



OFFERING SUMMARY

Sale Price:	\$3,995,000
Building Size:	18,421 SF
Lot Size:	0.37 Acres
Number of Units:	29
Price / Unit:	\$137,759
Price / SF:	\$216.87
Current Cap Rate:	5.23%
Current NOI:	\$208,751
Pro Forma Cap Rate:	7.23%
Pro Forma NOI:	\$288,687
Zoning:	C-3
Submarket:	Downtown

PROPERTY HIGHLIGHTS

- Irreplaceable Historic Asset with Architectural Character in a Premier Downtown Sacramento Location.
- Pride of Ownership & First Time Offered Nearly 40 Years.
- Diversified Mixed-Use Income Stream with Stable, Historically High Occupancy.
- 23 Multifamily Units + 6 Professional Office Suites.
- Long-Term Value-Add & Wealth Preservation Opportunity Through Operational Efficiency.

UNIT TYPE	COUNT	SIZE (SF)
Studio	9	456
1 br / 1 ba	13	569
2 br / 1.5 ba	1	1,180
Office Suites	6	275
TOTALS/AVERAGES	29	14,881