



UPDATED DUPLEX NEAR DOWNTOWN

Rent Ready To Lease At Market Rates

514 B ST. | SACRAMENTO, CA 95811

\$485,000 | 2 UNITS | 6.84% PROFORMA CAP RATE

ADRIAN DEL RIO
Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR
Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com

PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA

CONFIDENTIALITY & DISCLAIMER

All materials and information received or derived from PCG Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither PCG Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. PCG Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. PCG Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. PCG Commercial does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by PCG Commercial in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

ADRIAN DEL RIO

Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR

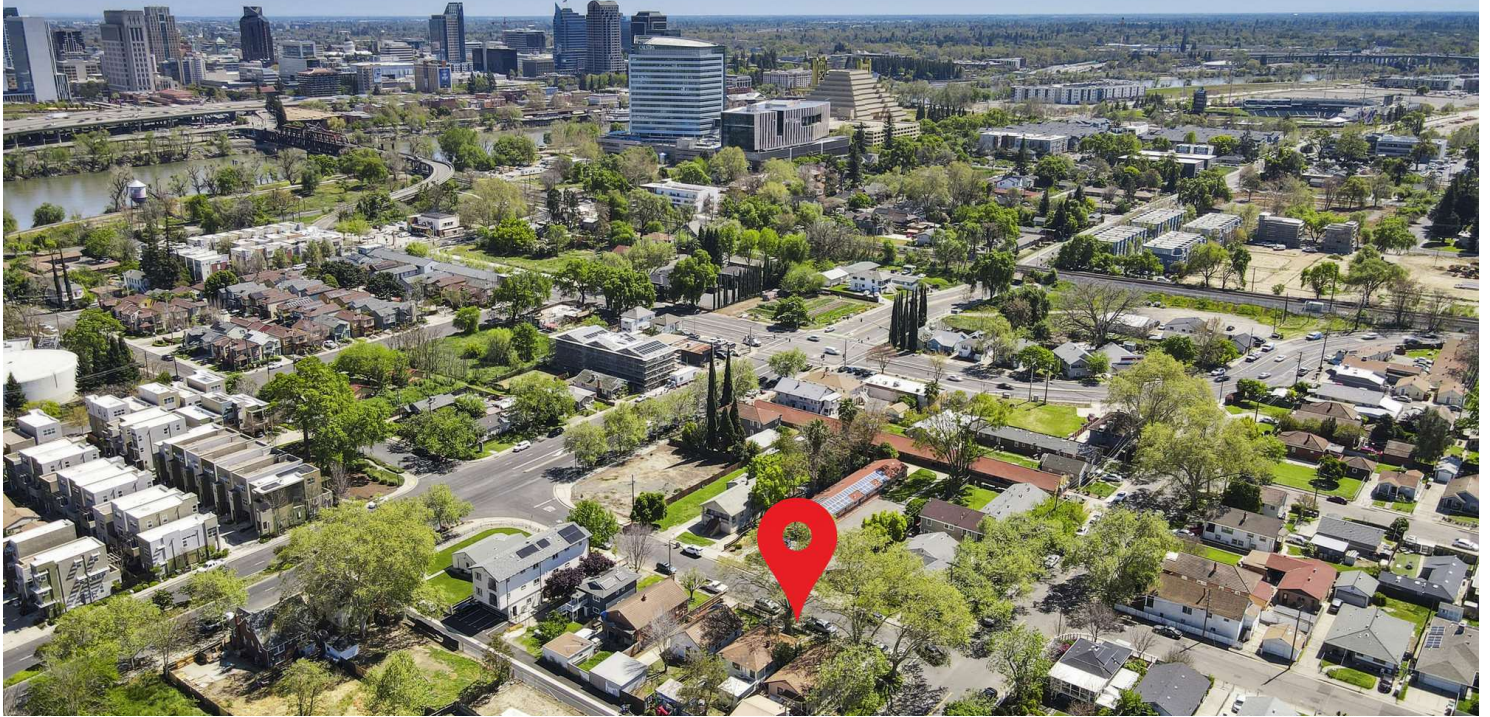
Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com

