

2630 Darwin St

Sacramento, CA 95821

12-Unit Garden-Style Apartment Community

FOR SALE



3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

Rodney Ballinger

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LIC: #01279441



SUMMARY OF DETAILS

Listing Price:	\$1,895,000
Down Payment:	\$672,300
Proforma NOI:	\$134,262
Proforma Cap Rate:	7.09%
Cash on Cash:	6.82%
Price/SF:	\$225.60
Rent/SF:	\$2.22
Price/Unit:	\$157,917

Rentable SF:	±8,400
# of Units:	12
Lot Size:	0.63
Occupancy:	75%
Year Built:	1955



Listing Price

\$1,895,000



Cap Rate

7.09%



of Units

12

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INVESTMENT OVERVIEW

Rod Ballinger of TRI Commercial, as the exclusive advisor, is pleased to present the opportunity to acquire 2630 Darwin Way, a 12-unit garden-style apartment community located in Sacramento, CA. The property is located less than 10 minutes from Downtown Sacramento in the Arden/Arcade submarket.

The property features a highly desirable unit mix with 66% two-bedroom units. Four units have been upgraded, leaving ten units for a new investor to upgrade to their desired standard. Current rents are below market on over 50% of the units and 3 of the current tenants are eligible for rent increases.

Eight units are single story cottage units with a fourplex in the rear of the property.

INVESTMENT HIGHLIGHTS

- Desirable unit mix with two-thirds of the units comprised of two-bedroom units
- Eight units feature single story apartment homes
- Below market rents
- Units eligible for rent increases
- Less than 10 minutes to Downtown Sacramento
- 1 mile from Arden Fair Mall
- Easy access to Interstate 80
- Avg In place rents \$1,381 and Avg Market Rents \$1,555

