

DUPLEX WALKING TO MLB STADIUM

Prime Location Duplex

501 F STREET, WEST SACRAMENTO, CA 95605

\$495,000 | 2 UNITS | 5.87% CAP RATE

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PRESENTED BY:

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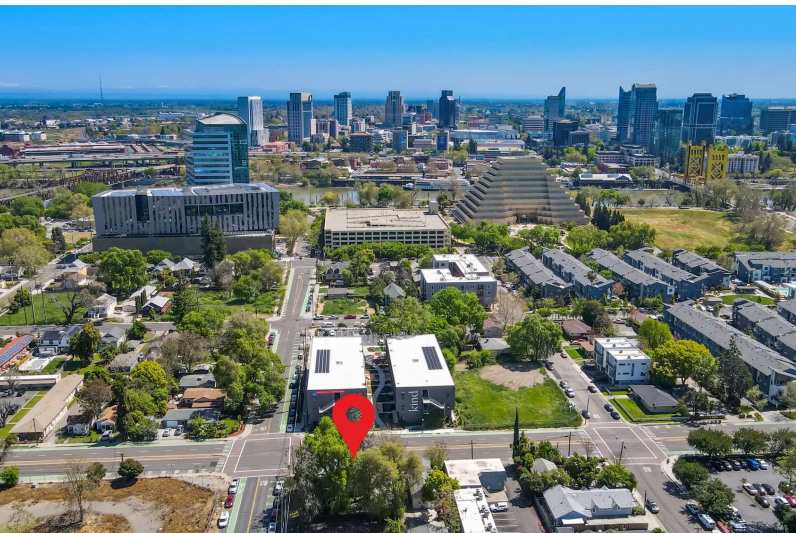
OFFERING SUMMARY

Sale Price:	\$495,000
Number Of Units:	2
Price Per Unit:	\$247,500
Price / SF:	\$228
Occupancy:	50%
Cap Rate:	5.87%
GRM:	11.98
NOI:	\$29,043
Lot Size:	0.15 Acres
Year Built:	1904
Building Size:	2,166 SF
Zoning:	R-3

PROPERTY HIGHLIGHTS

- Prime Location two blocks from A's MLB stadium & downtown
- On-Site paved parking
- Great unit mix with spacious floor plans
- Each unit is separately metered for electricity and gas
- Directly in path of continued rejuvenation and development
- Near restaurants, cafes, breweries, and essential amenities

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

*This property can be purchased individually or as part of a 4-unit portfolio from the same owner in close proximity to each other.
-514 B St., West Sac = Duplex (2 Units), additional property.

Investor Special! or Owner-Occupant opportunity to live in the vacant unit and collect rental income from the leased unit. The lower ground floor unit was recently renovated. Has the potential to be a profitable AIRBNB as well.

This is a rare opportunity to purchase a Duplex in the booming West Sacramento market just two blocks from Sutter Health Baseball stadium and downtown. The property has been under the same ownership for 20 years! The units are stacked upstairs and downstairs with vintage exterior craftsmanship. The property features sufficient on-site parking, which is rare for any downtown location. This property is ideal to be held for future development since the area is being completely revitalized.

This Duplex is comprised of an upstairs 2B/1B unit; +/-1,083 SF; \$1,125 Rent and a downstairs 3B/1 B; 1,083 SF is Vacant .

The units are separately metered for electricity and gas, paid for directly by the tenants. The units also feature separate water heaters plus W/D hook-ups. The owner pays for water, sewer, garbage, maintenance, and repairs.

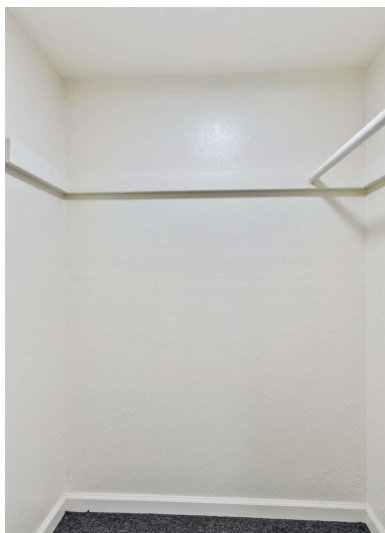
LOCATION DESCRIPTION

Prime Location, Location, Location!

