

OFFERING MEMORANDUM

Las Fuentes Apartments

3333 W STREET

Sacramento, CA 95817

PRESENTED BY:

DAVID COUPE

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IL #471.016180

Listed in conjunction with:

Francisco Macias, Realty Resolutions, Sacramento, CA

BRE Broker Lic. # 01429139



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DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

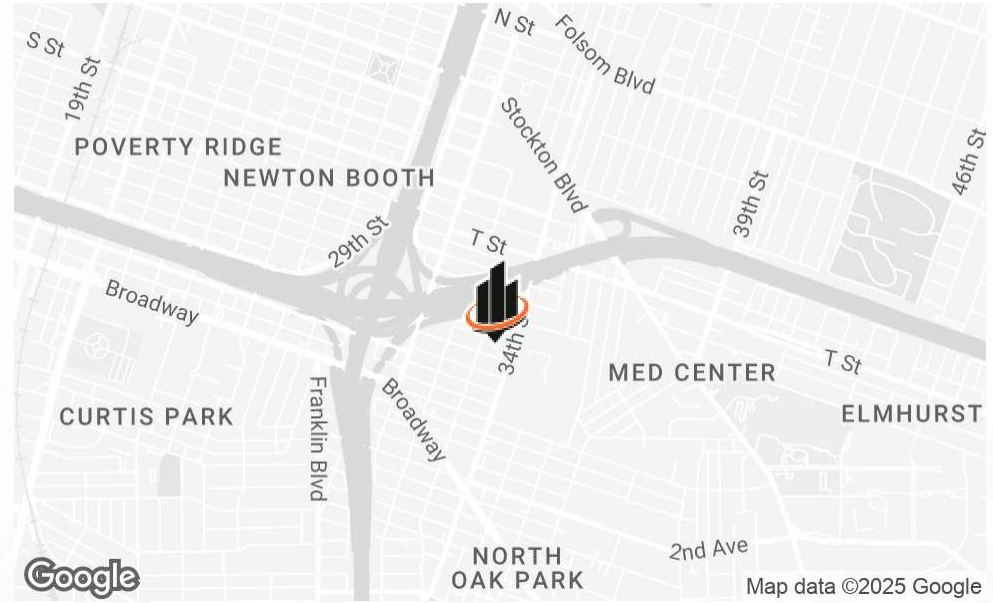
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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SECTION 1
Property
Information

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$3,000,000
NUMBER OF UNITS:	16+1 Studio
NOI:	\$210,366.80
CAP RATE:	7.01%

PROPERTY DESCRIPTION

Nestled in the vibrant and sought-after Midtown area in the heart of Sacramento you'll find this quiet and peaceful 16-unit (potentially 17'th unit- in planning review process) complex. This well-maintained turn-key opportunity consists of 12 - 1 Bedroom, 2 - 2 Bedroom, and 2 - 3 Bedrooms, patiently awaiting the 17 Studio Unit addition with private parking in the back. Some recent major renovations done to put any investor at ease include a new roof and gutters, new electrical and panels, & new main sewer line. Other upgrades include onsite laundry with 2 New Commercial Washers and Dryers which accept quarters and PayRange App (\$10k Value) & a modern computer-controlled Energy-Efficient commercial water heater. New wall furnaces, security and decorative LED lighting, new garbage disposals, smoke and carbon detectors, new paint and Schlage keyless entries. For security and monitoring it has, 10 remotely accessed surveillance cameras throughout the exterior & Intercom access security gates in the front and rear. Walking into the private courtyard with tropical landscaping, accent lighting, beautiful and ornate statues and fountains will leave you breathless. Come take a look and add this superb investment to your portfolio!