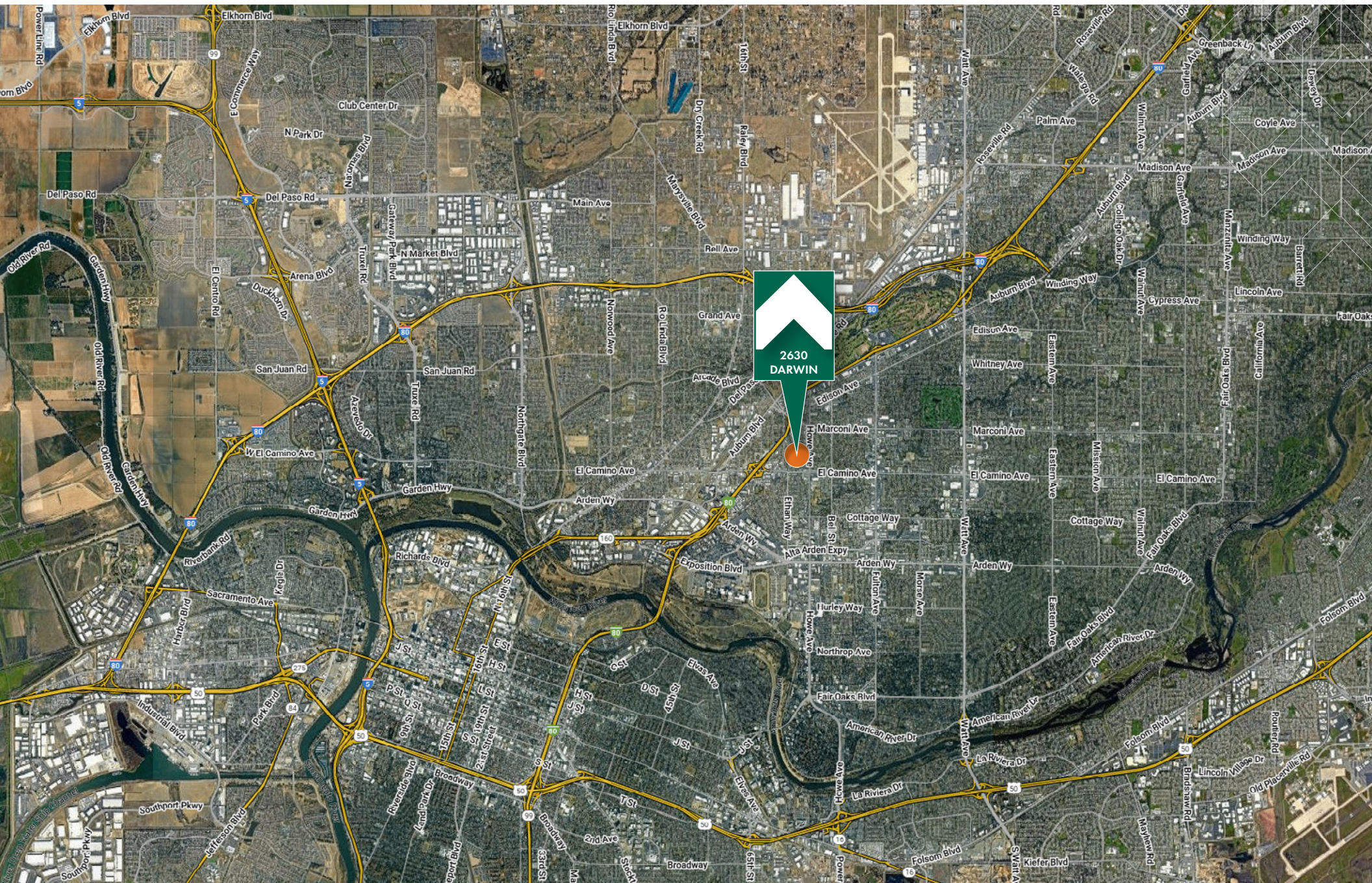
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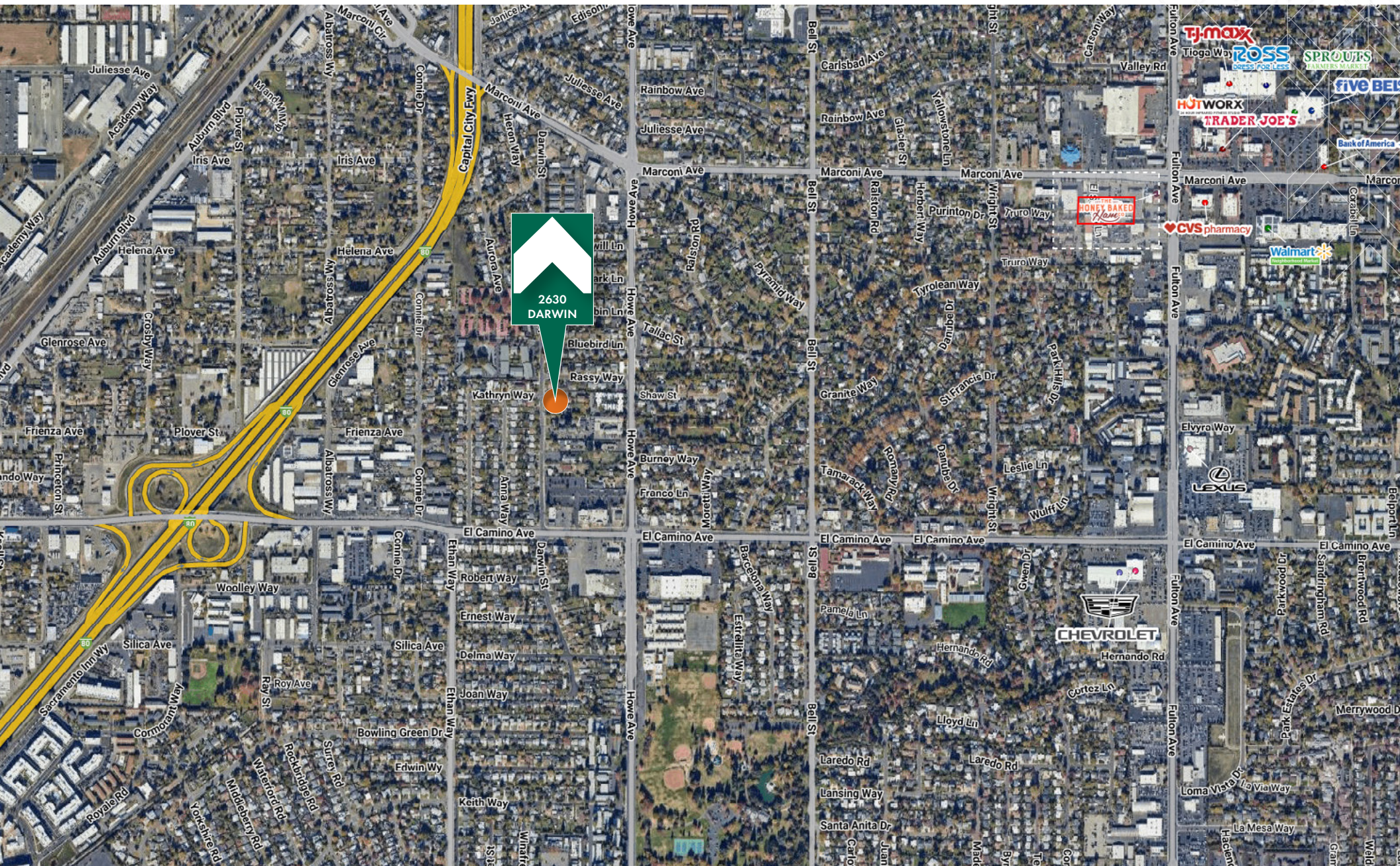
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