

8 SINGLE FAMILY HOMES

2700 29th Ave | Sacramento, CA

OFFERING MEMORANDUM

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8 Single Family Homes

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Exclusively Marketed by:



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01

Executive Summary

Investment Summary

Unit Mix Summary

Location Summary

8 SINGLE FAMILY HOMES

OFFERING SUMMARY

ADDRESS	2700 29th Ave Sacramento CA 95820
COUNTY	Sacramento
BUILDING SF	6,480 SF
LAND SF	40,075 SF
LAND ACRES	.92
NUMBER OF UNITS	8
YEAR BUILT	1965
APN	01902110050000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$1,395,000
PRICE PSF	\$215.28
PRICE PER UNIT	\$174,375
OCCUPANCY	100.00%
NOI (CURRENT)	\$94,579
NOI (PRO FORMA)	\$127,575
CAP RATE (CURRENT)	6.78%
CAP RATE (PRO FORMA)	8.62%
CASH ON CASH (CURRENT)	3.79%
CASH ON CASH (PRO FORMA)	9.05%
GRM (CURRENT)	9.51
GRM (PRO FORMA)	8.10

PROPOSED FINANCING

Conventional	
LOAN TYPE	Amortized
DOWN PAYMENT	\$488,250
LOAN AMOUNT	\$906,750
INTEREST RATE	5.70%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$76,085
LOAN TO VALUE	65%
AMORTIZATION PERIOD	20 Years

DEMOGRAPHICS

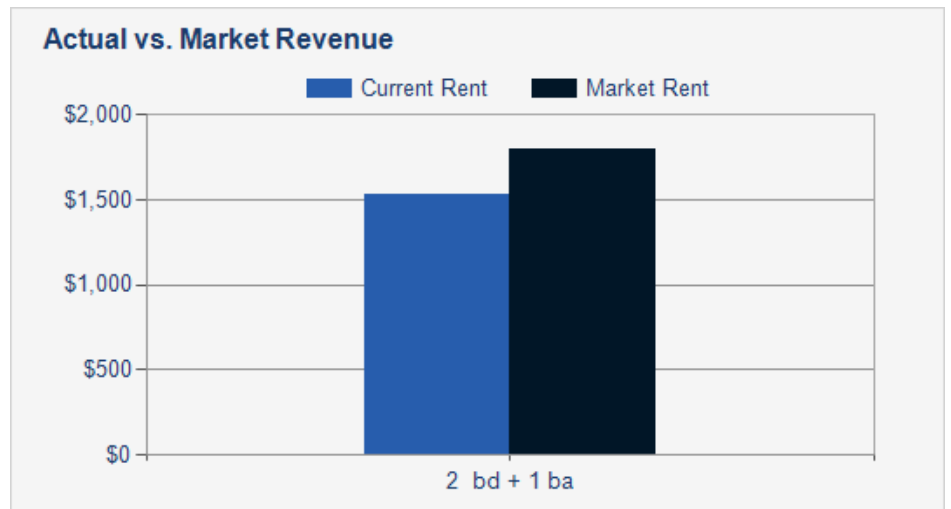
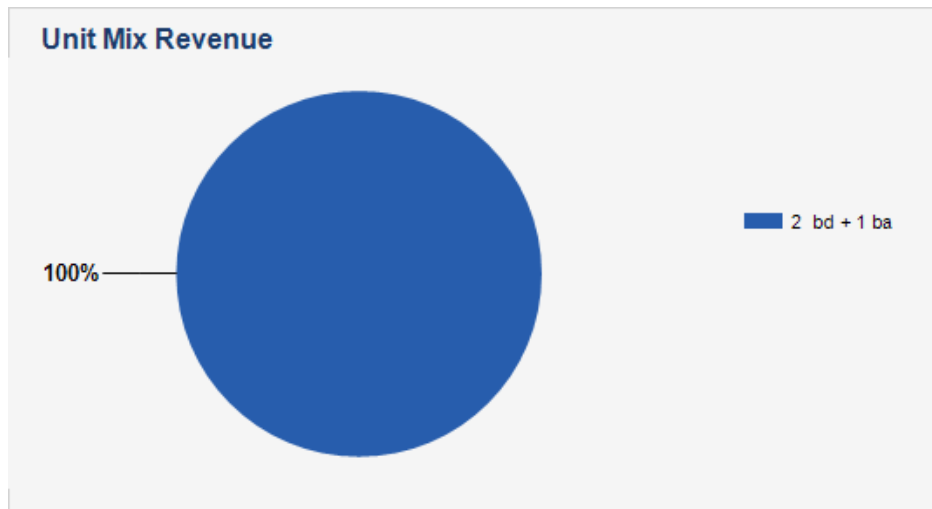
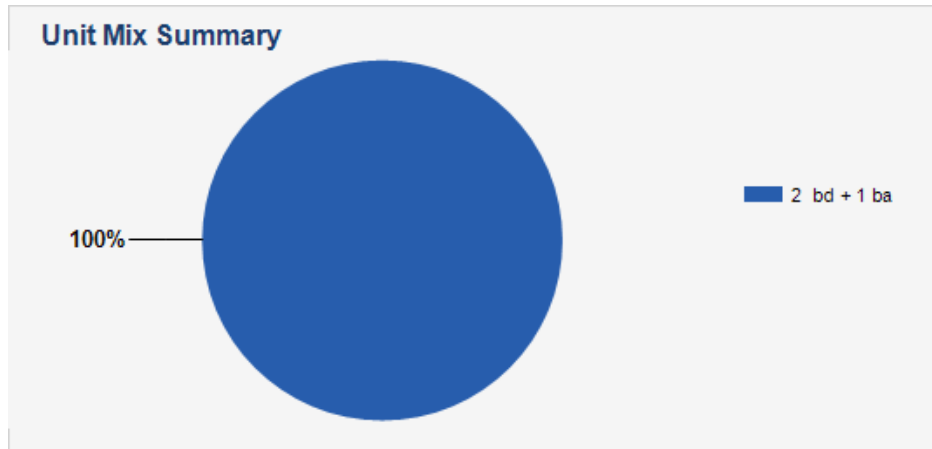
	1 MILE	3 MILE	5 MILE
2024 Population	18,298	174,720	404,773
2024 Median HH Income	\$67,794	\$76,549	\$78,517
2024 Average HH Income	\$86,232	\$108,318	\$110,358