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 16 units plus 1 Studio - Apartment Building in Midtown Area
- New Roof and Gutters - Summer 2024
- New Electrical and Panels
- New Main Sewer Line
- New Onsite Commercial Laundry that accepts PayRange App
- Computer Controlled Energy Efficient Commercial Water Heater
- New Wall Furnaces
- New Security and Decorative LED Lighting
- New Garbage Disposals, Smoke and CO Detectors
- New Paint and Schlage Key-less entries
- 10 Remotely accessed Exterior Security Cameras
- Intercom access security gates both front and rear
- Built in 1955, offering a classic aesthetic
- Zoned R-4
- Prime location near University of California Davis Medical Center
- Full occupancy for immediate income
- Well-maintained property with attractive curb appeal
- Spacious units providing comfortable living spaces
- 12 On-site parking spaces
- Close proximity to amenities and public transportation
- Below market rents - All Tenants are MTM for immediate increased NOI

EXTERIOR PHOTOS



Entrance Ironwork



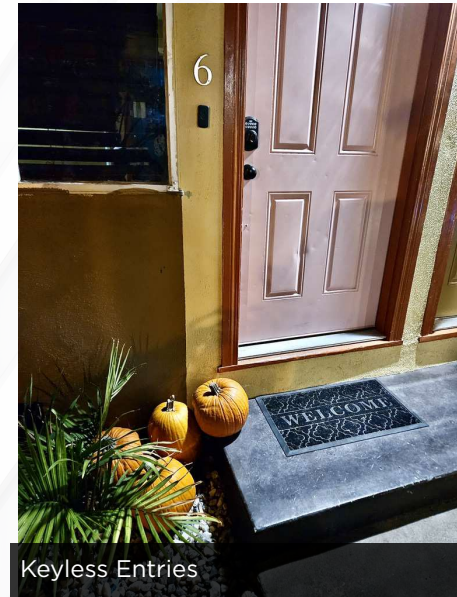
New Roof Summer 2024



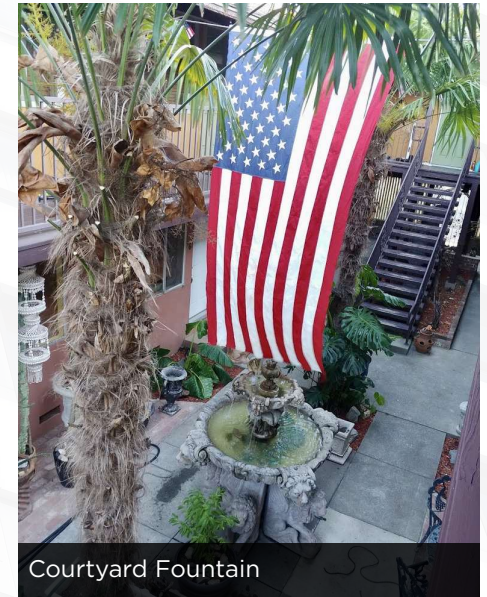
Serene Courtyard



Magnificent Landscape



Keyless Entries



Courtyard Fountain

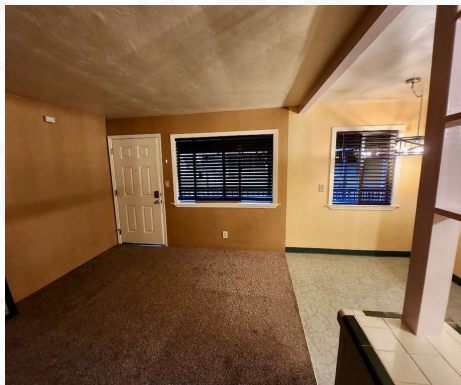
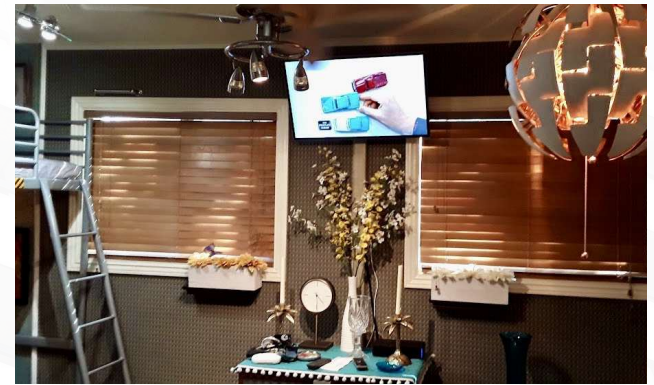
KITCHEN PHOTOS