ADRIAN DEL RIO

Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR

Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com



OFFERING SUMMARY

Sale Price:	\$485,000
Number Of Units:	2
Price Per Unit:	\$242,500
Price / SF:	\$252.60
Occupancy:	0.0%
Proforma Cap Rate:	6.84%
Proforma GRM:	9.18
NOI:	\$33,173
Lot Size:	0.1 Acres
Year Built:	1923
Building Size:	1,920 SF
Zoning:	R-3

PROPERTY HIGHLIGHTS

- 100% VACANT allowing for owner-occupant & market rents.
- A few blocks from the A's (MLB) Sutter Health Baseball Stadium.
- Direct path of new development and minutes from downtown.
- Recently updated (August 2024).
- Minutes from major employers and commercial amenities.
- Great unit mix with spacious floor plans.
- Onsite driveway parking.

DEMOGRAPHICS	0.25 Miles	0.5 Miles	1 Mile
Total Households:	380	1,607	6,835
Total Population:	595	3,881	16,191
Average HH Income:	\$46,323	\$55,489	\$59,237



PROPERTY DESCRIPTION

Excellent opportunity for Owner-Occupant Buyer to live in one unit and rent out the other.

Recently updated interiors and painted exterior.

*This property can be purchased individually or as part of a 4-unit portfolio from the same owner in close proximity to each other.

-501 F St., West Sac = Duplex (2 Units)

-514 B St., West Sac = Duplex (2 Units) = Subject

100% VACANT allowing for market rents or Owner-Occupant to live in one unit and collect income from the other unit

Owner-Occupant or Investor Special! This is a rare opportunity to purchase a Duplex in the booming West Sacramento market just minutes from Sutter Health Baseball stadium and Downtown. The property has been under the same ownership for 10+ years! This has great potential for an owner - occupant to live in one unit and collect income by renting out the vacant unit.

This duplex has a vacant upstairs 2B/1B unit approximately +/- 832 SF which has the potential to rent at market for \$2,000 per month. The downstairs unit is a +/- 1,036 SF, 3B/1.5B unit which is vacant and is projected to lease for \$2,400.

The units are separately metered for electricity and gas paid for directly by the tenants. The owner pays for water, sewer, garbage, maintenance, and repairs.

LOCATION DESCRIPTION

This Duplex is in the path of development just a few blocks from Sutter Health Baseball stadium, the I St. bridge which connects into the heart of Downtown Sac, and 5 th street which features extensive street improvements plus newer townhomes and apartments. The area features essential commercial amenities, breweries, restaurants plus nearby walking, running, and biking trails. Furthermore, the property is a few miles from the Baseball Stadium (Sutter Field) which is now home to the Major League Baseball Athletics for the next three years which will bring even more investment capital to the region plus housing will be in high demand for their staff & employees. West Sacramento has experienced tremendous growth which has rejuvenated the area. The region features major employers such as FED EX, Amazon, Raley 's and is a few minutes from CalSTRs, Sutter Health Regional Hospital, and the State of CA offices, amongst many other employers.

UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
Upper	2	1	836	\$0	\$0.00	\$2,000	\$2.39
Lower	3	1	1,036	\$0	\$0.00	\$2,400	\$2.31
Totals/Averages			1,872	\$0	\$0.00	\$4,400	\$2.36

INCOME SUMMARY

Proforma Rent 2B/1B @ \$2,000	\$24,000
Proforma Rent 3B/1B @ \$2,400	\$28,800
Vacancy Allowance (-5%)	(\$2,640)

GROSS INCOME **\$50,160**

EXPENSES SUMMARY

New Property Taxes @ Price (1.25%x)	\$6,063
Insurance	\$2,000
Maintenance & Repairs	\$5,000
Utilities (W,S,G)	\$2,964
Pest Control	\$960