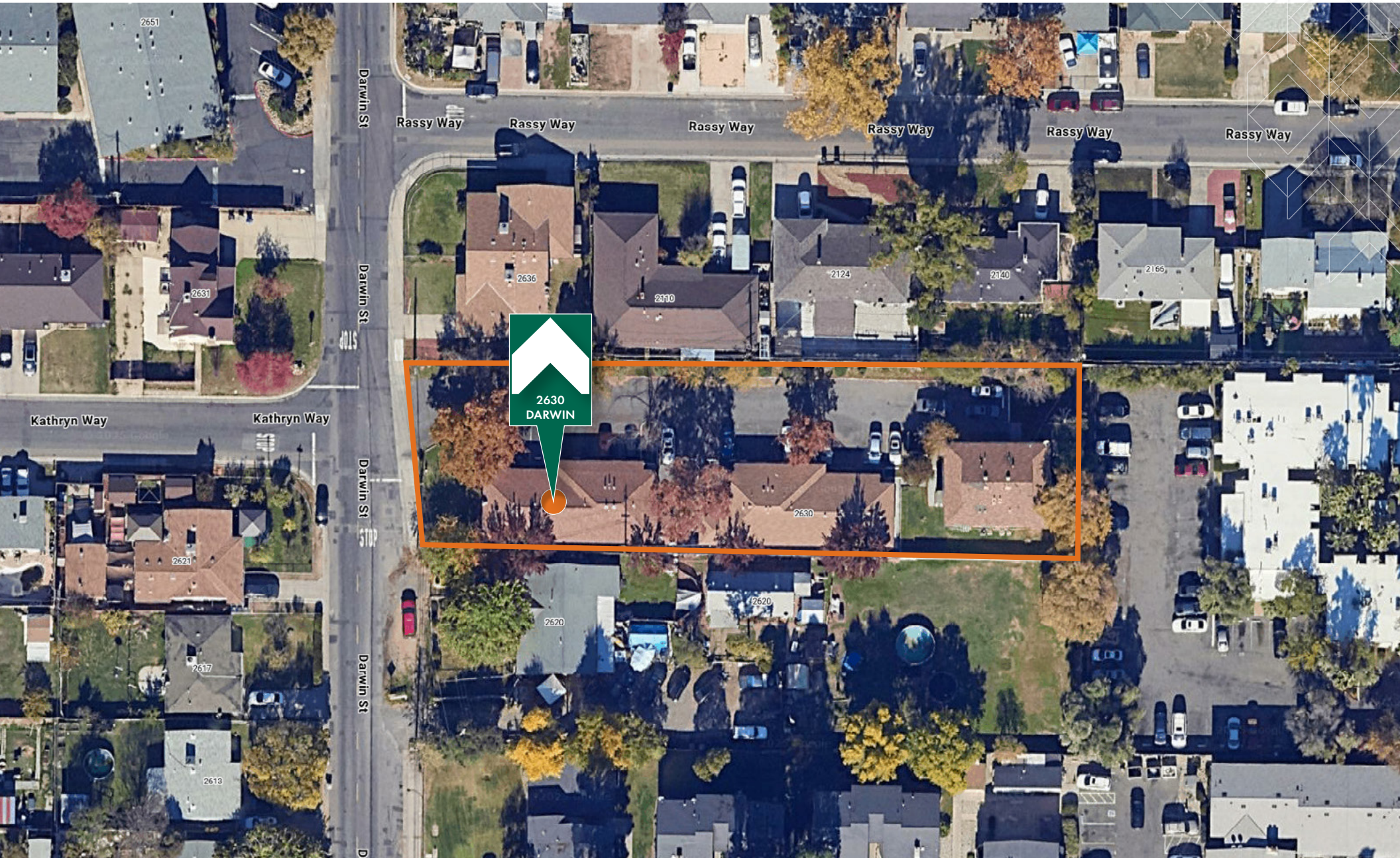
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Unit Mix & Current Asking Rents as of 01 / 13 / 2025

