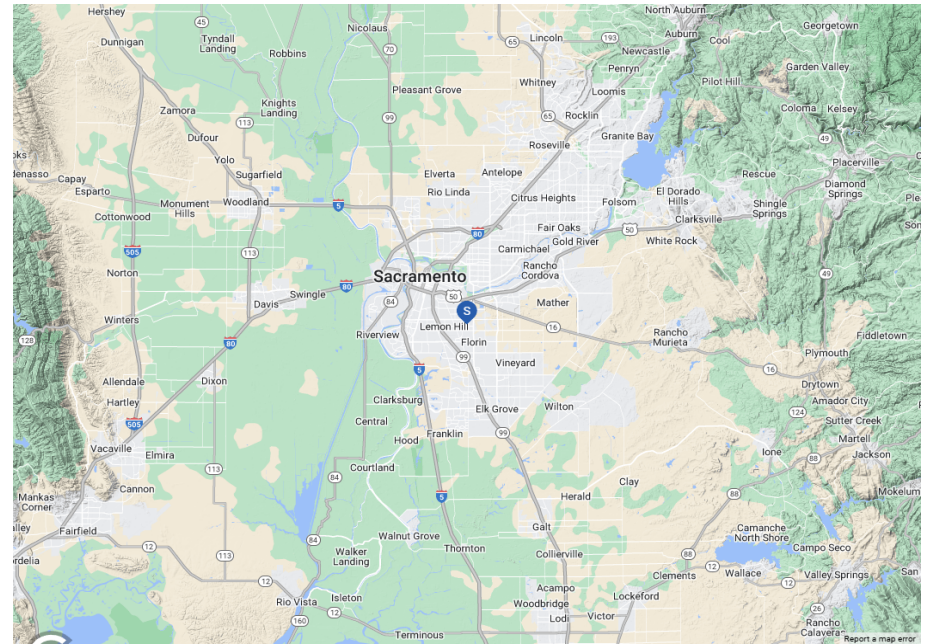
Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
3 bd + 1.5 ba	10	1,300	\$2,053	\$1.58	\$20,530	\$2,300	\$1.77	\$23,000
Totals/Averages	10	1,300	\$2,053	\$1.58	\$20,530	\$2,300	\$1.77	\$23,000



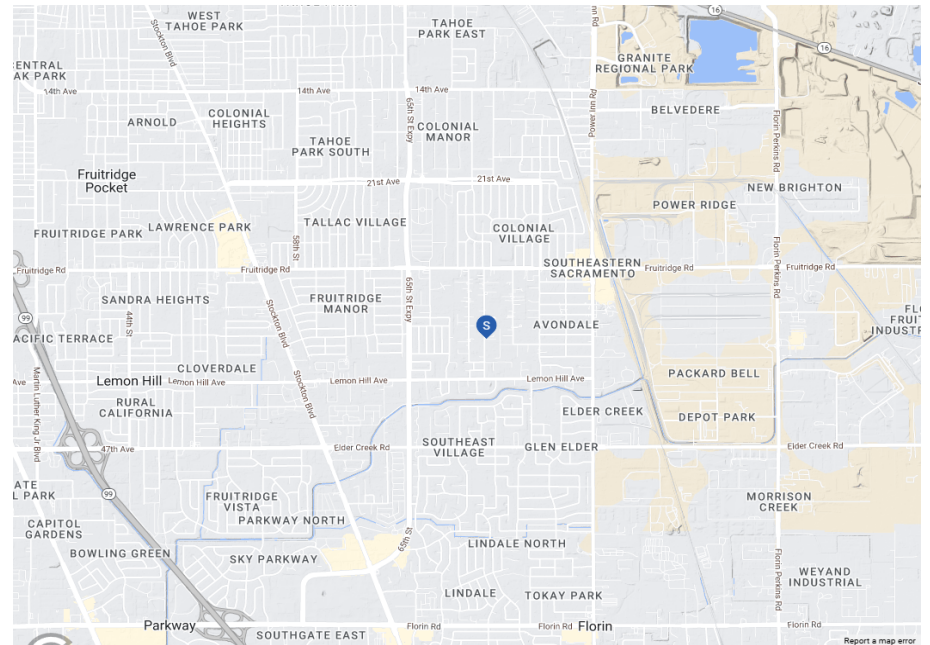
Single Family Neighborhood

- 5921-5931 Belleview Ave is located in a single family neighborhood consisting of home owners.
- The south Sacramento location is ideal for commuting, with easy access to HWY's 80, 50, and 99.
- Easy access to numerous schools, city centers such as Midtown/Downtown, and easy access to head out of town in any direction.