This Duplex is in the path of development just two blocks from Sutter Health Baseball stadium and the iconic Tower Bridge which connects into the heart of Downtown Sac, along with 5th street which features extensive street improvements plus newer townhomes and apartments. The area features essential commercial amenities, breweries (Drake's), restaurants plus nearby River Walk Park for exercising, running, and biking trails.

The property is 2 blocks from the MLB 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.



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UNIT NUMBER	UNIT BED	UNIT BATH	UNIT SIZE (SF)	CURRENT RENT	CURRENT RENT (PER SF)	MARKET RENT	MARKET RENT/SF
Lower	3	1	1,083			\$2,500	\$2.31
Upper	2	1	1,083	\$1,125	\$1.04	\$2,000	\$1.85
Totals/Averages			2,166	\$1,125	\$0.52	\$4,500	\$2.08

INCOME SUMMARY

Upper Unit 2B/1B @ \$1,125	\$13,500
Lower Unit 3B/1B @ \$2,500	\$30,000
Vacancy Allowance (-5%)	(\$2,175)

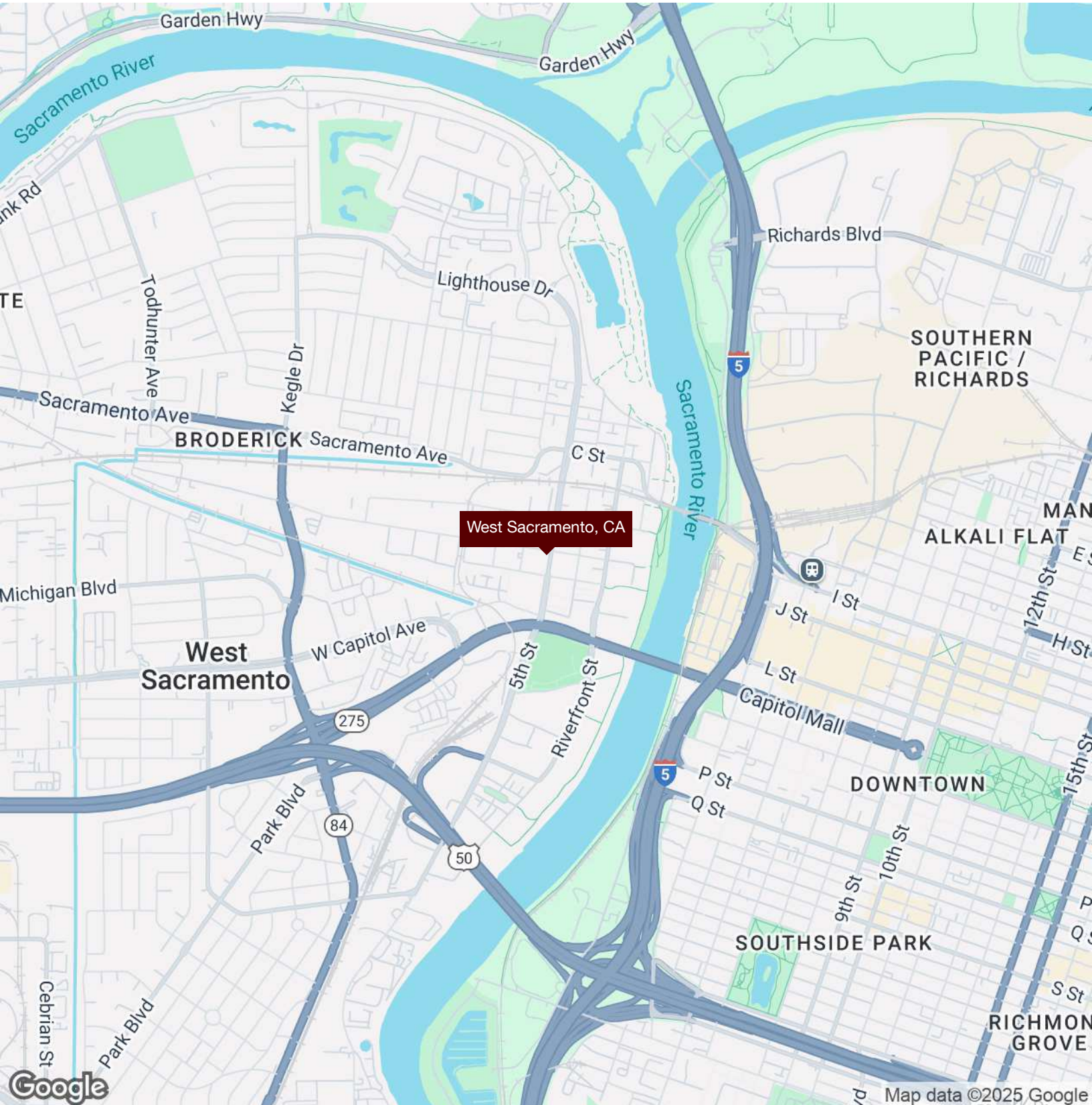
GROSS INCOME **\$41,325**

EXPENSES SUMMARY

New Property Taxes @ Price (1.25%x)	\$6,188
Insurance	\$2,000
Maintenance & Repairs	\$2,050
Utilities (W,S,G)	\$2,044
Pest Control	\$0