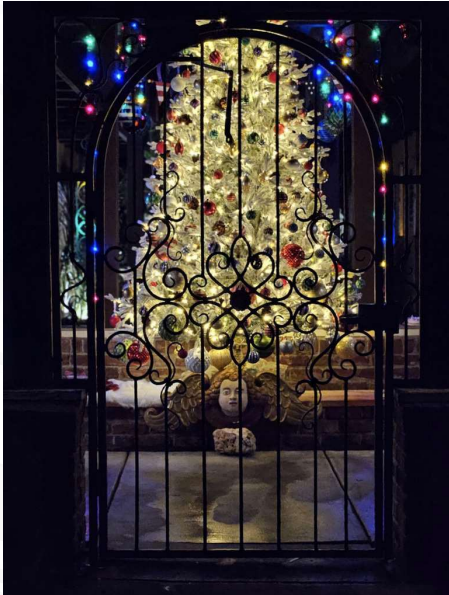
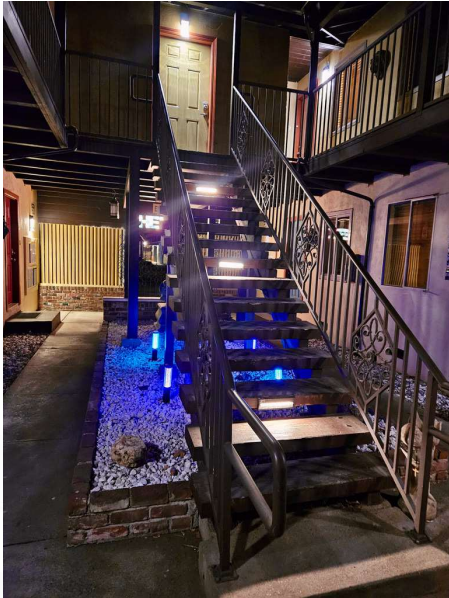
BATHROOM PHOTOS



