



2652 21ST AVE

SACRAMENTO, CA 95820

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PROPERTY
INFORMATION

EXECUTIVE SUMMARY

2652 21ST AVE
MULTIFAMILY PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,300,000
Building Size:	5,037 SF
Lot Size:	6,534 SF
Number of Units:	6
Price / SF:	\$258.09
Cap Rate:	5.63%
NOI:	\$73,198
Year Built:	1950
Zoning:	R-1
City:	Sacramento
APN:	019-0094-009-0000

PROPERTY OVERVIEW

2652 21st Ave is a 6 unit apartment community on a .61 acre lot. The property consists of 2 single family homes and a 4-plex on 1 parcel. The units are all single level with washer and dryers. The neighborhood is comprised of single family homes. The property has gross monthly rents of \$10,500.

PROPERTY HIGHLIGHTS

- Single Level Units
- 2 single-family homes + 4-plex on 1 lot
- \$10,500 gross monthly income



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LOCATION
INFORMATION

PROPERTY DESCRIPTION

2652 21ST AVE
MULTIFAMILY PROPERTY FOR SALE



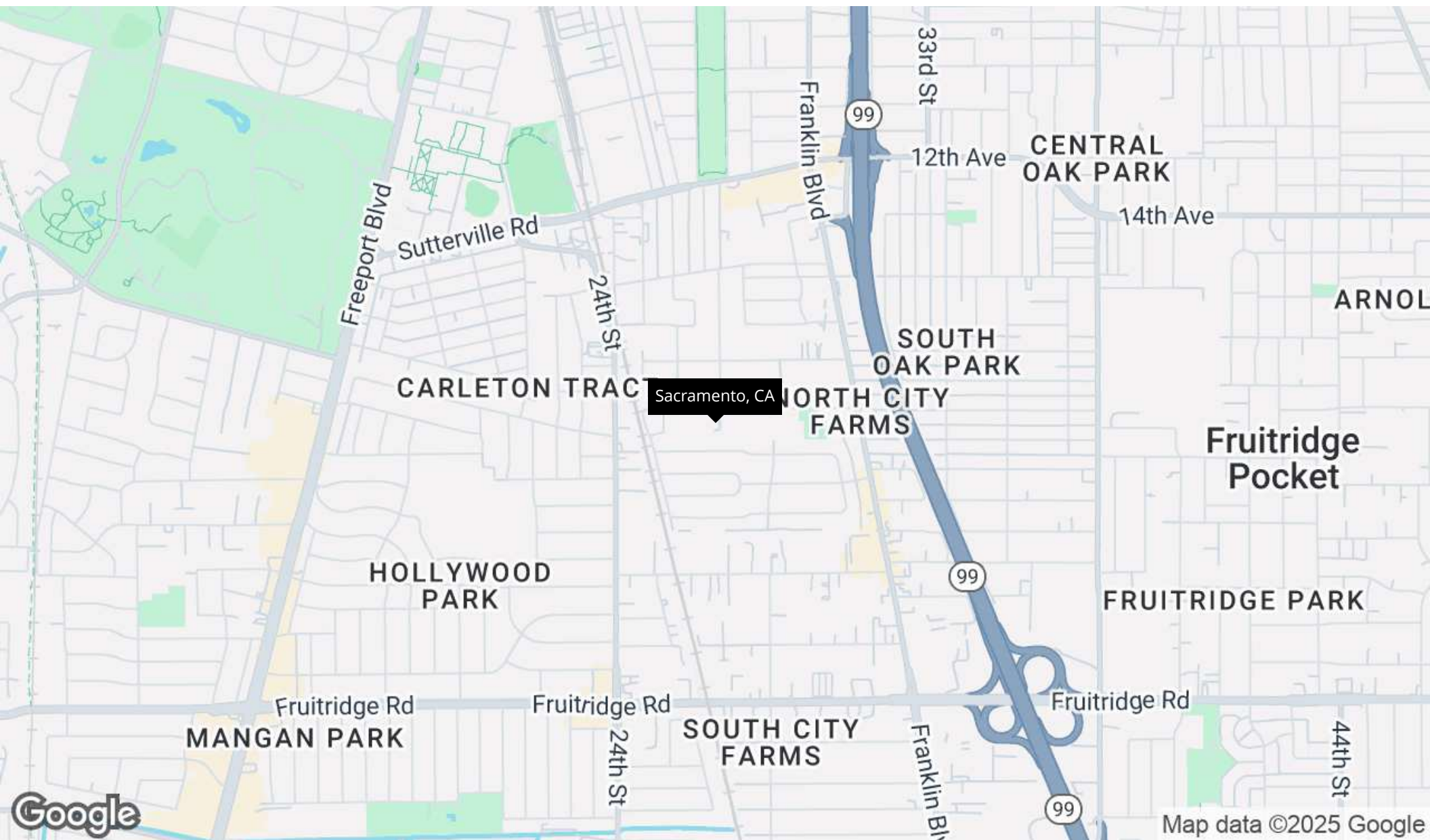
LOCATION DESCRIPTION

Unlock an outstanding investment potential in Sacramento's thriving office market. The surrounding area of the property at 2652 21st Ave, Sacramento, CA, 95820 provides an attractive proposition for office building investors. This location is in close proximity to the bustling business district, with easy access to corporate offices, financial centers, and diverse dining establishments. With major transportation routes nearby, the area ensures convenient accessibility for employees and clients. As an investor, you'll appreciate the area's high demand for contemporary office spaces and its standing as a flourishing hub for innovation and economic development.