OPERATING EXPENSES **\$12,282**

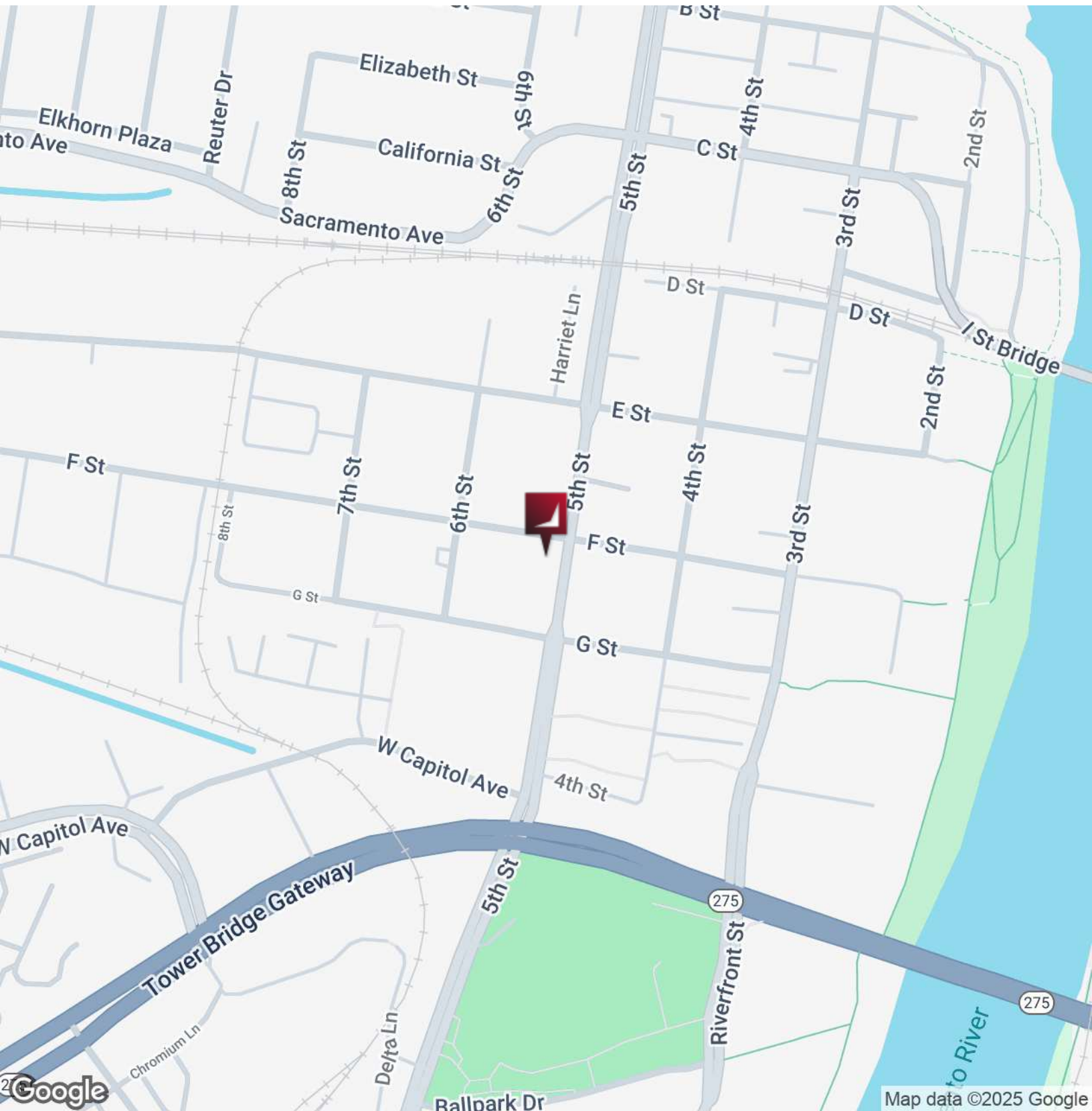
NET OPERATING INCOME **\$29,043**



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