Regional Map



Locator Map





02

Property Description

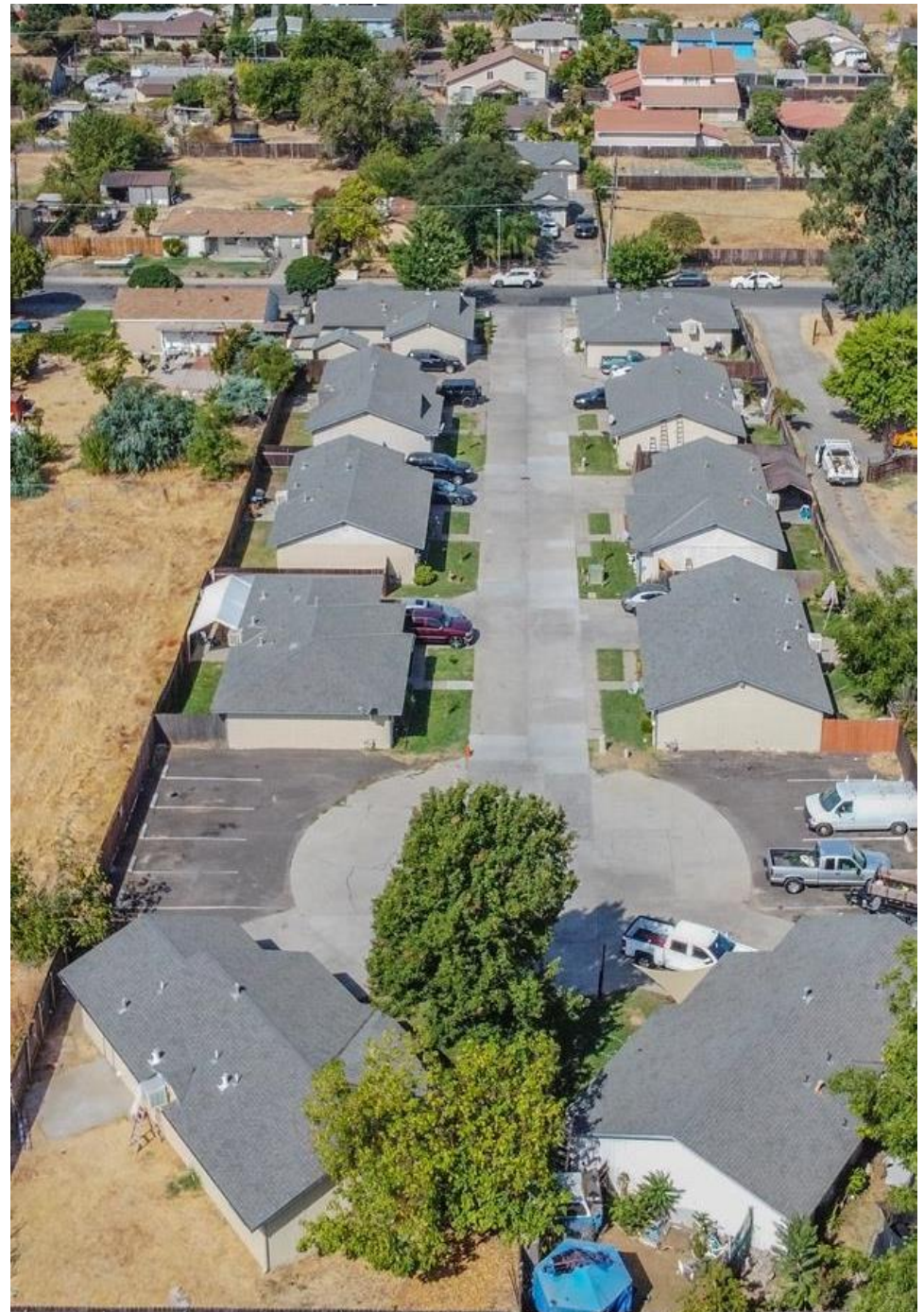
Property Features

PROPERTY FEATURES

NUMBER OF UNITS	10
BUILDING SF	13,060
LAND ACRES	1.26
YEAR BUILT	1992
# OF PARCELS	2
ZONING TYPE	R-1
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	10

UTILITIES

WATER	City
TRASH	City
GAS	PG&E
ELECTRIC	SMUD





03

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent
1	3 bd + 1.5 ba	1,300	\$1.54	\$2,000.00	\$2,300.00
10	3 bd + 1.5 ba	1,300	\$1.77	\$2,300.00	\$2,300.00
2	3 bd + 1.5 ba	1,300	\$1.77	\$2,300.00	\$2,300.00
3	3 bd + 1.5 ba	1,300	\$1.45	\$1,880.00	\$2,300.00
4	3 bd + 1.5 ba	1,300	\$1.62	\$2,100.00	\$2,300.00
5	3 bd + 1.5 ba	1,300	\$1.50	\$1,950.00	\$2,300.00
6	3 bd + 1.5 ba	1,300	\$1.54	\$2,000.00	\$2,300.00
7	3 bd + 1.5 ba	1,300	\$1.54	\$2,000.00	\$2,300.00
8	3 bd + 1.5 ba	1,300	\$1.54	\$2,000.00	\$2,300.00
9	3 bd + 1.5 ba	1,300	\$1.54	\$2,000.00	\$2,300.00
Totals/Averages		13,000	\$1.58	\$20,530.00	\$23,000.00