COLUMN 1	COLUMN 2
Market	Sacramento
Submarket	Oak Park

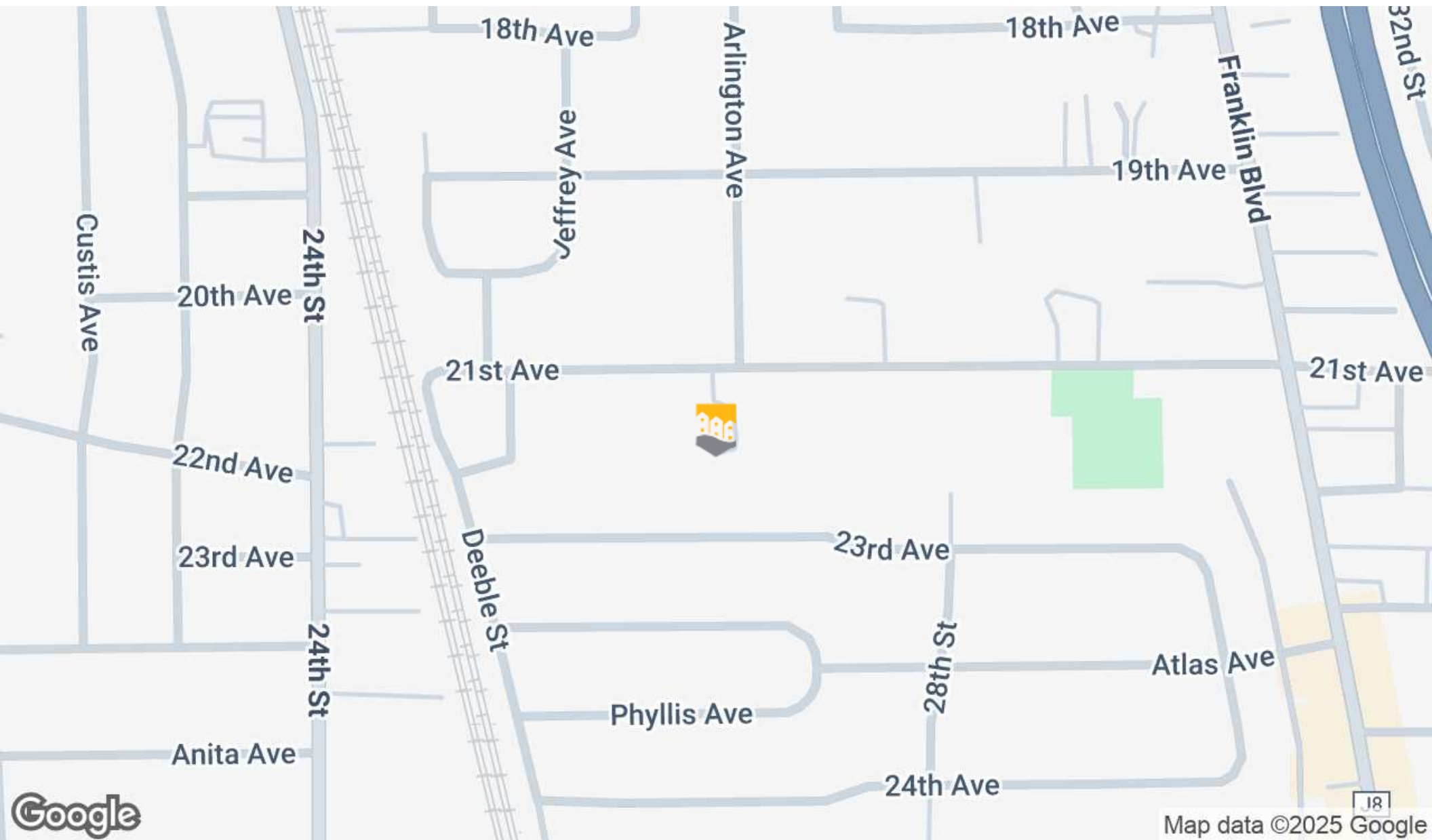
REGIONAL MAP

2652 21ST AVE
MULTIFAMILY PROPERTY FOR SALE



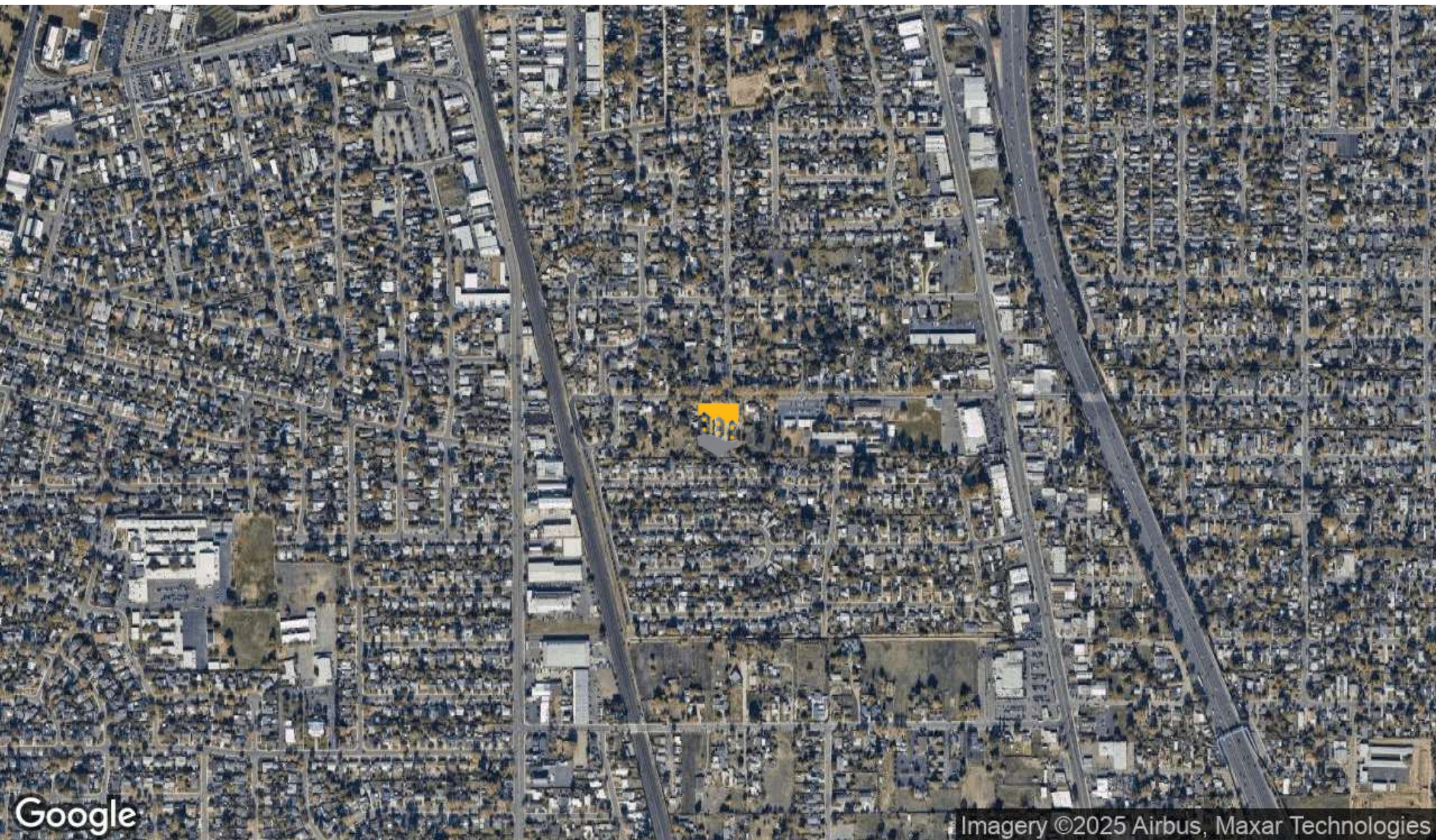
LOCATION MAP

2652 21ST AVE
MULTIFAMILY PROPERTY FOR SALE



AERIAL MAP

2652 21ST AVE
MULTIFAMILY PROPERTY FOR SALE



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FINANCIAL ANALYSIS



FINANCIAL SUMMARY

2652 21ST AVE
MULTIFAMILY PROPERTY FOR SALE

INVESTMENT OVERVIEW	CURRENT	PRO FORMA
Price	\$1,300,000	\$1,300,000
Price per SF	\$258	\$258
Price per Unit	\$216,667	\$216,667
GRM	10.78	9.91
CAP Rate	5.63%	6.42%
Cash-on-Cash Return (yr 1)	3.40%	5.67%