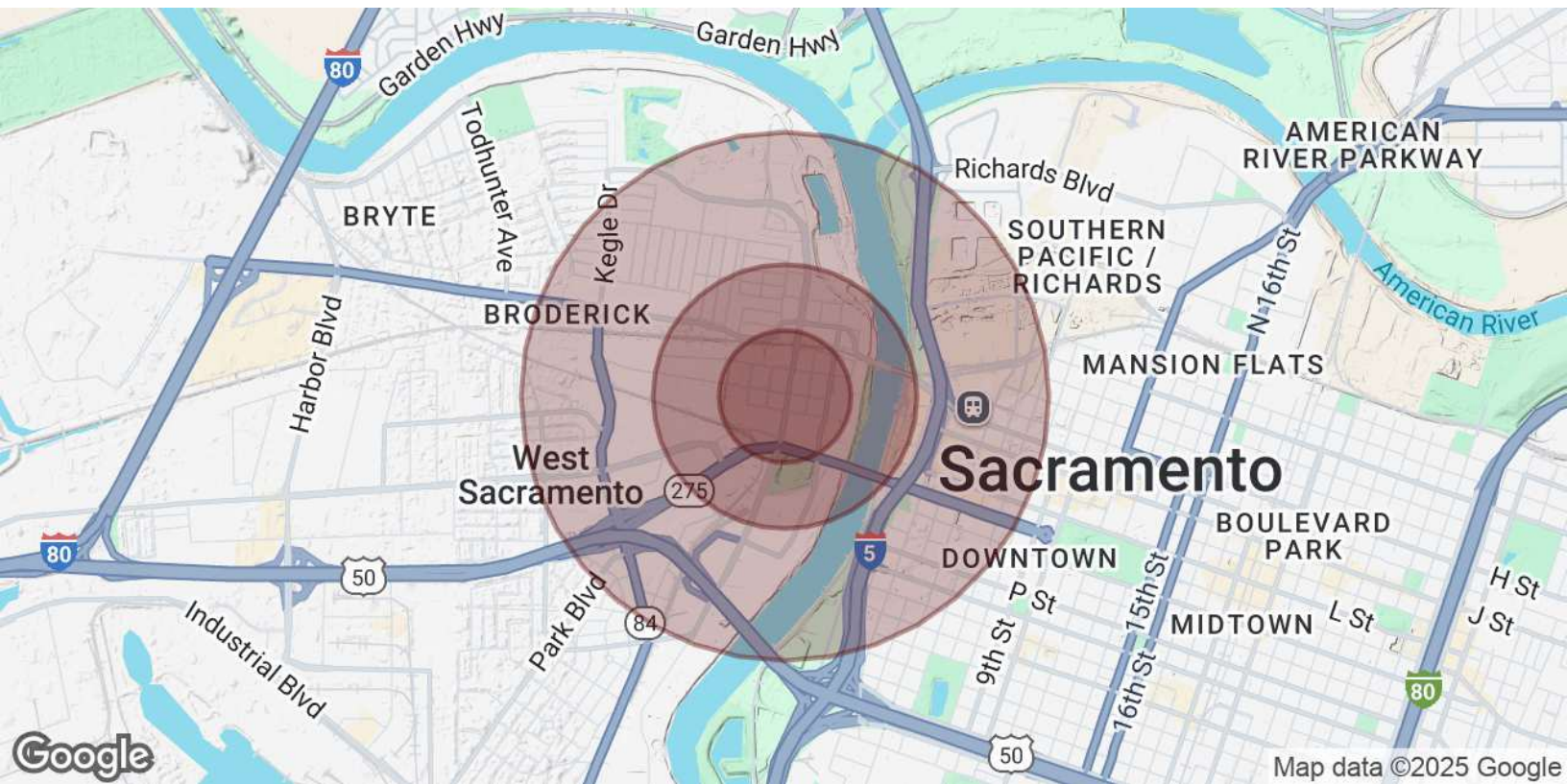
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POPULATION

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)