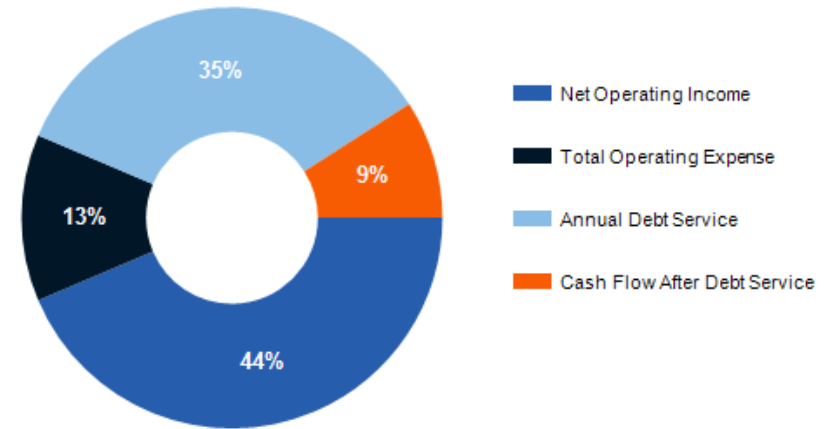
10 SINGLE FAMILY HOMES

04 Financial Analysis

Income & Expense Analysis
Cash Flow Analysis

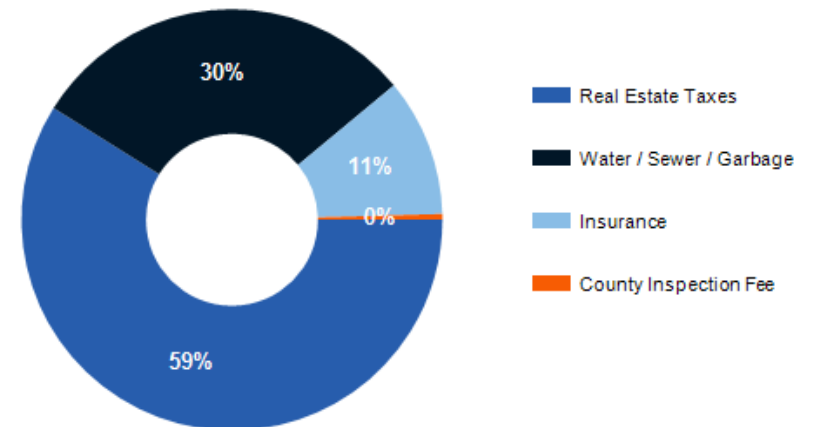
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$246,360		\$276,000	
Effective Gross Income	\$246,360		\$276,000	
Less Expenses	\$55,923	22.69%	\$55,923	20.26%
Net Operating Income	\$190,437		\$220,077	
Annual Debt Service	\$150,786		\$150,786	
Cash flow	\$39,651		\$69,291	
Debt Coverage Ratio	1.26		1.46	

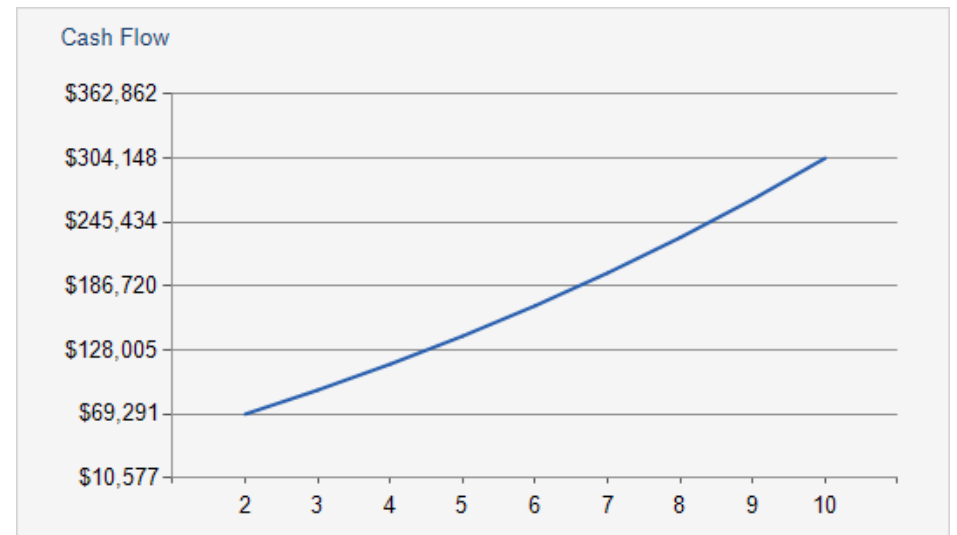
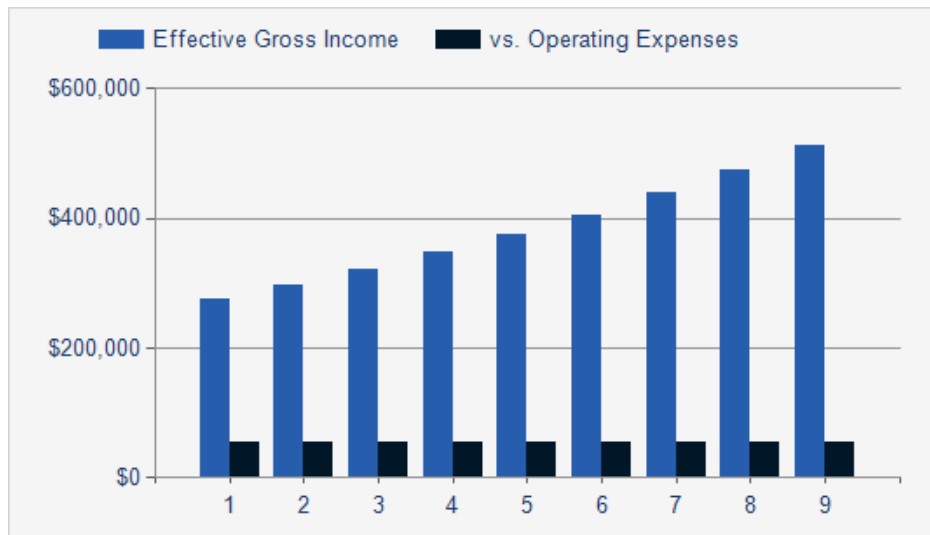