LIVING SPACES



EXTERIOR EVENING



SECTION 2
Location Information

SITE

 **Golden 1 Credit Union CENTER**

California State Capitol Museum

 **SAFE Credit Union Convention & Performing Arts District**

Sutter's Landing Regional Park

California State Fair

 **SACRAMENTO STATE**

Sacramento High School

UC DAVIS HEALTH MEDICAL CENTER

California Dept of Justice

McGeorge Law School

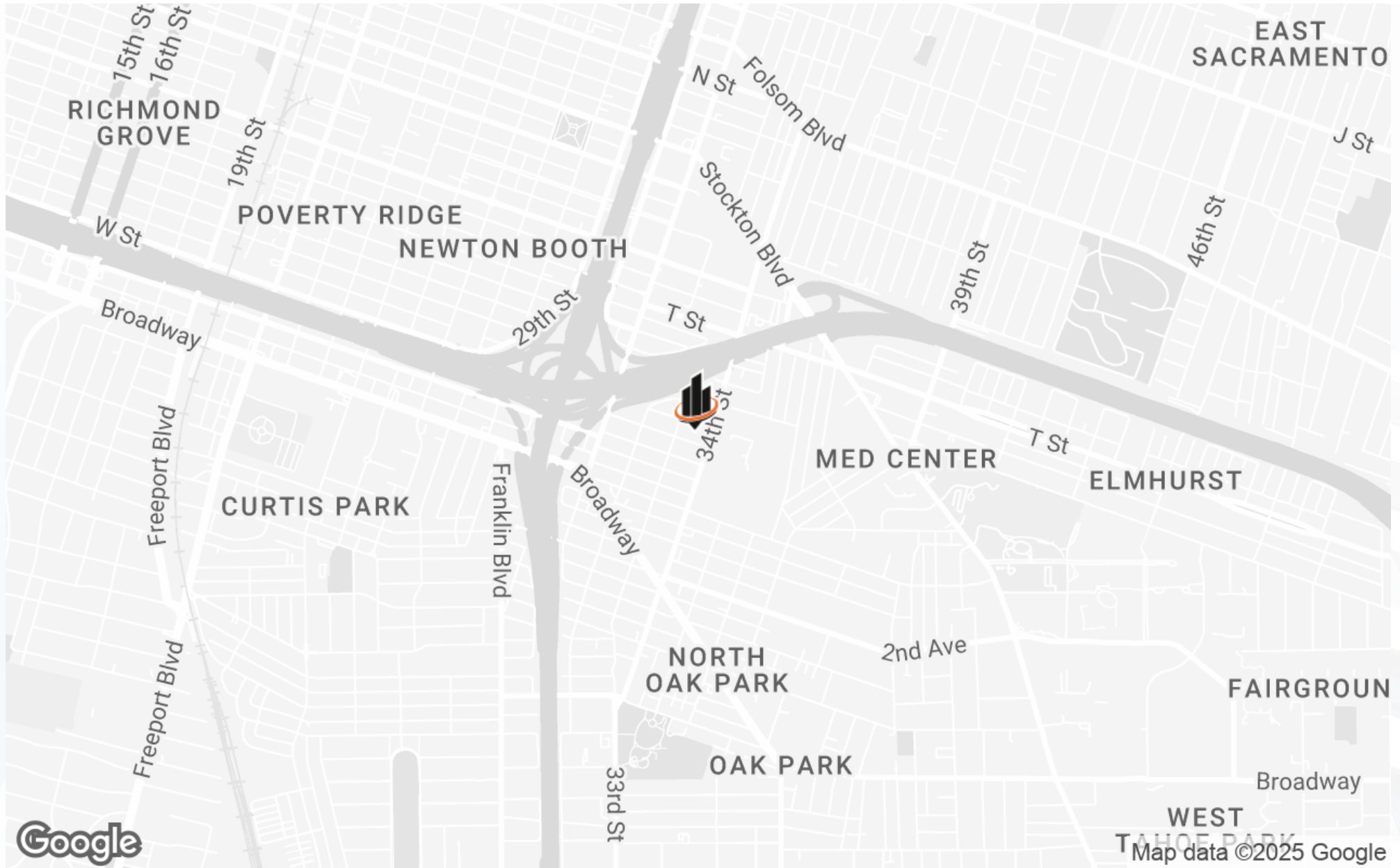
 **SAC ZOO**

 **SACRAMENTO CITY COLLEGE**
LOS RIOS COMMUNITY COLLEGE DISTRICT

 **SVN**
CHICAGO COMMERCIAL



LOCATION MAP

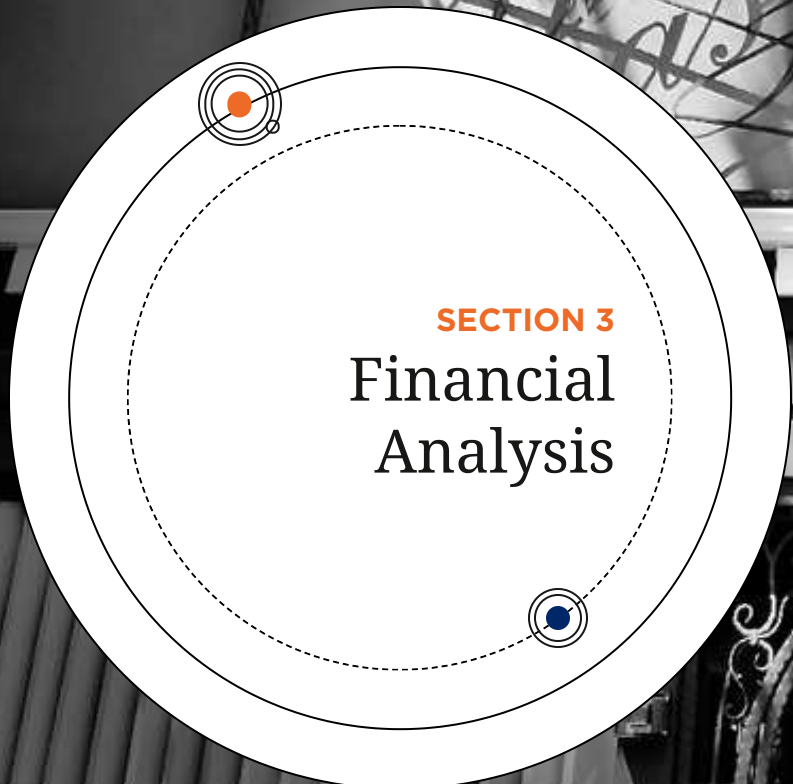


PROXIMITY AERIAL



AERIAL



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SECTION 3
Financial
Analysis



FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$3,000,000
PRICE PER UNIT	\$187,500
GRM	9.68
CAP RATE	7.01%
CASH-ON-CASH RETURN (YR 1)	5.78%
TOTAL RETURN (YR 1)	\$67,380
DEBT COVERAGE RATIO	1.24

OPERATING DATA

GROSS SCHEDULED INCOME	\$309,864
TOTAL SCHEDULED INCOME	\$309,864
VACANCY COST	\$15,493
GROSS INCOME	\$294,371
OPERATING EXPENSES	\$84,004
NET OPERATING INCOME	\$210,367
PRE-TAX CASH FLOW	\$40,429

INCOME & EXPENSES

INCOME SUMMARY

GROSS INCOME	\$309,864
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EXPENSES SUMMARY

PROPERTY TAXES	\$56,020
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PG&E GAS WATER HEATER	\$2,820
