

FOR SALE

11 Unit Stabilized Multifamily Investment

3911 Watt Avenue
Sacramento, CA



PDF
THE PAUL D FRANK Team



eXpCOMMERCIAL

GLOBAL EXPERIENCE — LOCAL PERSPECTIVE™



OVERVIEW

PDF is pleased to present this 11 unit multifamily apartment complex located at 3911 Watt Avenue in Sacramento, CA.

The property consists of 4 two bedroom/one bathroom units and 7 one bedroom/one bathroom units. All units have been recently remodeled with the exception of one unit. The property is currently 100% occupied, with a mix of long term tenancy and month to month leases, providing stable in place cash flow with flexibility moving forward.

The property is well located along Watt Avenue with convenient access to major arterials, employment centers, shopping, dining, and public transportation. The Sacramento location supports consistent rental demand and long term occupancy fundamentals.

This asset is well suited for investors seeking a stabilized multifamily property with strong current income, recent interior upgrades, and durable performance within a proven Sacramento submarket.

Please inquire for additional information.



PROPERTY HIGHLIGHTS

- Address: 3911 Watt Avenue, Sacramento, CA
- Purchase Price: \$1,998,000 (\$181,600 per unit)
- NOI: \$116,361
- Total Units: 11
- Unit Mix: 4 two bedroom/one bathroom units and 7 one bedroom/one bathroom units
- Building Size: 6,838 SF
- Lot Size: approximately 0.25 acres
- Stories: 2
- APN: 254-0280-032
- Current Occupancy: 100%
- Recently remodeled units
- Strong Sacramento Rental Market
- Well located along major arterial corridor

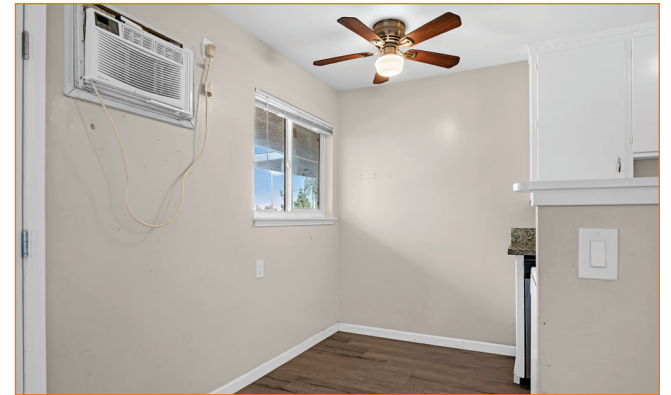
INVESTMENT HIGHLIGHTS

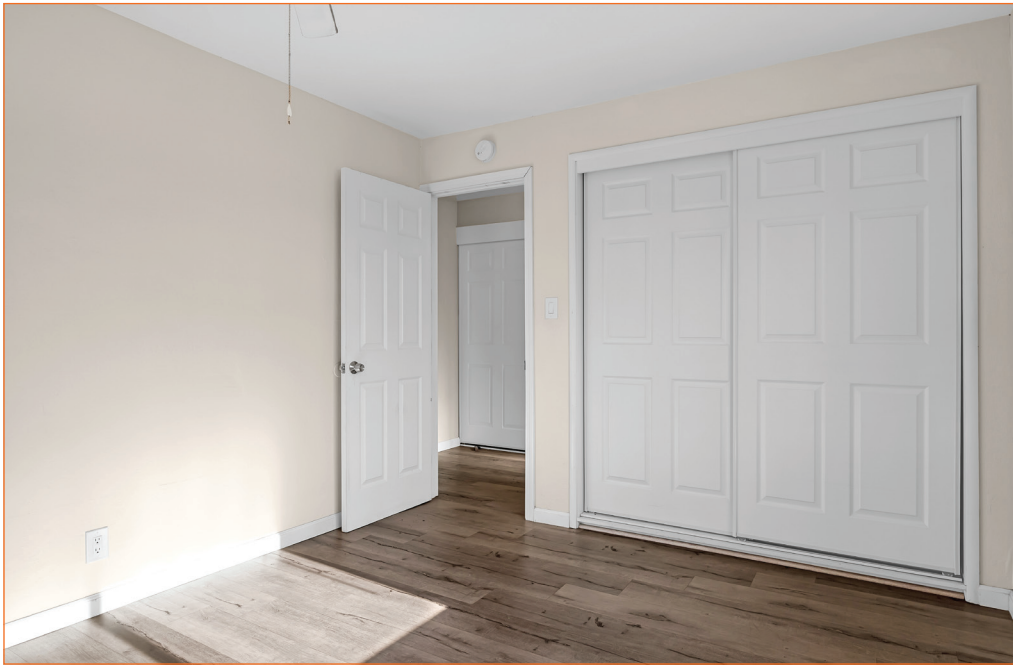
- 100% occupancy provides immediate stable cash flow
- Majority of units recently remodeled, minimizing near term capital needs
- Desirable unit mix aligned with strong renter demand
- Sacramento location supports long term rental growth and stability

ACTUAL RENT ROLL - 11 UNITS		
Unit	Term Expiration	Current Rate
1	2/28/26	\$1,200.00
2	5/31/26	\$1,300.00
3	3/31/26	\$1,300.00
4	MTM	\$1,370.00
5	7/31/26	\$1,600.00
6	MTM	\$1,300.00
7	11/17/26	\$1,300.00
8	2/14/26	\$1,300.00
9	2/28/26	\$1,400.00
10	MTM	\$1,000.00
11	5/31/26	\$1,500.00
Monthly Total		\$14,570.00
Annual Total		\$174,840.00

EXPENSES		
	Yearly	Monthly
Property Taxes		\$1,706.63
Insurance	\$15,193.94	\$1,266.16
Maintenance		\$150.00
Repairs/Maintenance		\$846.50
Management Fees		0
Garbage and Recycle		\$387.90
Water		\$242.88
Sewer		\$596.95
SMUD		\$117.90
PG&E		\$404.78
Total Monthly Expenses		\$4,873.20
Annual Expenses		\$58,478.00
NOI Monthly		\$9,696.80
NOI Annual		\$116,361.64
Cap Rate		5.824%
Purchase Price		\$1,998,000.00
Value Per Door		\$181,636.36







SURROUNDING AREA MAP



LOCATION OVERVIEW

Sacramento, California

Arden Arcade is a well established submarket located along the eastern edge of Sacramento's city limits, offering close proximity to Downtown Sacramento while maintaining a strong neighborhood identity. The area benefits from convenient access to major employment centers, retail corridors, healthcare facilities, and public transportation. Kaiser Permanente is among the largest employers in the area, providing a stable employment base that supports consistent rental demand.=

The submarket has experienced limited new multifamily construction over the past decade, which has helped preserve balance between supply and demand. This lack of new inventory has supported long term occupancy and reduced competitive pressure from newly delivered properties. As a result, well maintained existing assets continue to perform steadily within the market.

Arden Arcade remains one of the more affordable rental areas within the Sacramento region, attracting a broad and durable renter base. Average asking rents in the submarket remain meaningfully below the Sacramento regional average, contributing to strong tenant retention and stable occupancy. Over the past five years, rents in Arden Arcade have grown at a pace exceeding the broader Sacramento market, reflecting the area's resilience and long term appeal.

With minimal supply pressure anticipated and steady demand drivers in place, the Arden Arcade submarket is positioned for continued stability. These fundamentals make the area attractive for investors seeking durable cash flow, lower volatility, and long term performance within the Sacramento multifamily market.

Source: CoStar - Market Analytics



FOR MORE INFORMATION

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