8 Affordable Houses on 1 Lot

- 2700 29th Ave is a multifamily property located in the Hollywood Park neighborhood of Sacramento, featuring (8) 2 bedroom, 1 bathroom houses on one parcel. 7 of the 8 units will be delivered occupied at sale, with the 8th unit being delivered fully gutted and ready for remodel. Each unit is individually metered for gas and electric, with the owner paying water/sewer/garbage. Each unit also includes a private backyard, as well as washer and dryer hookups. Half of the houses have new electric panels, new plumbing, and have been recently updated. The most recent vacancy was filled at \$1795, setting a new precedent for future vacancies. The remaining current tenants are eligible for rental increases.

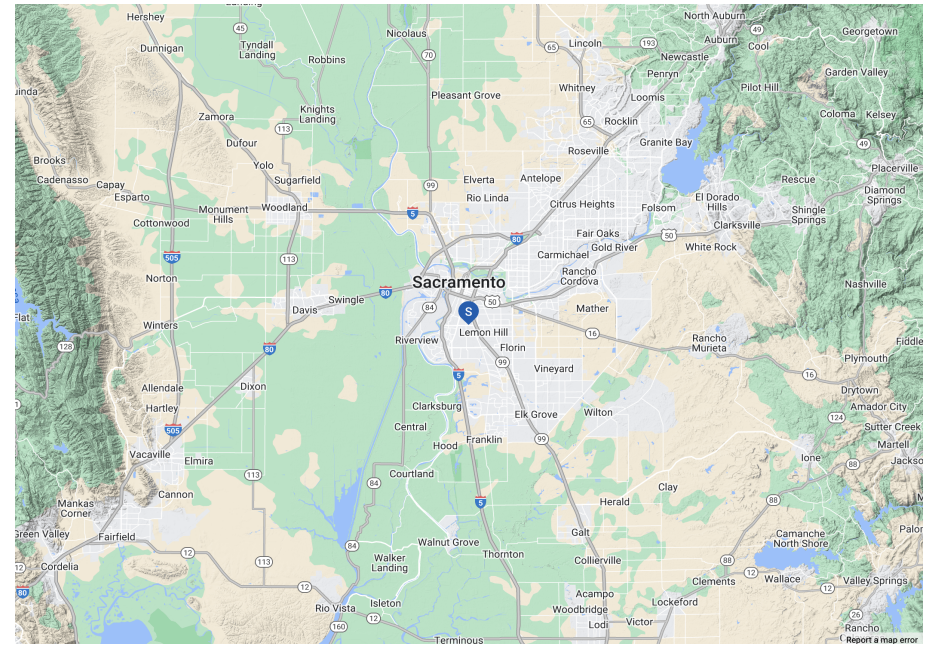
Unit Mix	# Units	Square Feet	Actual			Market		
			Current Rent	Rent PSF	Monthly Income	Market Rent	Market Rent PSF	Market Income
2 bd + 1 ba	8	850	\$1,527	\$1.80	\$12,219	\$1,795	\$2.11	\$14,360
Totals/Averages	8	850	\$1,527	\$1.80	\$12,219	\$1,795	\$2.11	\$14,360