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SMUD COMMON ELECTRIC	\$2,160
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INSURANCE	\$6,804
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WATER & SEWER	\$12,000
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SCAVENGER	\$4,200
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OPERATING EXPENSES	\$84,004
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NET OPERATING INCOME	\$210,367
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RENT ROLL

UNIT	BEDROOMS	RENT	MARKET RENT
1	1	\$1,500.00	\$1,650.00
2	1	\$1,500.00	\$1,650.00
3	1	\$1,500.00	\$1,650.00
4	2	\$1,900.00	\$2,100.00
5	2	\$1,900.00	\$2,000.00
6	1	\$1,400.00	\$1,650.00
7	1	\$1,432.00	\$1,650.00
8	1	\$1,600.00	\$1,650.00
9	1	\$1,500.00	\$1,650.00
10	1	\$1,500.00	\$1,650.00
11	1	\$1,500.00	\$1,650.00
12	3	\$2,100.00	\$2,100.00
13	3	\$1,990.00	\$2,100.00
14	1	\$1,500.00	\$1,650.00
15	1	\$1,500.00	\$1,650.00
16	1	\$1,500.00	\$1,650.00
17	-	-	\$1,000.00
TOTALS		\$25,822.00	\$29,100.00
AVERAGES		\$1,613.88	\$1,711.76

UNIT MIX SUMMARY

UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	MIN RENT	MAX RENT	MARKET RENT
-	1	1	12	70.60%	\$1,500	\$1,600	\$1,650
-	2	1	2	11.80%	\$1,900	\$2,000	\$2,100
-	3	1	2	11.80%	\$1,990	\$2,200	\$2,300
-	-	1	1	5.90%	\$1,100	\$1,250	\$1,250
TOTALS/AVERAGES			17	100.10%	\$1,581	\$1,697	\$1,756