Total Return (yr 1)	\$26,734	\$36,977
Debt Coverage Ratio	1.26	1.44
OPERATING DATA	CURRENT	PRO FORMA
Gross Scheduled Income	\$120,600	\$131,160
Total Scheduled Income	\$120,600	\$131,160
Vacancy Cost	\$3,618	\$3,935
Gross Income	\$116,982	\$127,225
Operating Expenses	\$43,784	\$43,784
Net Operating Income	\$73,198	\$83,441
Pre-Tax Cash Flow	\$15,284	\$25,527
FINANCING DATA	CURRENT	PRO FORMA
Down Payment	\$450,000	\$450,000
Loan Amount	\$850,000	\$850,000
Debt Service	\$57,914	\$57,914
Debt Service Monthly	\$4,826	\$4,826
Principal Reduction (yr 1)	\$11,450	\$11,450

INCOME & EXPENSES

2652 21ST AVE
MULTIFAMILY PROPERTY FOR SALE

INCOME SUMMARY	CURRENT	PRO FORMA
Vacancy Cost	(\$3,618)	(\$3,935)
GROSS INCOME	\$116,982	\$127,225
EXPENSES SUMMARY	CURRENT	PRO FORMA
Gas & Electric	\$200	\$200
Water & Sewer	\$5,646	\$5,646
Landscaping	\$3,950	\$3,950
Trash Removal	\$3,370	\$3,370
Maintenance	\$5,000	\$5,000
Management (Off Site)	\$4,928	\$4,928
Insurance	\$6,000	\$6,000
Taxes	\$14,690	\$14,690
OPERATING EXPENSES	\$43,784	\$43,784
NET OPERATING INCOME	\$73,198	\$83,441

UNIT MIX SUMMARY

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UNIT TYPE	BEDS	BATHS	COUNT	% OF TOTAL	RENT	MARKET RENT
1Bd 1Ba	1	1	4	66.70%	\$1,400	\$1,495
2Bd 2Ba	2	2	1	16.70%	\$2,000	\$2,100
3Bd 1Ba	3	1	1	16.70%	\$2,150	\$2,400
TOTALS/AVERAGES			6	100.10%	\$1,625	\$1,747



