

MANSION FLATS TRIPLEX

517 13th St | Sacramento, CA
OFFERING MEMORANDUM



Timothy Swanston
North Coast Commercial Inc
Senior Vice President
(916) 541-3630
Swanston@ncc1031.com
Lic: 01887506

Philip McDaniel
North Coast Commercial
Senior Associate
(707) 867-5851
mcdaniel@ncc1031.com
Lic: 02079234



Mansion Flats Triplex

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Exclusively Marketed by:



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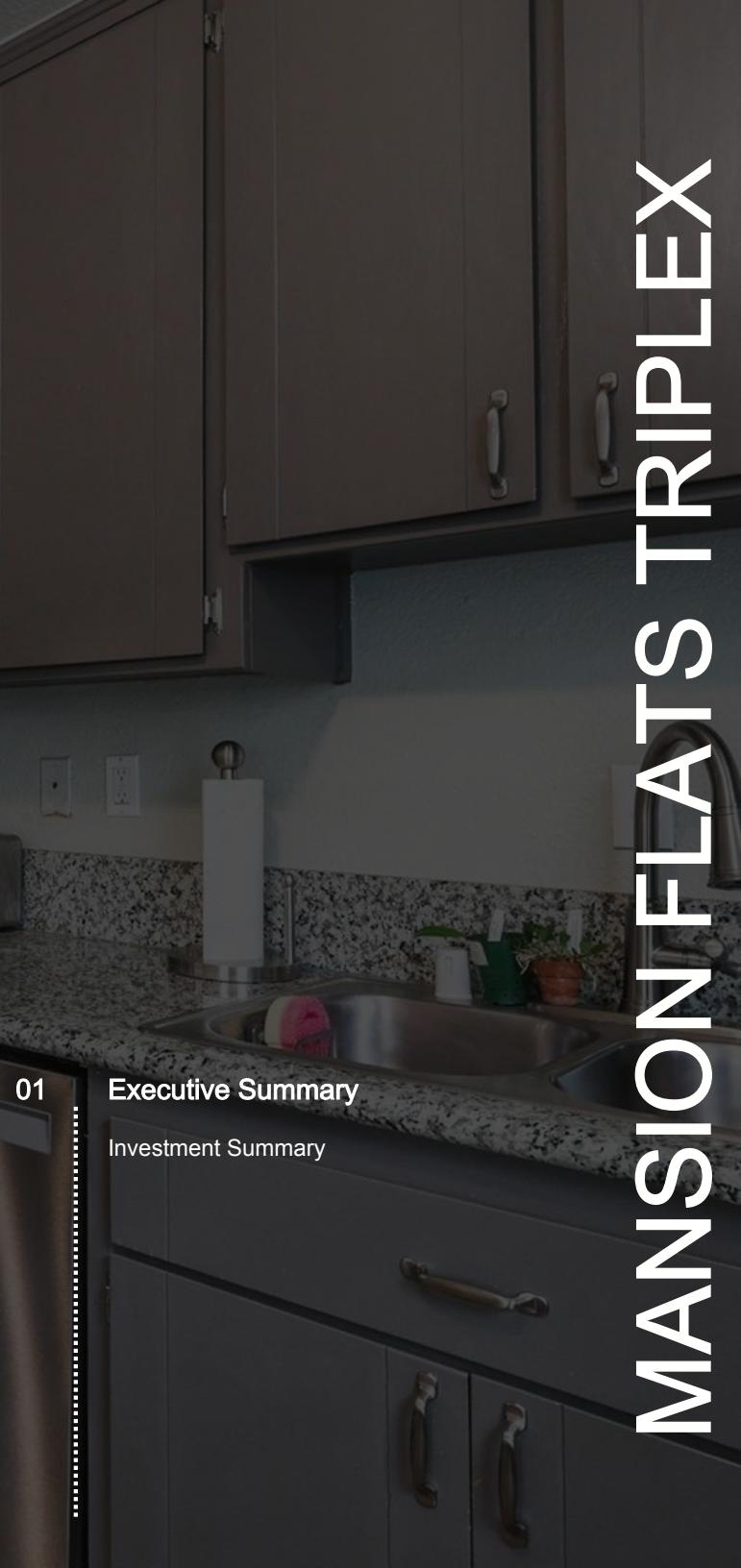
mcDaniel@ncc1031.com