OPERATING EXPENSES **\$16,987**

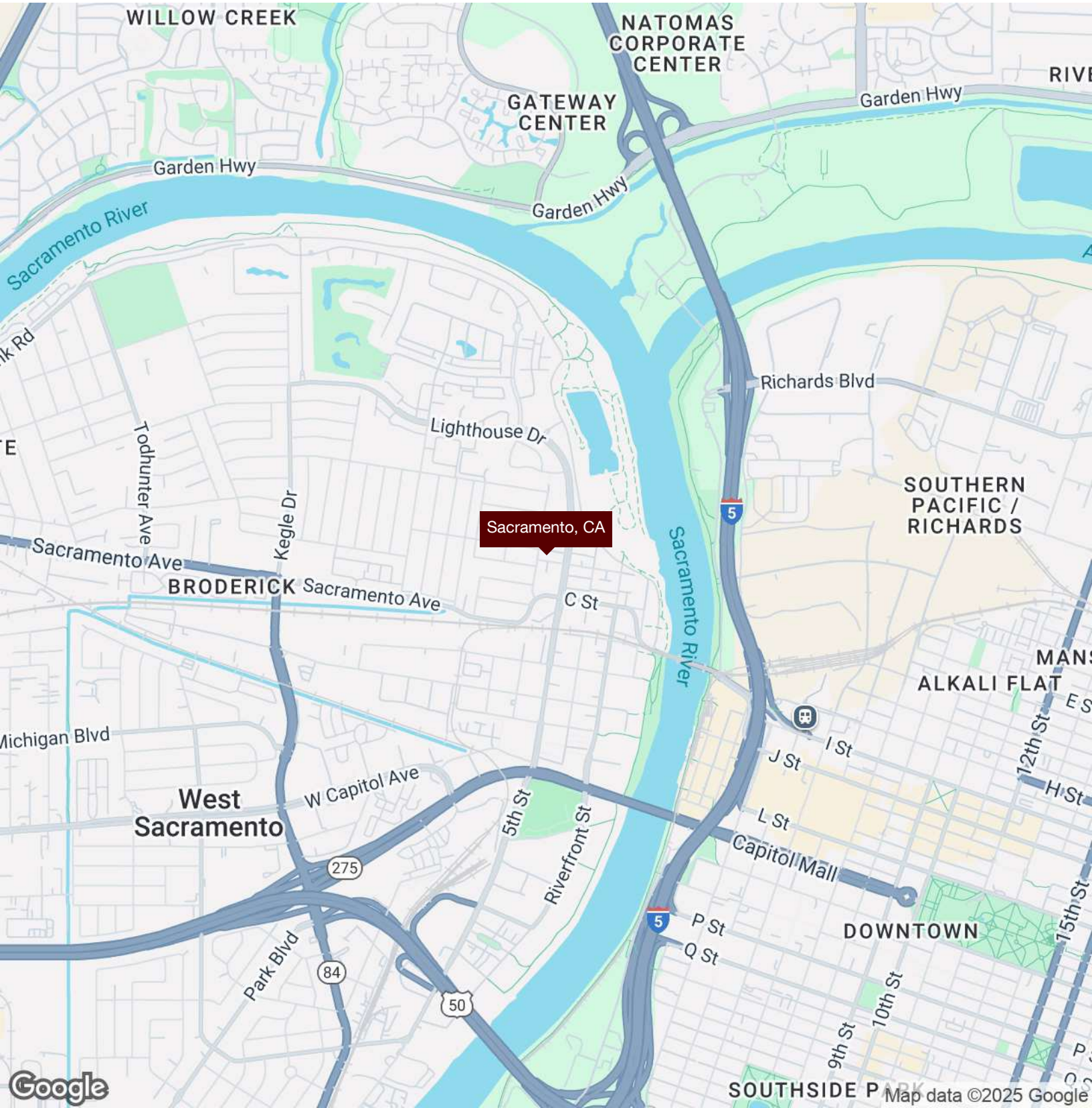
NET OPERATING INCOME **\$33,173**



ADRIAN DEL RIO
Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR
Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com