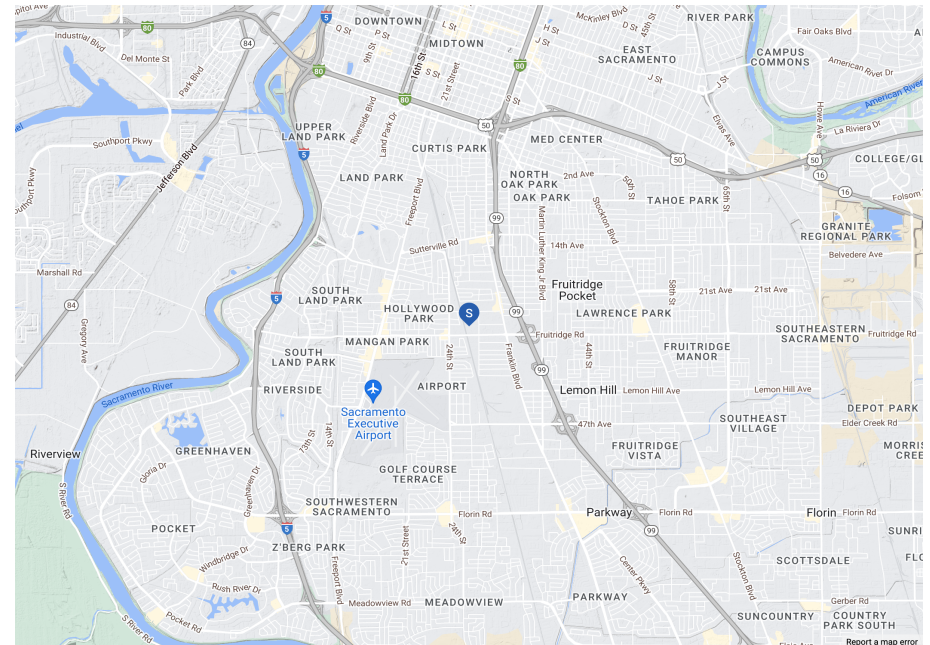
Hollywood Park Location surrounded by single family homes!

- 2700 29th Ave is located in the Hollywood Park neighborhood of Sacramento. The location consists mostly of single family homes, and has the privilege of light rail access allowing easy public transportation throughout Sacramento. The location provides great access to all local highways and freeways, including 80, 50, 99, and I-5.

Regional Map



Locator Map





02

Property Description

Property Features

Property Images

PROPERTY FEATURES

NUMBER OF UNITS	8
BUILDING SF	6,480
LAND SF	40,075
LAND ACRES	.92
YEAR BUILT	1965
# OF PARCELS	1
ZONING TYPE	R-1-EA-4 - SINGLE FAMILY RESIDENTIAL 1-2 UNITS / LOT/EXECUTIVE AIRPORT
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	8
NUMBER OF PARKING SPACES	16







03

Rent Roll

Rent Roll

Unit	Unit Mix	Square Feet	Rent PSF	Current Rent	Market Rent	Notes
2700	2 bd + 1 ba	850	\$1.85	\$1,575.00	\$1,795.00	
2702	2 bd + 1 ba	850	\$1.36	\$1,160.00	\$1,795.00	
2704	2 bd + 1 ba	850	\$1.99	\$1,690.00	\$1,795.00	
2706	2 bd + 1 ba	850	\$1.42	\$1,204.00	\$1,795.00	
2708	2 bd + 1 ba	850	\$1.76	\$1,500.00	\$1,795.00	
2710	2 bd + 1 ba	850	\$2.11	\$1,795.00	\$1,795.00	
2712	2 bd + 1 ba	850	\$2.11	\$1,795.00	\$1,795.00	vacant
2714	2 bd + 1 ba	850	\$1.76	\$1,500.00	\$1,795.00	
Totals/Averages		6,800	\$1.80	\$12,219.00	\$14,360.00	