EXPENSES	CURRENT		PRO FORMA	
		Per Unit		Per Unit
Real Estate Taxes	\$32,945	\$3,295	\$32,945	\$3,295
Insurance	\$5,916	\$592	\$5,916	\$592
County Inspection Fee	\$250	\$25	\$250	\$25
Water / Sewer / Garbage	\$16,812	\$1,681	\$16,812	\$1,681
Total Operating Expense	\$55,923	\$5,592	\$55,923	\$5,592
Annual Debt Service	\$150,786		\$150,786	
Expense / SF	\$4.28		\$4.28	
% of EGI	22.69%		20.26%	

DISTRIBUTION OF EXPENSES CURRENT



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$246,360	\$276,000	\$298,080	\$321,926	\$347,681	\$375,495	\$405,535	\$437,977	\$473,015	\$510,857
Effective Gross Income	\$246,360	\$276,000	\$298,080	\$321,926	\$347,681	\$375,495	\$405,535	\$437,977	\$473,015	\$510,857
Operating Expenses										
Real Estate Taxes	\$32,945	\$32,945	\$32,945	\$32,945	\$32,945	\$32,945	\$32,945	\$32,945	\$32,945	\$32,945
Insurance	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916	\$5,916
County Inspection Fee	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250	\$250
Water / Sewer / Garbage	\$16,812	\$16,812	\$16,812	\$16,812	\$16,812	\$16,812	\$16,812	\$16,812	\$16,812	\$16,812
Total Operating Expense	\$55,923	\$55,923	\$55,923	\$55,923	\$55,923	\$55,923	\$55,923	\$55,923	\$55,923	\$55,923
Net Operating Income	\$190,437	\$220,077	\$242,157	\$266,003	\$291,758	\$319,572	\$349,612	\$382,054	\$417,092	\$454,934
Annual Debt Service	\$150,786	\$150,786	\$150,786	\$150,786	\$150,786	\$150,786	\$150,786	\$150,786	\$150,786	\$150,786
Cash Flow	\$39,651	\$69,291	\$91,371	\$115,217	\$140,971	\$168,786	\$198,825	\$231,268	\$266,306	\$304,148





05

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	21,141	134,241	367,258
2010 Population	21,506	131,924	368,641
2024 Population	21,770	143,138	407,588
2029 Population	21,928	144,137	412,190
2024 African American	1,661	16,570	48,521
2024 American Indian	356	2,437	5,603
2024 Asian	7,298	32,251	87,292
2024 Hispanic	8,714	54,575	124,832
2024 Other Race	5,574	33,709	70,058
2024 White	4,021	36,863	133,621
2024 Multiracial	2,511	18,267	54,415
2024-2029: Population: Growth Rate	0.70%	0.70%	1.10%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	622	5,788	13,960
\$15,000-\$24,999	567	3,867	8,606
\$25,000-\$34,999	406	3,577	8,963
\$35,000-\$49,999	760	5,931	14,323
\$50,000-\$74,999	1,141	8,637	24,432
\$75,000-\$99,999	1,050	6,673	20,801
\$100,000-\$149,999	989	7,054	25,559
\$150,000-\$199,999	396	2,867	12,800
\$200,000 or greater	417	2,655	14,935
Median HH Income	\$65,930	\$60,224	\$76,725
Average HH Income	\$87,103	\$82,453	\$105,734