SECTION 4
Demographics

SITE

Golden 1 Credit Union CENTER

California State Capitol Museum

SAFE CREDIT UNION Convention & Performing Arts District

Sutter's Landing Regional Park

California State Fair

SACRAMENTO STATE

Sacramento High School

UC DAVIS HEALTH MEDICAL CENTER

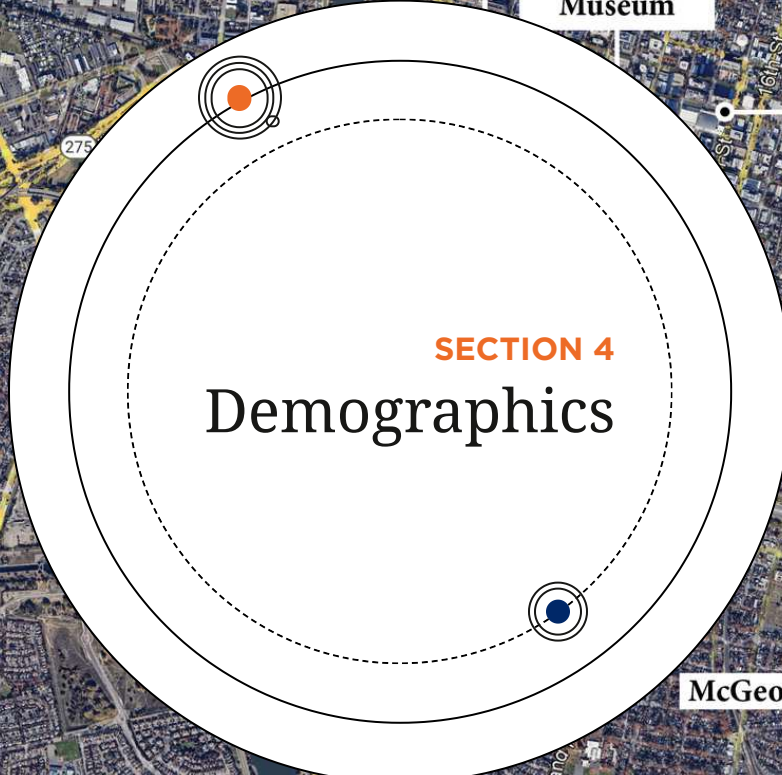
California Dept of Justice

McGeorge Law School

SAC ZOO

SACRAMENTO CITY COLLEGE LOS RIOS COMMUNITY COLLEGE DISTRICT

SVN CHICAGO COMMERCIAL



DEMOGRAPHICS MAP & REPORT

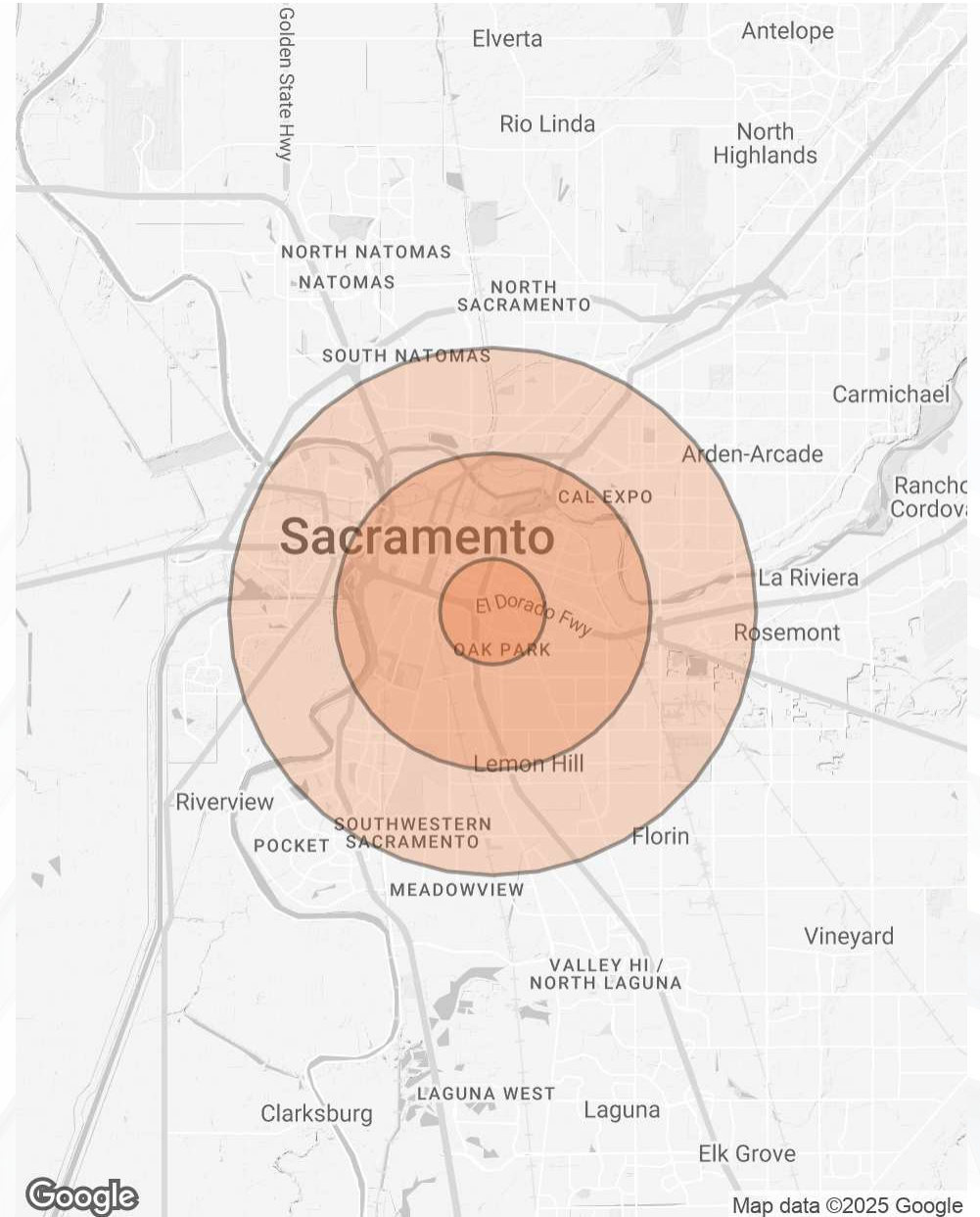
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	23,108	162,265	404,093
AVERAGE AGE	40	40	39
AVERAGE AGE (MALE)	40	39	38
AVERAGE AGE (FEMALE)	40	40	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	11,239	69,300	157,008
# OF PERSONS PER HH	2.1	2.3	2.6
AVERAGE HH INCOME	\$109,801	\$106,784	\$97,334
AVERAGE HOUSE VALUE	\$771,324	\$706,527	\$566,502