04

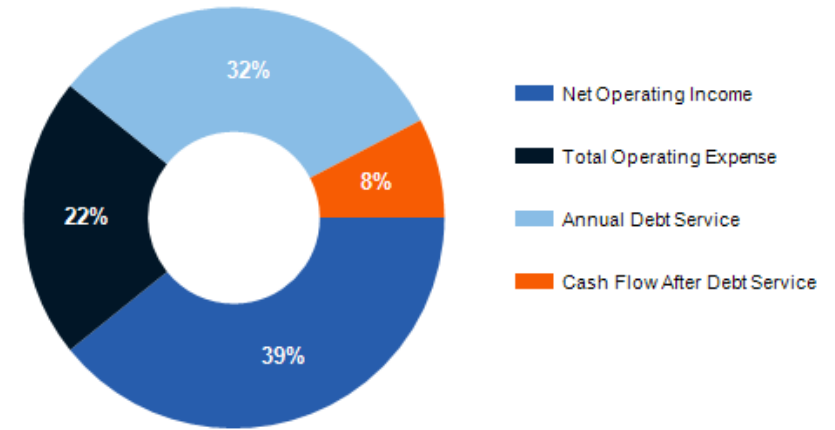
Financial Analysis

Income & Expense Analysis

Cash Flow Analysis

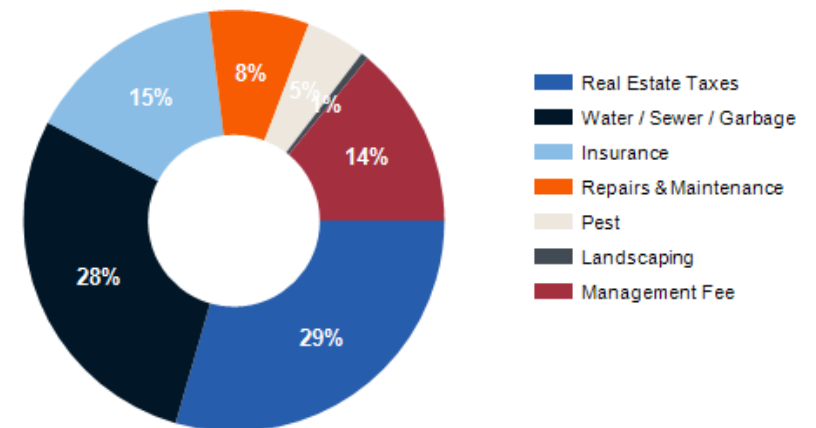
REVENUE ALLOCATION CURRENT

INCOME	CURRENT		PRO FORMA	
Gross Scheduled Rent	\$146,628		\$172,320	
Effective Gross Income	\$146,628		\$172,320	
Less Expenses	\$52,049	35.49%	\$44,745	25.96%
Net Operating Income	\$94,579		\$127,575	
Annual Debt Service	\$76,085		\$76,085	
Cash flow	\$18,494		\$51,490	
Debt Coverage Ratio	1.24		1.68	

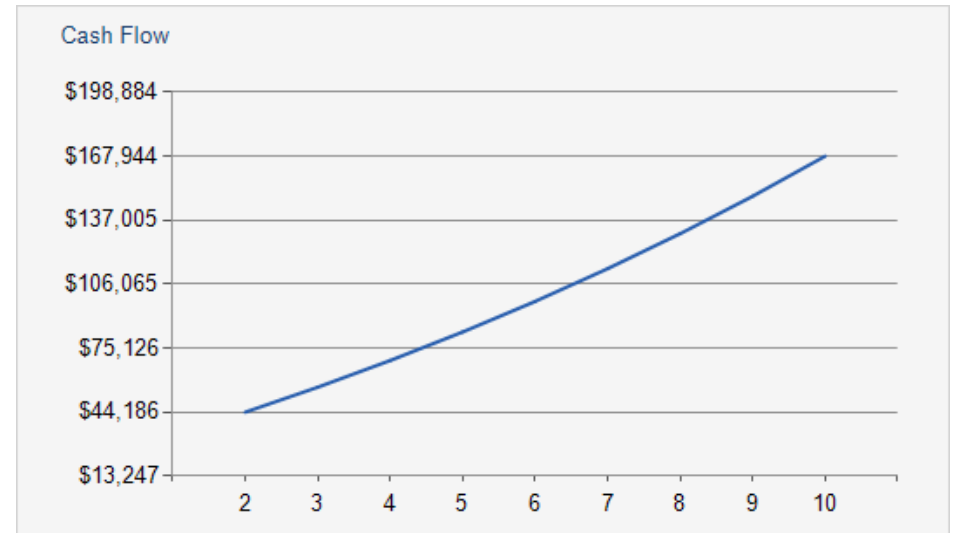
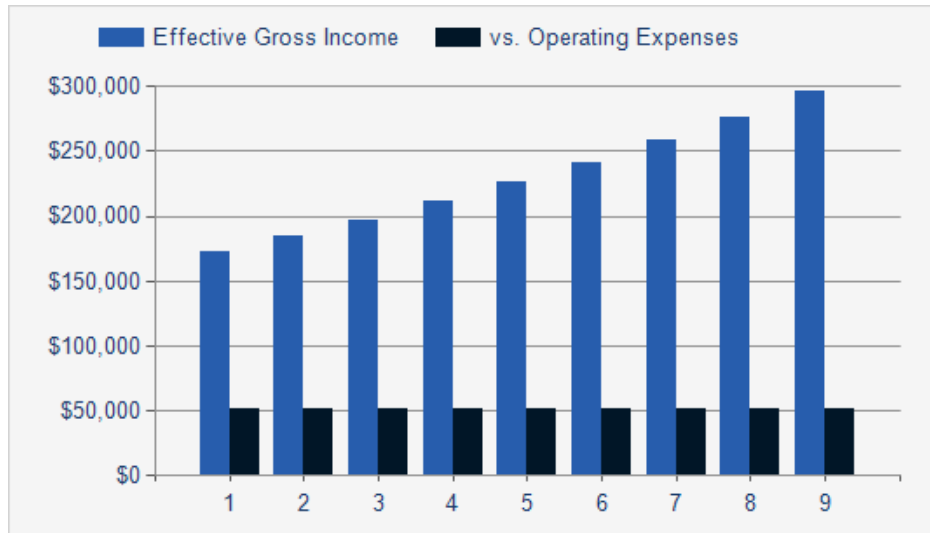


