

**1214 27th St**  
Sacramento, CA

**Investment Summary**

		<u>Marketing Price</u>	<u>Estimated Sale Price</u>	<u>Estimated Sale Price</u>
Purchase Price:		\$1,560,000	\$1,560,000	\$1,560,000
Estimated Down Payment:	100%	\$1,560,000	\$1,560,000	\$1,560,000
Price Per Unit:		\$222,857	\$222,857	\$222,857
Price Per Room:		\$86,667	\$86,667	\$86,667
Price Per Square Foot:		\$295.01	\$295.01	\$295.01
CAP Rate:		3.3%	2.9%	2.5%
GIM:		14.8	15.7	16.7
Cash on Cash:		3.3%	2.9%	2.5%
Terms:		ALL-CASH DEAL NO FINANCING AVAILABLE		

**Property Description**

Number of Units:	7
Net Rentable Square Feet:	5,288
Year Built:	1935
Density:	77.8 du/acre

**Community Amenities**

Garage  
Pitched Roof

**Unit Amenities**

Central Heat and Air\*  
Tile Countertops  
Vinyl / Hardwood Flooring  
Wall Mounted Heat and Air\*



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**Financial Analysis**

Unit Mix				Monthly Income					
Type	Units	% of Units	Sq.Ft.	Marketing Price		Estimated Sale Price		Estimated Sale Price	
				Jan. 2026 Avg. Rent Roll Rents+9%		Jan. 2025 Avg. Rent Roll Rents +9%		Jan. 2025 Avg. Rent Roll Rents	
				Rent	Sq.Ft.	Rent	Sq. Ft.	Rent	Sq.Ft.
Studio	1	14%	600	\$950	\$1.58	\$872	\$1.45	\$800	\$1.33
Studio	1	14%	600	\$950	\$1.58	\$872	\$1.45	\$800	\$1.33
Studio	1	14%	600	\$1,099	\$1.83	\$1,008	\$1.68	\$925	\$1.54
Studio	1	14%	600	\$1,188	\$1.98	\$1,090	\$1.82	\$1,000	\$1.67
1Bed/1Bath	1	14%	700	\$1,663	\$2.38	\$1,526	\$2.18	\$1,400	\$2.00
1Bed/1Bath	1	14%	700	\$653	\$0.93	\$599	\$0.86	\$550	\$0.79
2Bed/1Bath	1	14%	1,488	\$2,300	\$1.55	\$2,300	\$1.55	\$2,300	\$1.55
<b>Total</b>	<b>7</b>	<b>100%</b>	<b>5,288</b>	<b>\$8,804</b>		<b>\$8,267</b>		<b>\$7,775</b>	
<b>Averages</b>			<b>755</b>	<b>\$1,258</b>	<b>\$1.66</b>	<b>\$1,181</b>	<b>\$1.56</b>	<b>\$1,111</b>	<b>\$1.47</b>

**Annual Property Operating Data**

	Jan. 2026 Avg. Rent Roll Rents +9% & Pro Forma Expenses	Jan. 2025 Avg. Rent Roll Rents +9% & Pro Forma Expenses	Jan. 2025 Avg. Rent Roll Rents & Pro Forma Expenses
<b>Income</b>			
Gross Potential Rent	\$105,643	\$99,204	\$93,300
<b>Total Rental Income</b>	\$105,643	\$99,204	\$93,300
Less Vacancy - 3%	(3,169)	(2,976)	(2,799)
Less Non Revenue Units (Model or Staff Units)	0	0	0
<b>Effective Gross Income</b>	\$102,473	\$96,228	\$90,501
*Less Estimated Expenses	(51,742)	(51,742)	(51,742)
<b>Net Operating Income</b>	<b>\$50,732</b>	<b>\$44,486</b>	<b>\$38,759</b>
Less Debt Service	0	0	0
<b>Cash Flow</b>	<b>\$50,732</b>	<b>\$44,486</b>	<b>\$38,759</b>

	Per Unit / Per Year	Total Yearly	Per Unit / Per Year	Total Yearly	Per Unit / Per Year	Total Yearly
<b>*Estimated Expenses</b>						
Property Taxes	\$2,567	(\$17,967)	\$2,567	(\$17,967)	\$2,567	(\$17,967)
Direct Levies	265	(1,856)	265	(1,856)	265	(1,856)
Insurance	540	(3,780)	540	(3,780)	540	(3,780)
Utilities	1,508	(10,555)	1,508	(10,555)	1,508	(10,555)
Management Fee	600	(4,200)	600	(4,200)	600	(4,200)
Administrative / Office	170	(1,190)	170	(1,190)	170	(1,190)
Make Ready/Turnover	471	(3,299)	471	(3,299)	471	(3,299)
Repairs/Maintenance	385	(2,695)	385	(2,695)	385	(2,695)
Service Contracts	686	(4,800)	686	(4,800)	686	(4,800)
Replacement Reserves	200	(1,400)	200	(1,400)	200	(1,400)
<b>Total Estimated Expenses</b>	<b>\$7,392</b>	<b>(\$51,742)</b>	<b>\$7,392</b>	<b>(\$51,742)</b>	<b>\$7,392</b>	<b>(\$51,742)</b>