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,270	47,839	141,345
2010 Total Households	6,131	44,101	133,439
2024 Total Households	6,348	47,049	144,380
2029 Total Households	6,327	46,957	144,612
2024 Average Household Size	3.39	2.98	2.76
2000 Owner Occupied Housing	3,455	23,519	72,339
2000 Renter Occupied Housing	2,553	21,776	62,294
2024 Owner Occupied Housing	3,466	22,477	73,764
2024 Renter Occupied Housing	2,882	24,572	70,616
2024 Vacant Housing	191	2,080	6,617
2024 Total Housing	6,539	49,129	150,997
2029 Owner Occupied Housing	3,562	23,075	75,815
2029 Renter Occupied Housing	2,765	23,882	68,797
2029 Vacant Housing	238	2,513	7,690
2029 Total Housing	6,565	49,470	152,302
2024-2029: Households: Growth Rate	-0.35%	-0.20%	0.15%



Source: esri

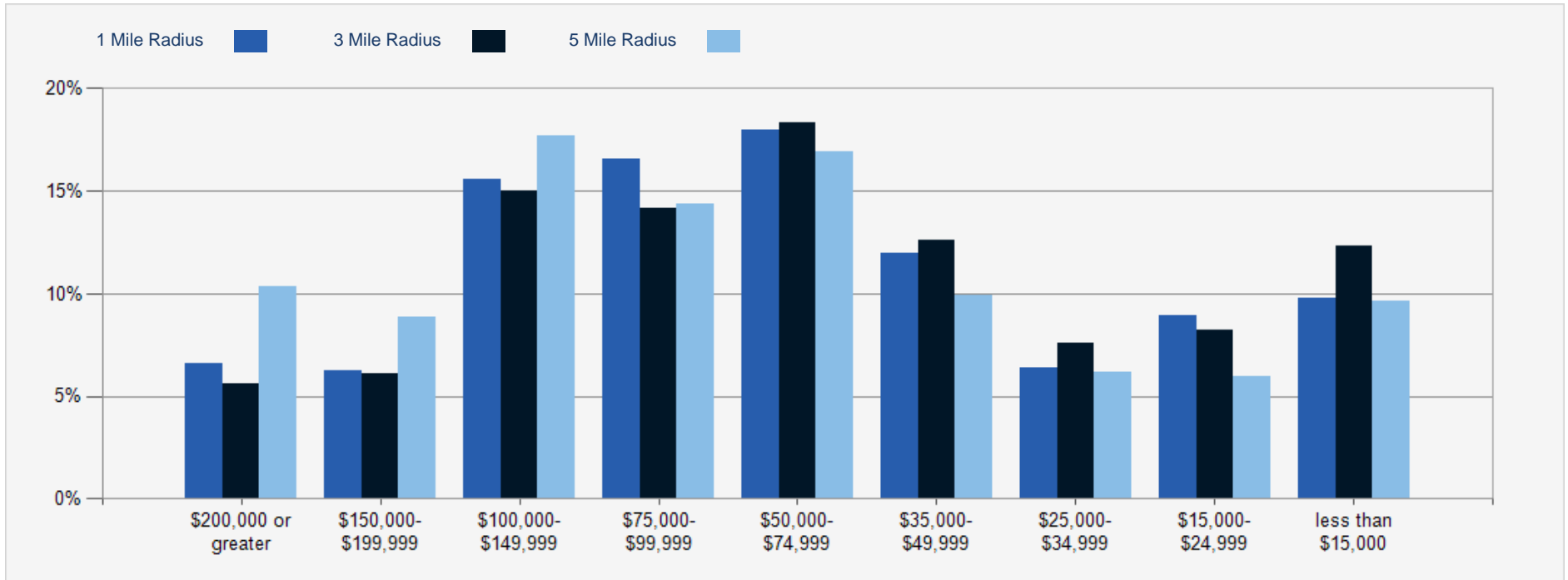
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,699	11,324	34,330
2024 Population Age 35-39	1,601	10,487	30,924
2024 Population Age 40-44	1,527	9,727	27,990
2024 Population Age 45-49	1,359	8,141	23,249
2024 Population Age 50-54	1,377	8,135	22,979
2024 Population Age 55-59	1,225	7,451	21,450
2024 Population Age 60-64	1,172	7,449	22,045
2024 Population Age 65-69	1,003	6,539	19,818
2024 Population Age 70-74	761	5,120	16,075
2024 Population Age 75-79	505	3,599	11,697
2024 Population Age 80-84	319	2,159	6,881
2024 Population Age 85+	335	2,169	7,210
2024 Population Age 18+	16,601	109,472	319,214
2024 Median Age	36	35	36

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,043	\$66,357	\$77,932
Average Household Income 25-34	\$86,167	\$85,342	\$101,835
Median Household Income 35-44	\$77,019	\$73,857	\$90,277
Average Household Income 35-44	\$99,810	\$97,970	\$122,380
Median Household Income 45-54	\$76,035	\$72,369	\$92,064
Average Household Income 45-54	\$94,814	\$93,677	\$125,107
Median Household Income 55-64	\$63,214	\$59,853	\$79,004
Average Household Income 55-64	\$82,624	\$81,312	\$111,980
Median Household Income 65-74	\$56,027	\$52,006	\$64,379
Average Household Income 65-74	\$87,346	\$74,845	\$94,593
Average Household Income 75+	\$61,268	\$58,210	\$75,014