EXPENSES	CURRENT		PRO FORMA	
		Per Unit		Per Unit
Real Estate Taxes	\$15,345	\$1,918	\$15,345	\$1,918
Insurance	\$8,000	\$1,000	\$8,000	\$1,000
Management Fee	\$7,304	\$913		
Repairs & Maintenance	\$4,000	\$500	\$4,000	\$500
Water / Sewer / Garbage	\$14,700	\$1,838	\$14,700	\$1,838
Landscaping	\$300	\$38	\$300	\$38
Pest	\$2,400	\$300	\$2,400	\$300
Total Operating Expense	\$52,049	\$6,506	\$44,745	\$5,593
Annual Debt Service	\$76,085		\$76,085	
Expense / SF	\$8.03		\$6.91	
% of EGI	35.49%		25.96%	

DISTRIBUTION OF EXPENSES CURRENT



Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$146,628	\$172,320	\$184,382	\$197,289	\$211,099	\$225,876	\$241,688	\$258,606	\$276,708	\$296,078
Effective Gross Income	\$146,628	\$172,320	\$184,382	\$197,289	\$211,099	\$225,876	\$241,688	\$258,606	\$276,708	\$296,078
Operating Expenses										
Real Estate Taxes	\$15,345	\$15,345	\$15,345	\$15,345	\$15,345	\$15,345	\$15,345	\$15,345	\$15,345	\$15,345
Insurance	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Management Fee	\$7,304	\$7,304	\$7,304	\$7,304	\$7,304	\$7,304	\$7,304	\$7,304	\$7,304	\$7,304
Repairs & Maintenance	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000	\$4,000
Water / Sewer / Garbage	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700	\$14,700
Landscaping	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300	\$300
Pest	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400	\$2,400
Total Operating Expense	\$52,049	\$52,049	\$52,049	\$52,049	\$52,049	\$52,049	\$52,049	\$52,049	\$52,049	\$52,049
Net Operating Income	\$94,579	\$120,271	\$132,333	\$145,240	\$159,050	\$173,827	\$189,639	\$206,557	\$224,659	\$244,029
Annual Debt Service	\$76,085	\$76,085	\$76,085	\$76,085	\$76,085	\$76,085	\$76,085	\$76,085	\$76,085	\$76,085
Cash Flow	\$18,494	\$44,186	\$56,248	\$69,155	\$82,965	\$97,742	\$113,553	\$130,472	\$148,574	\$167,944





05

Demographics

Demographics

Demographic Charts

8 SINGLE FAMILY HOMES

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	18,882	164,889	356,916
2010 Population	17,632	159,738	362,573
2024 Population	18,298	174,720	404,773
2029 Population	18,292	177,391	414,892
2024 African American	1,456	20,587	47,167
2024 American Indian	376	2,840	5,731
2024 Asian	3,348	29,841	79,528
2024 Hispanic	8,239	59,202	123,083
2024 Other Race	4,714	33,532	67,295
2024 White	5,275	59,875	141,742
2024 Multiracial	2,885	24,856	56,021
2024-2029: Population: Growth Rate	-0.05%	1.50%	2.50%
2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	713	6,358	16,141
\$15,000-\$24,999	428	3,993	9,092
\$25,000-\$34,999	482	4,025	8,964
\$35,000-\$49,999	619	6,121	13,703
\$50,000-\$74,999	1,195	11,379	24,124
\$75,000-\$99,999	864	9,152	21,320
\$100,000-\$149,999	1,165	10,844	26,087
\$150,000-\$199,999	591	6,088	14,342
\$200,000 or greater	296	7,295	17,987
Median HH Income	\$67,794	\$76,549	\$78,517
Average HH Income	\$86,232	\$108,318	\$110,358

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	6,743	65,762	144,128
2010 Total Households	6,018	60,378	138,704
2024 Total Households	6,353	65,257	151,760
2029 Total Households	6,284	65,800	155,433
2024 Average Household Size	2.86	2.62	2.57
2000 Owner Occupied Housing	3,478	32,144	68,364
2000 Renter Occupied Housing	2,867	29,860	68,067
2024 Owner Occupied Housing	3,335	32,375	72,333
2024 Renter Occupied Housing	3,018	32,882	79,427
2024 Vacant Housing	314	3,591	9,783
2024 Total Housing	6,667	68,848	161,543
2029 Owner Occupied Housing	3,404	33,032	74,062
2029 Renter Occupied Housing	2,880	32,768	81,371
2029 Vacant Housing	388	3,955	10,220
2029 Total Housing	6,672	69,755	165,653
2024-2029: Households: Growth Rate	-1.10%	0.85%	2.40%