Demographics data derived from AlphaMap





SECTION 5
Advisor Bios

DAVID COUPE



DAVID COUPE

Senior Advisor

david.coupe@svn.com

Direct: **312.789.4866** | Cell: **847.812.8414**

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PROFESSIONAL BACKGROUND

David Coupe serves as a Senior Advisor at SVN specializing in Industrial, Self Storage, Investment Sales, and Office properties. Coupe joined SVN as an experienced Entrepreneur who has spent the past two decades focused on investments of two kinds - Equity Derivatives and Real Estate.

After a successful trading career on the Chicago Board Options Exchange, Coupe Started a series of companies that specialized in Real Estate Investment, Development, Condominium Conversion, Brokerage, and Property Management. His creativity, tenacity, and expertise with creative financing strategies is the fuel that propels him to deliver deals to the closing table.

Coupe has developed a strong reputation as an expert strategist and analyst. His background in Multifamily Investment Properties, Condo Conversion, Brokerage, Property Management and Entrepreneurship is a perfect foundation to expand SVN Chicago Commercial Investment Sales, Industrial, Self Storage and Office presence in the Midwest.

Coupe cherishes spending time with his Wife and four Children as well as Travel, Boating, Sailing, Golf, Motorcycling, and Mountain Biking. He has a strong eleemosynary mission and enjoys donating his time to several charitable organizations including Special Olympics Illinois, Cure Autism Now, Autism Speaks, and GiGi's Playhouse.

EDUCATION

David Coupe holds a Bachelors Degree from Marquette University in Business Administration with a Specialization in Finance.

MEMBERSHIPS

David Coupe holds a Real Estate Managing Broker's license in Illinois and Wisconsin and is a member of the Chicago Association of Realtors (CAR), the Illinois Association of Realtors (IAR), The National Association of Realtors (NAR) and the Self Storage Association (SSA).

SVN | Chicago Commercial

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