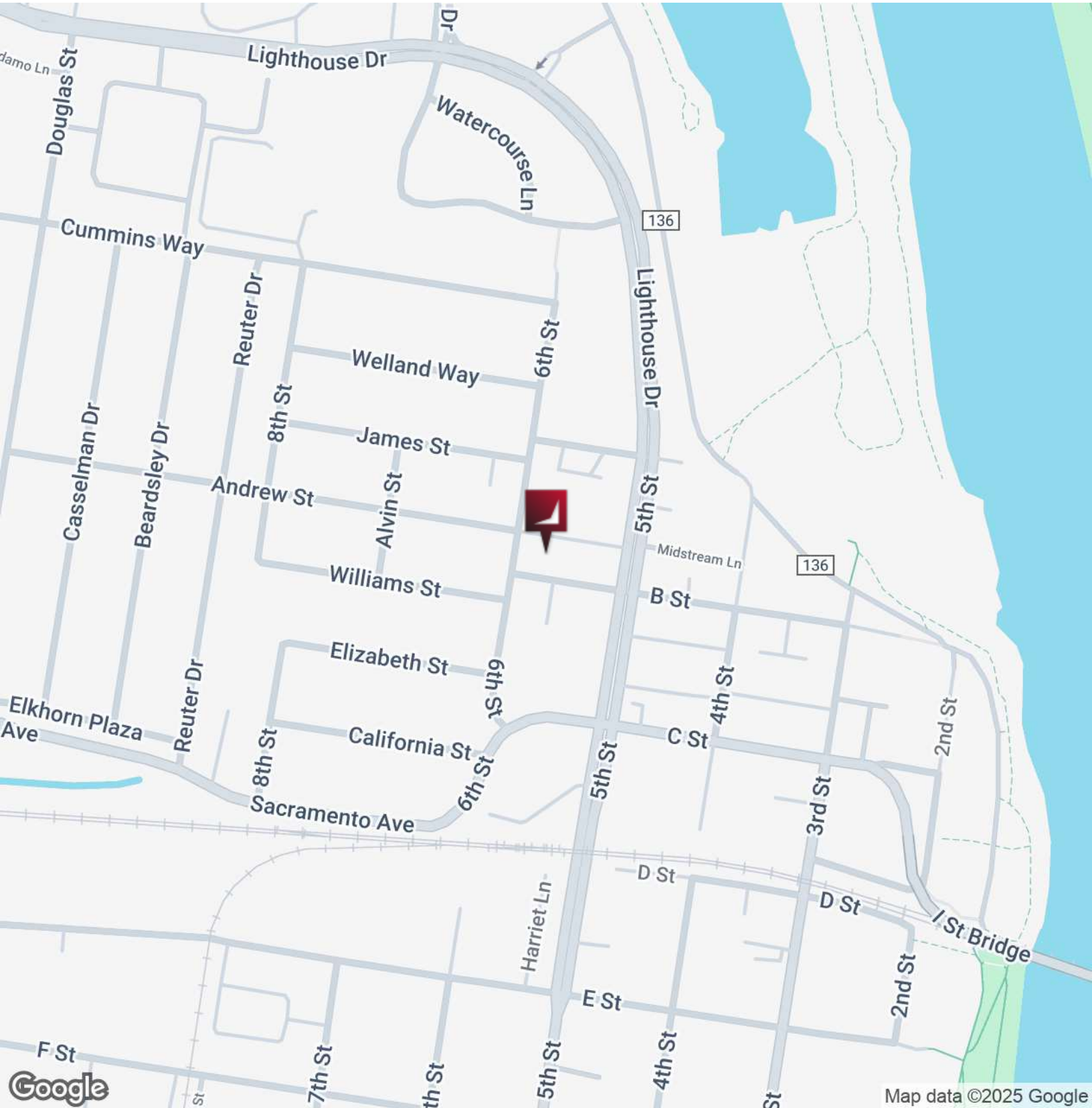
PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA



ADRIAN DEL RIO
Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR
Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com

PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA



ADRIAN DEL RIO
Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR
Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com