Source: esri

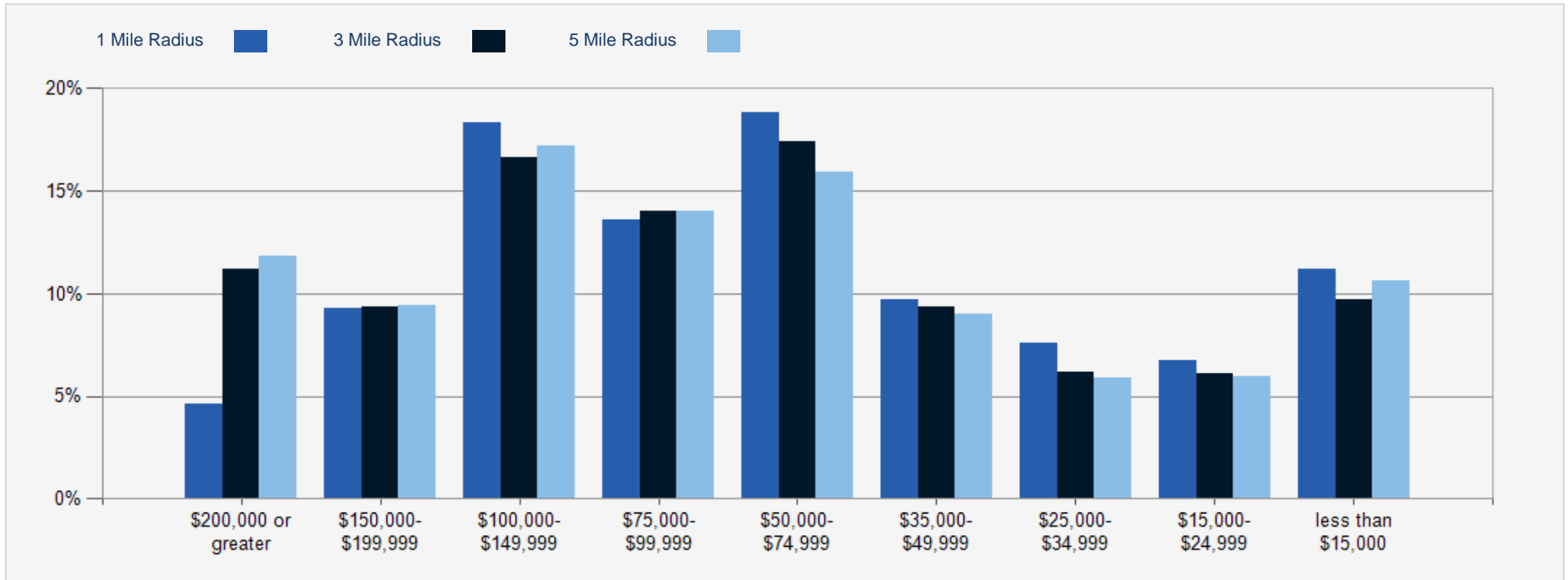
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	1,493	15,543	35,883
2024 Population Age 35-39	1,515	14,378	31,937
2024 Population Age 40-44	1,350	12,749	28,626
2024 Population Age 45-49	1,111	10,494	23,442
2024 Population Age 50-54	1,128	10,100	22,919
2024 Population Age 55-59	1,003	9,239	21,340
2024 Population Age 60-64	970	9,470	21,892
2024 Population Age 65-69	842	8,667	20,216
2024 Population Age 70-74	658	6,961	16,709
2024 Population Age 75-79	473	5,023	12,130
2024 Population Age 80-84	251	2,819	7,029
2024 Population Age 85+	287	3,252	7,934
2024 Population Age 18+	13,972	136,611	321,764
2024 Median Age	37	37	37

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$71,745	\$77,777	\$79,685
Average Household Income 25-34	\$85,641	\$103,557	\$105,433
Median Household Income 35-44	\$82,840	\$90,898	\$94,158
Average Household Income 35-44	\$99,946	\$125,805	\$128,653
Median Household Income 45-54	\$83,452	\$91,049	\$96,510
Average Household Income 45-54	\$101,524	\$127,266	\$132,262
Median Household Income 55-64	\$65,337	\$76,568	\$80,516
Average Household Income 55-64	\$83,979	\$112,804	\$117,705
Median Household Income 65-74	\$52,992	\$65,140	\$68,279
Average Household Income 65-74	\$72,051	\$96,342	\$99,736
Average Household Income 75+	\$63,507	\$77,363	\$76,766