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ADDITIONAL
PHOTOS



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DEMOGRAPHICS

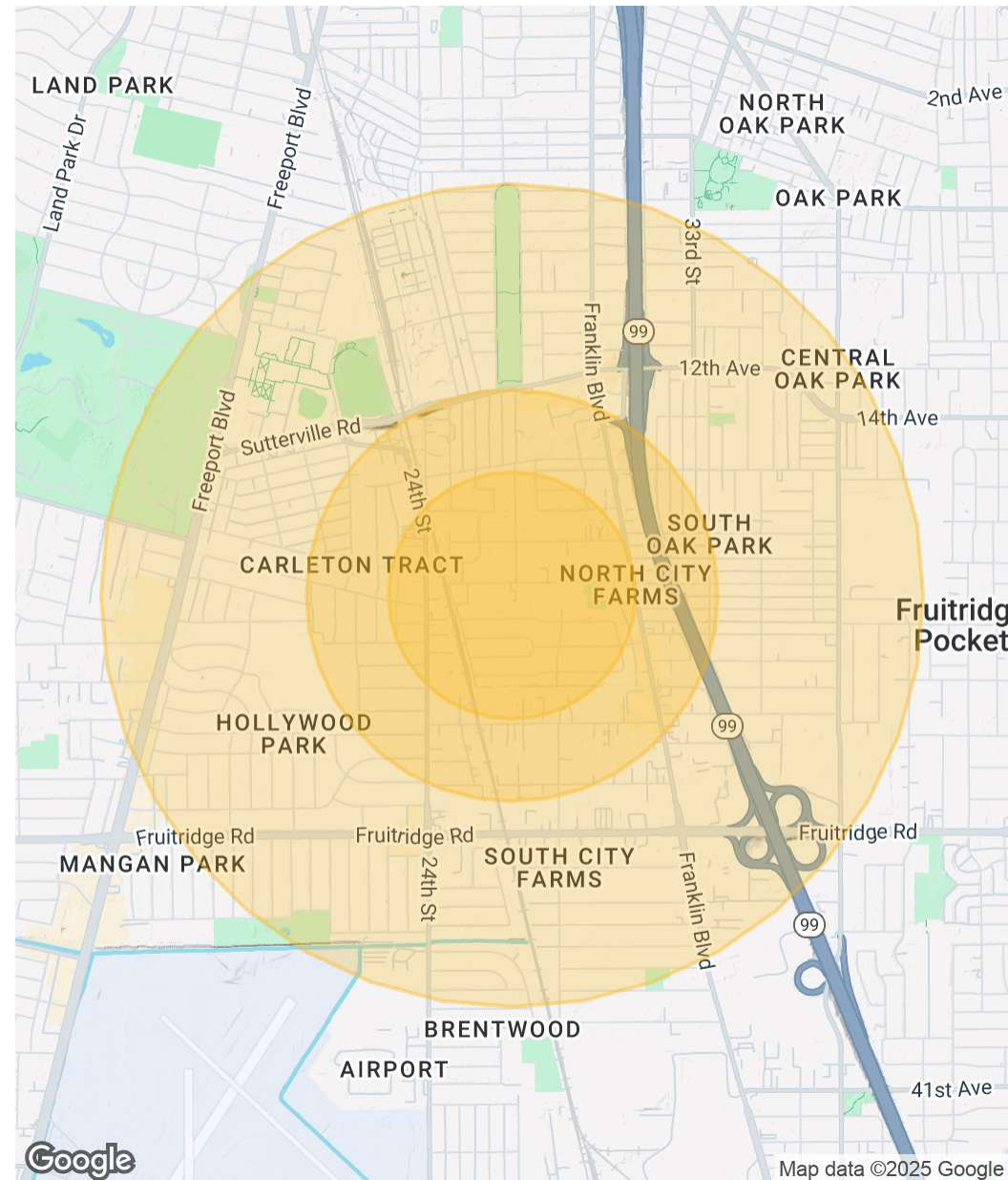
DEMOGRAPHICS MAP & REPORT

2652 21ST AVE
MULTIFAMILY PROPERTY FOR SALE

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,644	4,526	19,112
Average Age	38	38	39
Average Age (Male)	36	37	37
Average Age (Female)	40	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	606	1,670	7,055
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$86,394	\$91,683	\$92,916
Average House Value	\$468,872	\$500,114	\$549,514

Demographics data derived from AlphaMap





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ADVISOR BIOS





TIM SWANSTON

Senior Vice President

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CalDRE #01887506

PROFESSIONAL BACKGROUND

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.

Mr. Swanston is from one of the original Sacramento pioneer families and is a 5th generation Sacramentean. He graduated from Jesuit High School in 2001.

He currently resides in Sierra Oaks and has 3 children. He enjoys hunting, running, and playing tennis. He is an avid sports fan who closely follows all Northern California sports teams.

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