Expense Per Foot: \$9.78  
Expense Percentage Ratio: 50%



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 1/13/2025

**Rent Comparables**

<b>Studio</b>						
Property	Year Built	# of Units	Unit Type	Sq.Ft.	Asking Rent	Rent/Sq.Ft.
1705 N St	1928	9	Studio	400	\$1,400	\$3.50
728 E St	1930	12	Studio	525	\$1,360	\$2.59
<b>Crown Imperial</b>						
1525 22nd St	N/A	27	Studio	550	\$1,325	\$2.41
<b>Alice</b>						
1412 22nd St	1953	7	Studio	600	\$1,275	\$2.13
1314 D St	1961	5	Studio	400	\$1,200	\$3.00
<b>State House</b>						
1601 12 St.	1955	28	Studio	520	\$1,195	\$2.30
<b>V-25</b>						
2508-2512 V St	1963	18	Studio	368	\$1,195	\$3.25
<b>St. Charles</b>						
1305 24th St	1925	8	Studio	300	\$1,195	\$3.98
1711 P St	1958	2	Studio	350	\$1,195	\$3.41
<b>1214 27th St</b>	<b>1935</b>	<b>4</b>	<b>Studio</b>	<b>600</b>	<b>\$1,000</b>	<b>\$1.67</b>
<b>Averages</b>				<b>476</b>	<b>\$1,263</b>	<b>\$2.65</b>

<b>One Bedroom</b>						
Property	Year Built	# of Units	Unit Type	Sq.Ft.	Asking Rent	Rent/Sq.Ft.
<b>Siesta Villa</b>						
1728-1730 O St	1981	14	1Bed/1Bath	570	\$1,595	\$2.80
<b>Siesta Villa</b>						
1728-1730 O St	N/A	10	1Bed/1Bath	625	\$1,575	\$2.52
1808 N St	1960	12	1Bed/1Bath	550	\$1,550	\$2.82
<b>City Dwellers</b>						
2811 E St	1971	7	1Bed/1Bath	650	\$1,550	\$2.38
<b>Crisler Manor</b>						
2210 I St	1925	12	1Bed/1Bath	500	\$1,500	\$3.00
1801 T St	1964	4	1Bed/1Bath	623	\$1,495	\$2.40
612 18th St	1965	6	1Bed/1Bath	600	\$1,435	\$2.39
1415 26th St	1949	6	1Bed/1Bath	633	\$1,425	\$2.25
<b>Dorchester Court</b>						
1729 G St	1965	16	1Bed/1Bath	604	\$1,400	\$2.32
<b>1214 27th St</b>	<b>1935</b>	<b>2</b>	<b>1Bed/1Bath</b>	<b>700</b>	<b>\$1,400</b>	<b>\$2.00</b>
1708 N St	1952	13	1Bed/1Bath	646	\$1,200	\$1.86
<b>Averages</b>				<b>593</b>	<b>\$1,467</b>	<b>\$2.47</b>

<b>Two Bedroom</b>						
Property	Year Built	# of Units	Unit Type	Sq.Ft.	Asking Rent	Rent/Sq.Ft.
<b>1214 27th St</b>	<b>1935</b>	<b>1</b>	<b>2Bed/1Bath</b>	<b>1488</b>	<b>\$2,300</b>	<b>\$1.55</b>
2524 I St	1978	1	2Bed/1Bath	700	\$1,695	\$2.42
<b>Greystone Garden</b>						
1328 D St	1979	8	2Bed/1Bath	850	\$1,695	\$1.99
719 19th St	1900	1	2Bed/1Bath	869	\$1,625	\$1.87
<b>Spencer Court</b>						
2314-02318 O St	1949	4	2Bed/1Bath	750	\$1,595	\$2.13
2026 E St	1966	3	2Bed/1Bath	700	\$1,554	\$2.22
1515 V St	1966	1	2Bed/1Bath	700	\$1,345	\$1.92
<b>Averages</b>				<b>787</b>	<b>\$1,626</b>	<b>\$2.07</b>