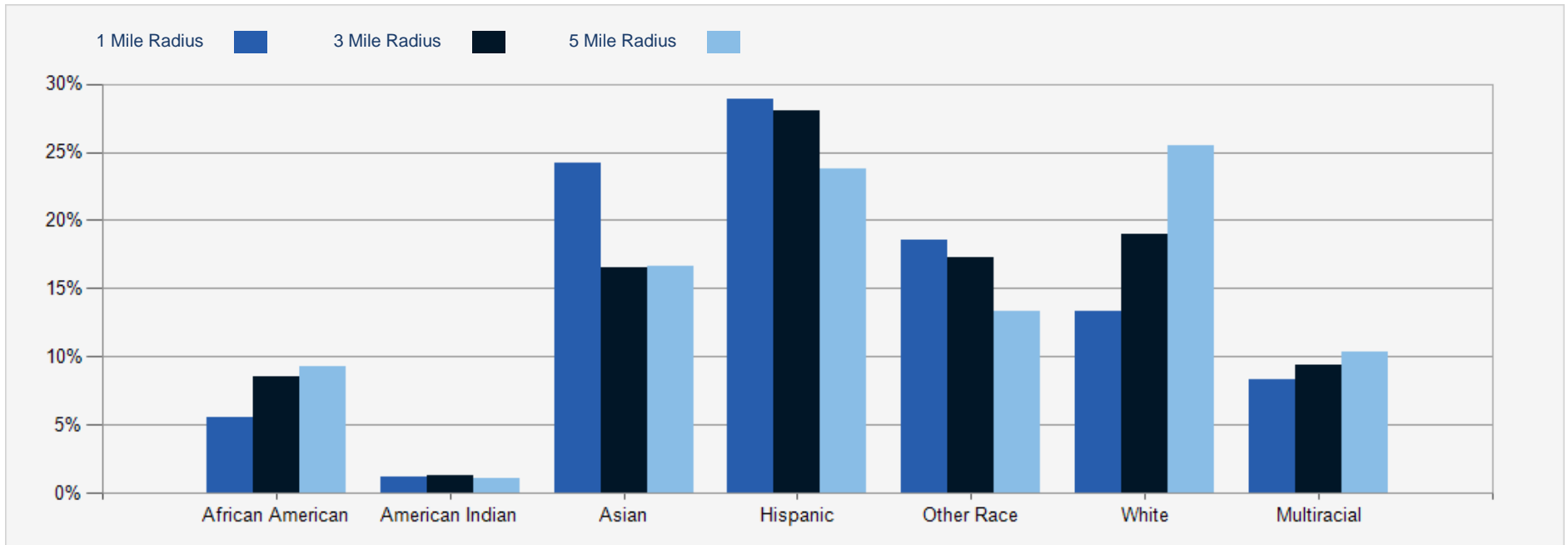
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,568	9,788	30,345
2029 Population Age 35-39	1,642	10,606	31,999
2029 Population Age 40-44	1,537	10,044	29,473
2029 Population Age 45-49	1,455	9,158	26,570
2029 Population Age 50-54	1,303	7,758	22,506
2029 Population Age 55-59	1,262	7,496	21,411
2029 Population Age 60-64	1,129	6,968	20,205
2029 Population Age 65-69	1,038	6,672	20,242
2029 Population Age 70-74	881	5,837	18,025
2029 Population Age 75-79	627	4,365	13,957
2029 Population Age 80-84	374	2,774	9,310
2029 Population Age 85+	341	2,340	8,001
2029 Population Age 18+	17,097	112,069	326,673
2029 Median Age	37	36	37

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$79,353	\$76,195	\$87,343
Average Household Income 25-34	\$99,203	\$97,695	\$117,204
Median Household Income 35-44	\$87,009	\$85,040	\$101,608
Average Household Income 35-44	\$119,168	\$116,071	\$138,943
Median Household Income 45-54	\$84,417	\$83,454	\$104,463
Average Household Income 45-54	\$111,615	\$111,153	\$144,216
Median Household Income 55-64	\$77,001	\$71,932	\$91,837
Average Household Income 55-64	\$99,066	\$97,623	\$131,987
Median Household Income 65-74	\$72,572	\$61,691	\$77,625
Average Household Income 65-74	\$105,135	\$89,558	\$111,959
Average Household Income 75+	\$76,824	\$71,504	\$91,995