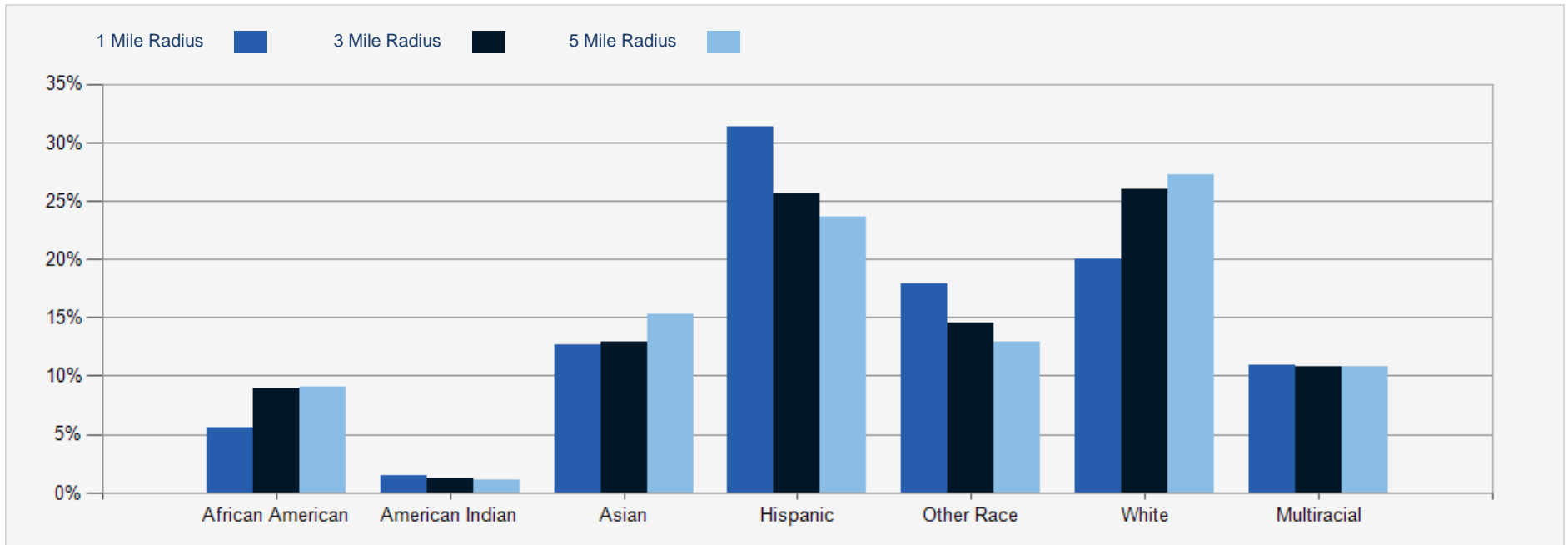
2029 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2029 Population Age 30-34	1,223	12,742	31,081
2029 Population Age 35-39	1,419	14,635	33,497
2029 Population Age 40-44	1,451	13,558	30,281
2029 Population Age 45-49	1,270	12,162	27,397
2029 Population Age 50-54	1,064	10,184	22,958
2029 Population Age 55-59	1,024	9,371	21,852
2029 Population Age 60-64	916	8,823	20,459
2029 Population Age 65-69	860	8,668	20,310
2029 Population Age 70-74	739	7,844	18,517
2029 Population Age 75-79	555	6,015	14,695
2029 Population Age 80-84	362	3,967	9,826
2029 Population Age 85+	292	3,522	8,909
2029 Population Age 18+	14,111	140,164	333,426
2029 Median Age	38	38	38

2029 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$82,772	\$87,084	\$88,670
Average Household Income 25-34	\$99,330	\$119,775	\$120,674
Median Household Income 35-44	\$94,203	\$102,632	\$104,505
Average Household Income 35-44	\$115,546	\$142,718	\$145,070
Median Household Income 45-54	\$100,102	\$104,373	\$108,444
Average Household Income 45-54	\$118,306	\$145,697	\$151,710
Median Household Income 55-64	\$80,923	\$89,637	\$94,746
Average Household Income 55-64	\$101,983	\$132,892	\$138,302
Median Household Income 65-74	\$61,356	\$77,216	\$80,527
Average Household Income 65-74	\$86,610	\$113,577	\$117,593
Average Household Income 75+	\$78,626	\$94,190	\$93,395