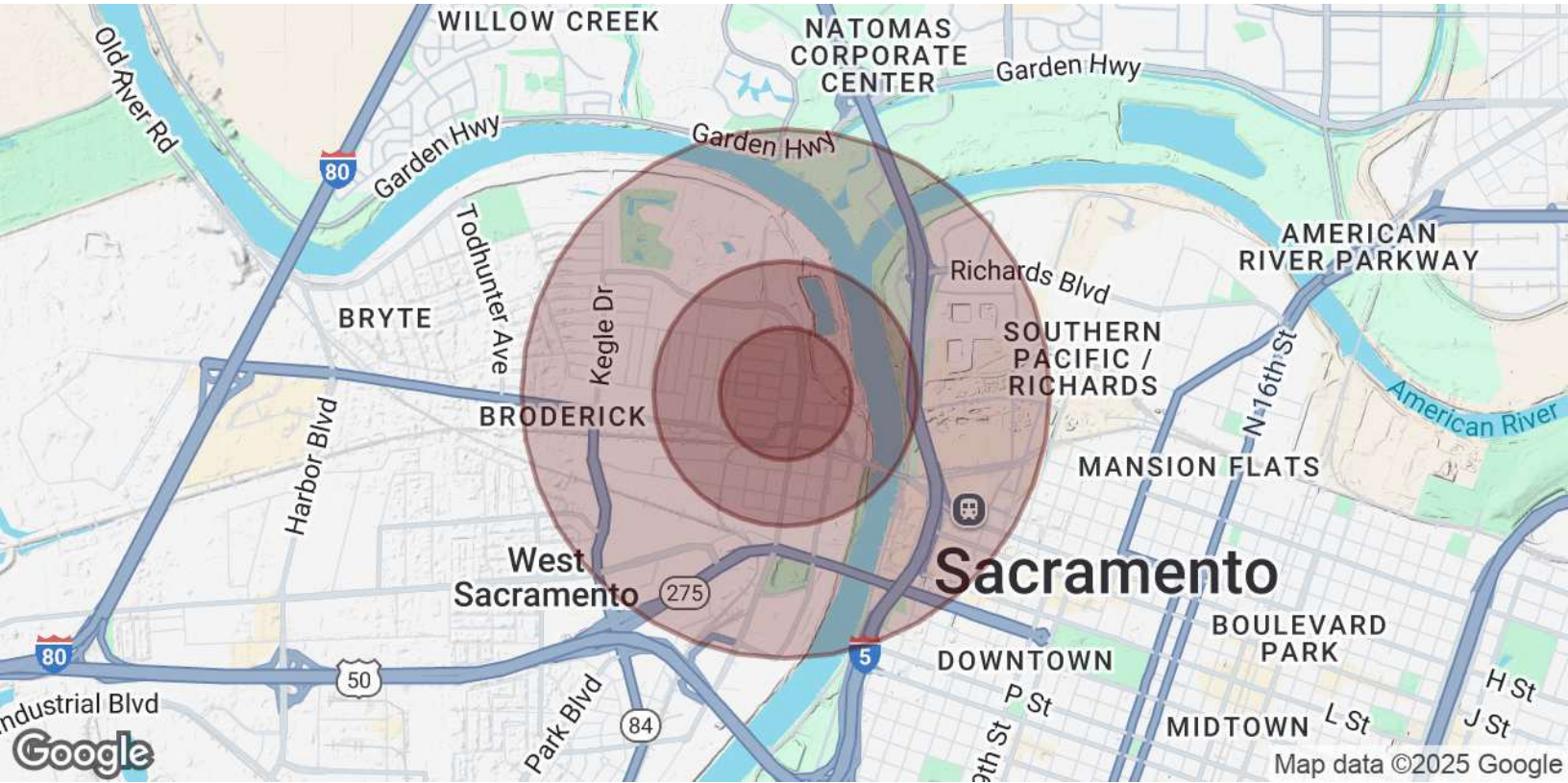
PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA



ADRIAN DEL RIO
Broker
916.303.0133
CalDRE #01431059
adelrio@pcgcommercial.com

CLAUDIA AGUILAR
Investment Property Advisor
916.517.4899
CalDRE #02206834
claudia@pcgcommercial.com

PCG COMMERCIAL | PCGCOMMERCIAL.COM
SACRAMENTO | CENTRAL VALLEY | BAY AREA



POPULATION

Total Population
 Average Age
 Average Age (Male)
 Average Age (Female)

0.25 MILES

595
 34.9
 30.2
 35.3

0.5 MILES

3,881
 31.9
 33.2
 35.5

1 MILE

16,191
 34.3
 32.3
 38.8

HOUSEHOLDS & INCOME

Total Households
 # of Persons per HH
 Average HH Income
 Average House Value

0.25 MILES

380
 1.6
 \$46,323
 \$332,158

0.5 MILES

1,607
 2.4
 \$55,489
 \$261,031

1 MILE

6,835
 2.4
 \$59,237
 \$278,848

2020 American Community Survey (ACS)