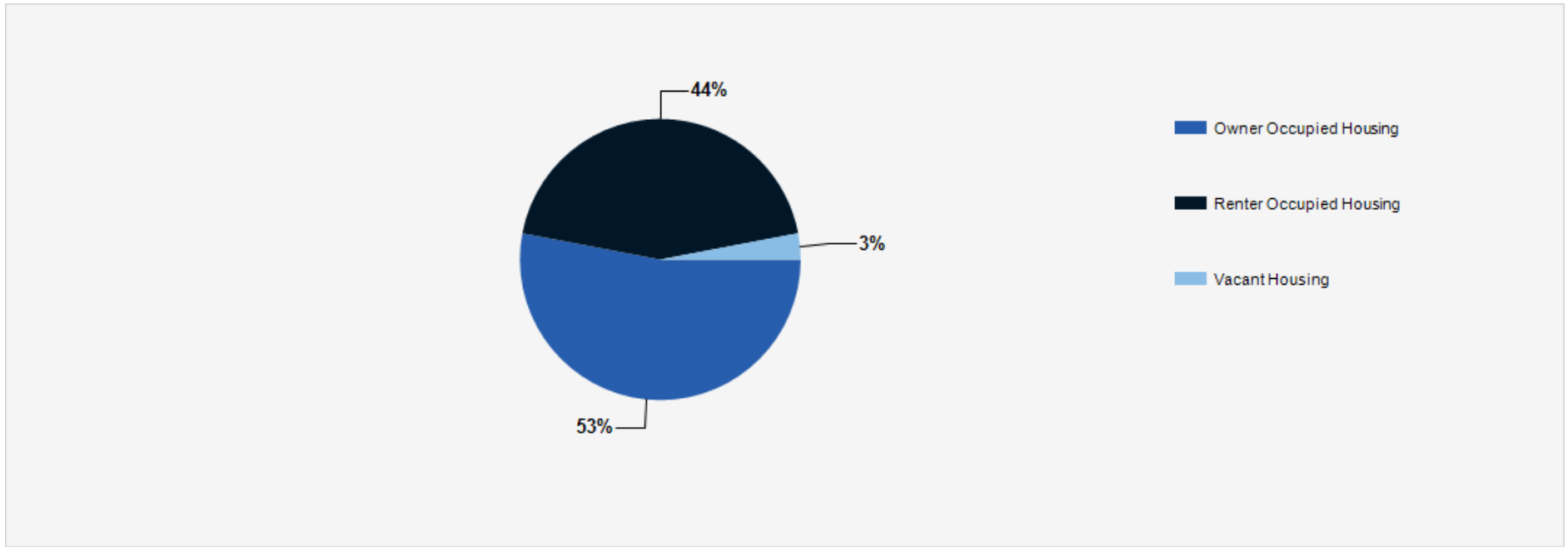
2024 Household Income



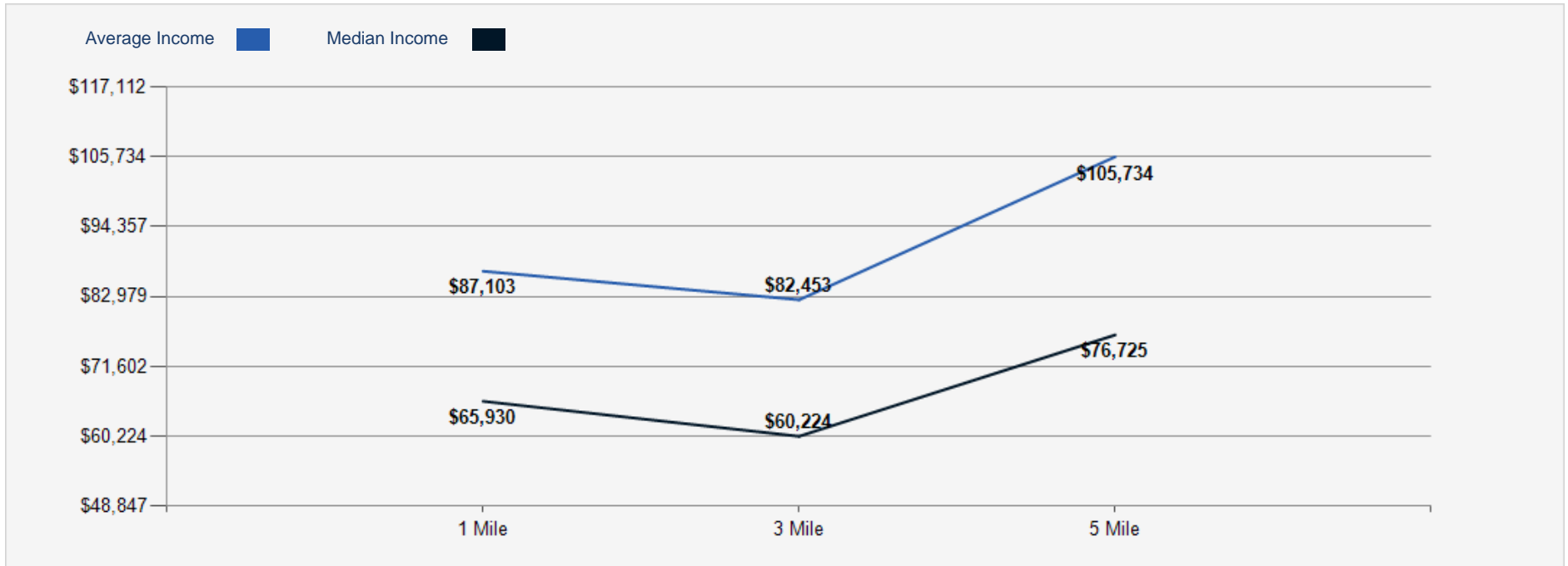
2024 Population by Race

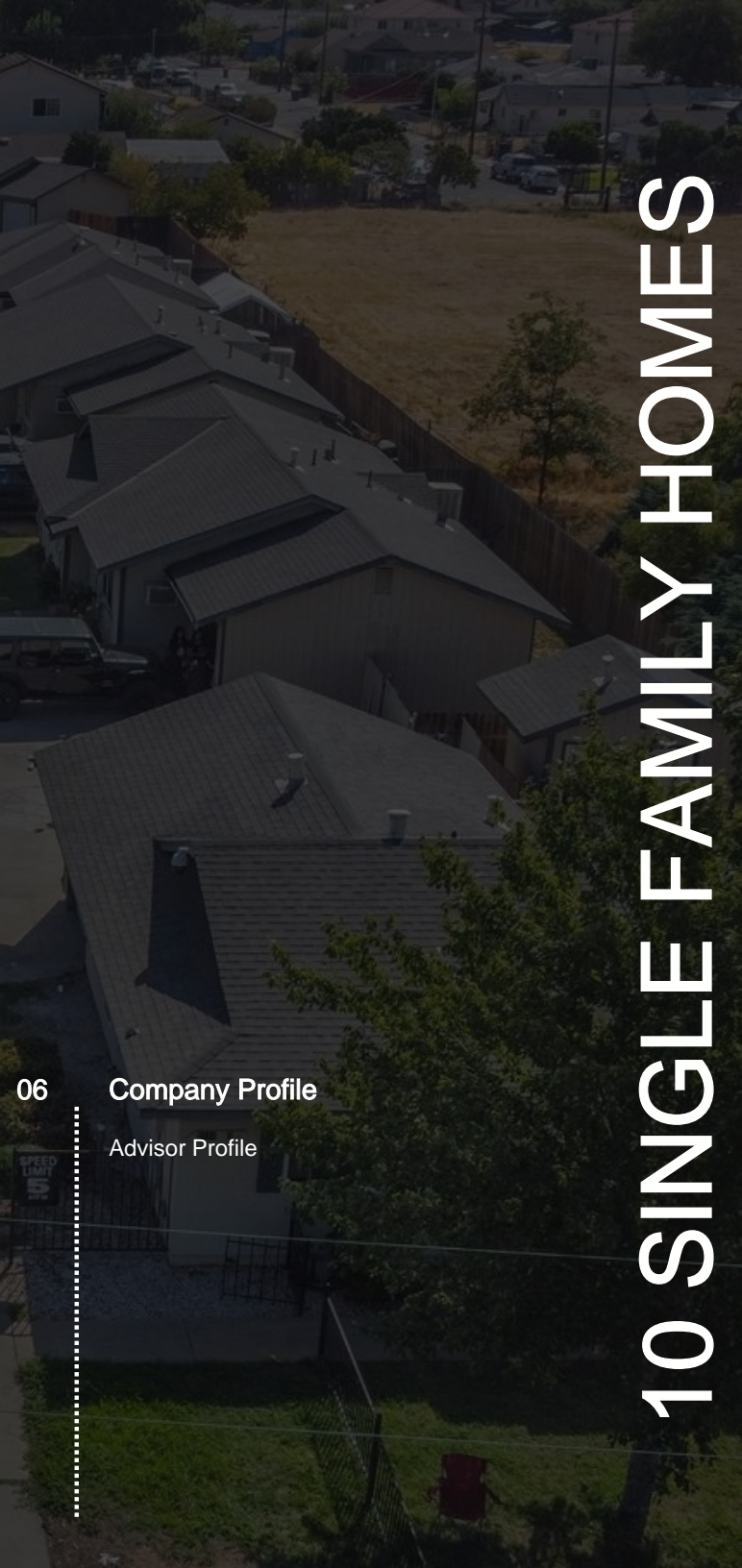


2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median





06

Company Profile

Advisor Profile

10 SINGLE FAMILY HOMES



Tim Swanston (DRE# 01887506) brings 10 years of multi family experience focusing exclusively on the disposition and acquisition of multifamily assets located in Northern California. He has been involved in over 100 transactions and Sold over \$250 million in multi family assets.

Timothy Swanston
Senior Vice President

10 Single Family Homes

Exclusively Marketed by:



Timothy Swanston
North Coast Commercial Inc
Senior Vice President
(916) 541-3630
Swanston@ncc1031.com
Lic: 01887506



Philip McDaniel
North Coast Commercial
Senior Associate
(707) 867-5851
mcdaniel@ncc1031.com
Lic: 02079234