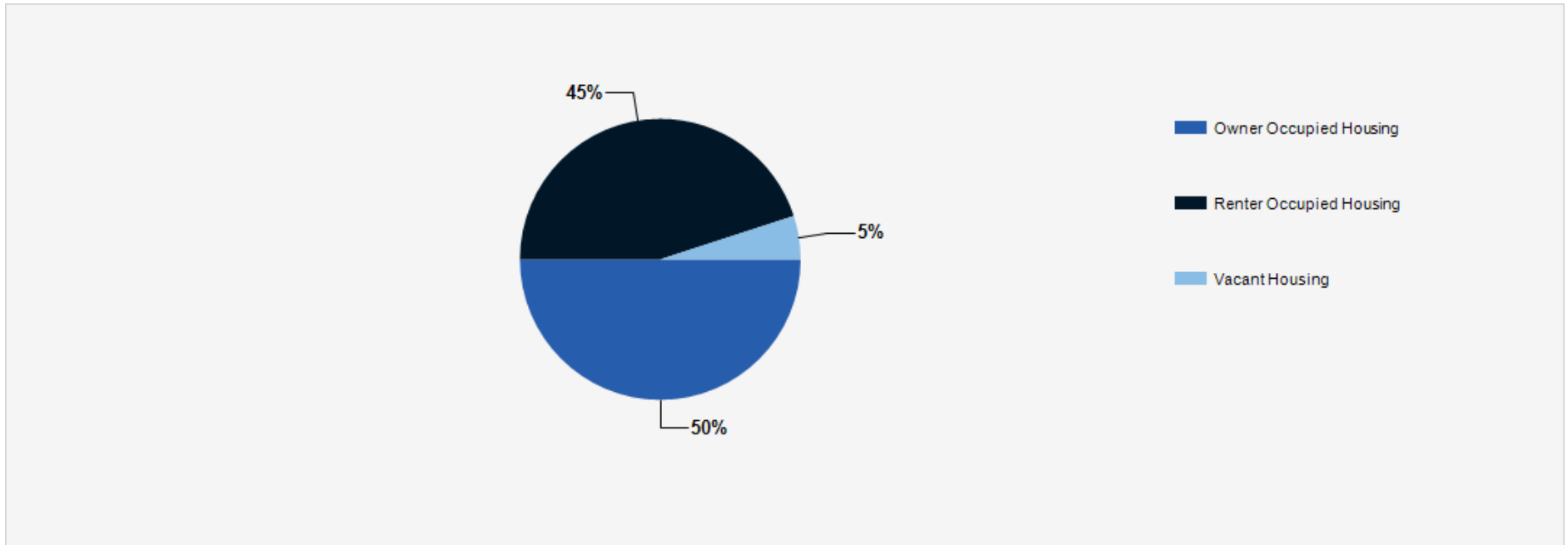
2024 Household Income



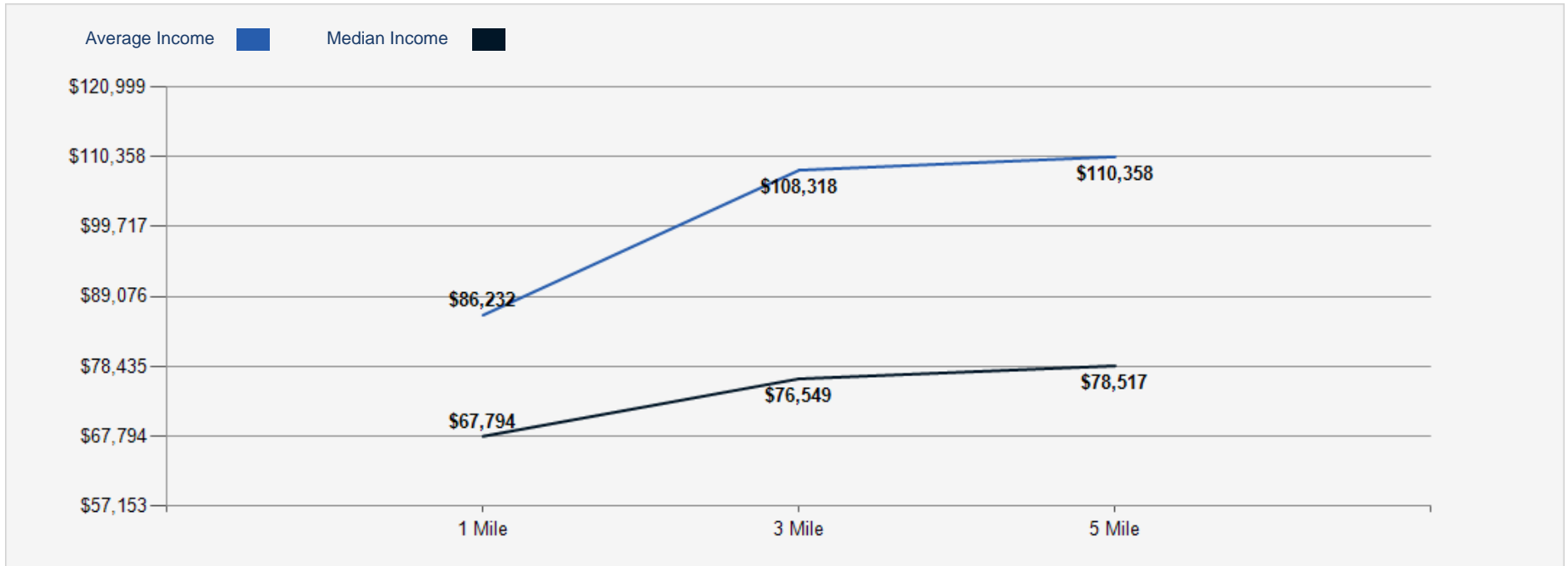
2024 Population by Race



2024 Household Occupancy - 1 Mile Radius



2024 Household Income Average and Median



8 SINGLE FAMILY HOMES

06 Company Profile

Advisor Profile



Tim Swanston (DRE# 01887506) brings 10 years of multi family experience focusing exclusively on the disposition and acquisition of multifamily assets located in Northern California. He has been involved in over 100 transactions and Sold over \$250 million in multi family assets.

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