Type	Units	Sq Ft	Area	Monthly Rent	Rent/SqFt	Sched Income
1 Bed/1 Bath	4	600	2,400	\$1,325.00	\$2.21	\$5,300
2 Bed/1 Bath	4	700	2,800	\$1,570.00	\$2.24	\$6,280
2 Bed/2 Bath	4	800	3,200	\$1,770.00	\$2.21	\$7,080
Total/Average	12	700	8,400	\$1,555.00	\$2.22	\$18,660

Expense Breakdown

	2025 Actual Expenses		TRI Estimated Expenses	
	Property	Per Unit	Property	Per Unit
Payroll	0	0	0	0
Utilities	28,808	2,401	21,600	1,800
Turnover Cost	0	0	3,600	300
Maintenance*	21,982	1,832	14,400	1,200
Advertising/Renting Expense	0	0	0	0
Administration	3,777	315	3,600	300
Insurance	7,860	655	8,064	672
Property Management	12,209	1,017	8,843	737
Replacement Reserve	3,600	300	3,600	300
Expenses (Net of Property Taxes)	78,236	6,520	63,707	5,309
Projected Property Taxes	22,867	1,906	22,867	1,906
Total Expenses	101,103	8,425	86,574	7,214

New Property Financing

New Conventional Loan	\$1,230,000
Loan to Value	65.08%
Fixed Interest Rate	5.38%
Years Amortized	30
Annual Debt Service	\$82,698
Cost of New Loan	\$12,300

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June 2025 Annualized Income May 2025 Trailing 12 Month Expenses			ProForma Income TRI Estimated Expenses		
Annualized June 19, 2025 Rent Roll			Annualized July 15, 2025 Average Asking Rents		
197,280			223,920		
May 2025 T12 Actual Other Income			Estimated Other Income Including RUBS		
2,303			4,000		
Gross Scheduled Income (GSI)			Estimated Gross Scheduled Income (GSI)		
199,583			227,920		
Vacancy Allowance*	3.00%	(5,918)	Vacancy Allowance	3.00%	(4,577)
Bad Debt/Concessions/Loss to Lease	1.00%	(1,973)	Bad Debt/Concessions/Loss to Lease	1.00%	(2,279)
Effective Gross Income			Effective Gross Income		
191,691			221,064		
May 2025 Trailing 12 Month Expenses			TRI Estimated Operating Expenses		
(78,236)			(63,707)		
Projected Property Taxes			Projected Property Taxes		
(22,867)			(22,867)		
Net Operating Income			Net Operating Income		
90,588			134,490		
Cap Rate at Suggested Purchase Price			Cap Rate at Suggested Purchase Price		
4.79%			7.09%		
Cash on Cash			Cash on Cash		
1.17%			7.70%		

***Actual Vacancy is 16.7%**

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For Sale Comps



1) Orange Grove Apts

4801 Orange Grove Avenue

Sacramento, CA 95841

Year Built:	1962	Sale Date:	7/3/2025
Sale Price:	\$1,450,000	Price/SqFt	\$259.00
Units:	8	Price/Unit:	\$181,250
Reported Proforma Cap:	N/A		
Reported Actual Cap:	5.49%		

Comparable location. Comparable quality. Comparable unit mix.



2) Harding Ave Apts

260 Harding Avenue

Sacramento, CA 95833

Year Built:	1950	Sale Date:	7/2/2025
Sale Price:	\$1,250,000	Price/SqFt	\$155.00
Units:	7	Price/Unit:	\$178,571
Reported Proforma Cap:			
Reported Actual Cap:			

Comparable location. Slightly inferior product. Comparable unit mix



3) Larkspur Apts

2763 Larkspur Lane

Sacramento, CA 95864

Year Built:	1980	Sale Date:	6/25/2025
Sale Price:	\$2,055,000	Price/SqFt	\$111.00
Units:	14	Price/Unit:	\$146,786
Reported Proforma Cap:	7.72%		
Reported Actual Cap:	6.21%		

Comparable quality. Comparable location. Comparable unit mix.

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For Sale Comps



4) Boxwood Apts

2382 Boxwood Street

Sacramento, CA 95815

Year Built:	1975	Sale Date:	5/23/2025
Sale Price:	\$1,285,000	Price/SqFt	\$215.00
Units:	8	Price/Unit:	\$160,625
Reported Proforma Cap:			
Reported Actual Cap:	4.83%		

Inferior location. Comparable quality. Comparable unit mix



5) Pasadena Ave Apts

4301 - 4307 Pasadena Avenue

Sacramento, CA 95821

Year Built:	1959	Sale Date:	12/6/2024
Sale Price:	\$2,856,500	Price/SqFt	\$229.00
Units:	16	Price/Unit:	\$178,531
Reported Actual Cap:	5.50%		
Reported Proforma Cap:			

Slightly superior location. Inferior quality. Slightly superior unit mix.



6) 63rd Street Apts

4040-4048 63rd Street

Sacramento, CA 95820

Year Built:	1955	Sale Date:	5/16/2025
Sale Price:	\$1,050,000	Price/SqFt	\$2.20
Units:	7	Price/Unit:	\$150,000
Reported Actual Cap:			
Reported Proforma Cap:			

Slightly superior location. Inferior quality. Comparable unit mix.

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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.



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