Lic: 02079234



**NORTH COAST
COMMERCIAL, INC.**
INVESTMENTS AND MANAGEMENT

MANSION FLATS TRIPLEX



01

Executive Summary

Investment Summary

OFFERING SUMMARY

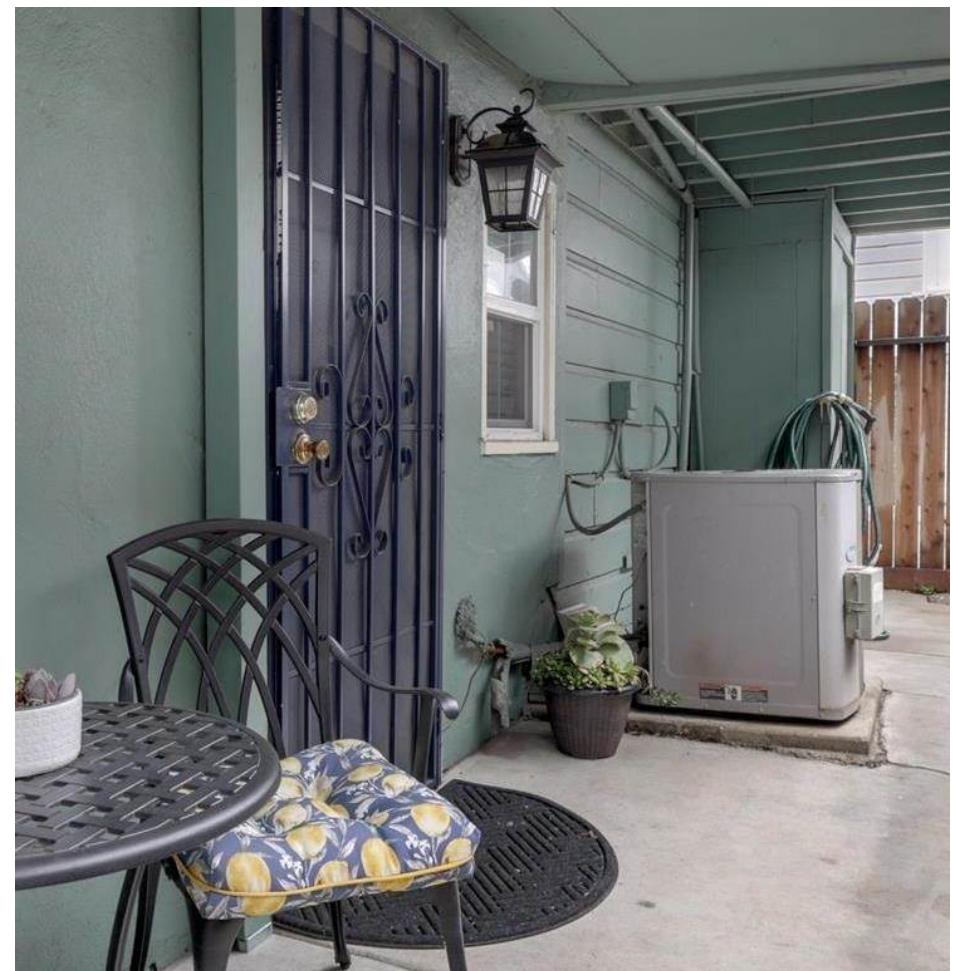
ADDRESS	517 13th St Sacramento CA 95814
COUNTY	Sacramento
BUILDING SF	1,515 SF
LAND SF	1,200 SF
LAND ACRES	.03
NUMBER OF UNITS	3
YEAR BUILT	1900
APN	00201240240000
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$749,000
PRICE PSF	\$494.39
PRICE PER UNIT	\$249,667
OCCUPANCY	100.00%
NOI (CURRENT)	\$37,991
NOI (With Units Filled)	\$41,402
CAP RATE (CURRENT)	5.07%
CAP RATE (With Units Filled)	5.53%
CASH ON CASH (CURRENT)	-1.29%
CASH ON CASH (With Units Filled)	0.53%
GRM (CURRENT)	13.62
GRM (With Units Filled)	12.83

PROPOSED FINANCING

LOAN TYPE	Amortized
DOWN PAYMENT	\$187,250
LOAN AMOUNT	\$561,750
INTEREST RATE	6.00%
ANNUAL DEBT SERVICE	\$40,414
LOAN TO VALUE	75%
AMORTIZATION PERIOD	30 Years



Mansion Flats Triplex

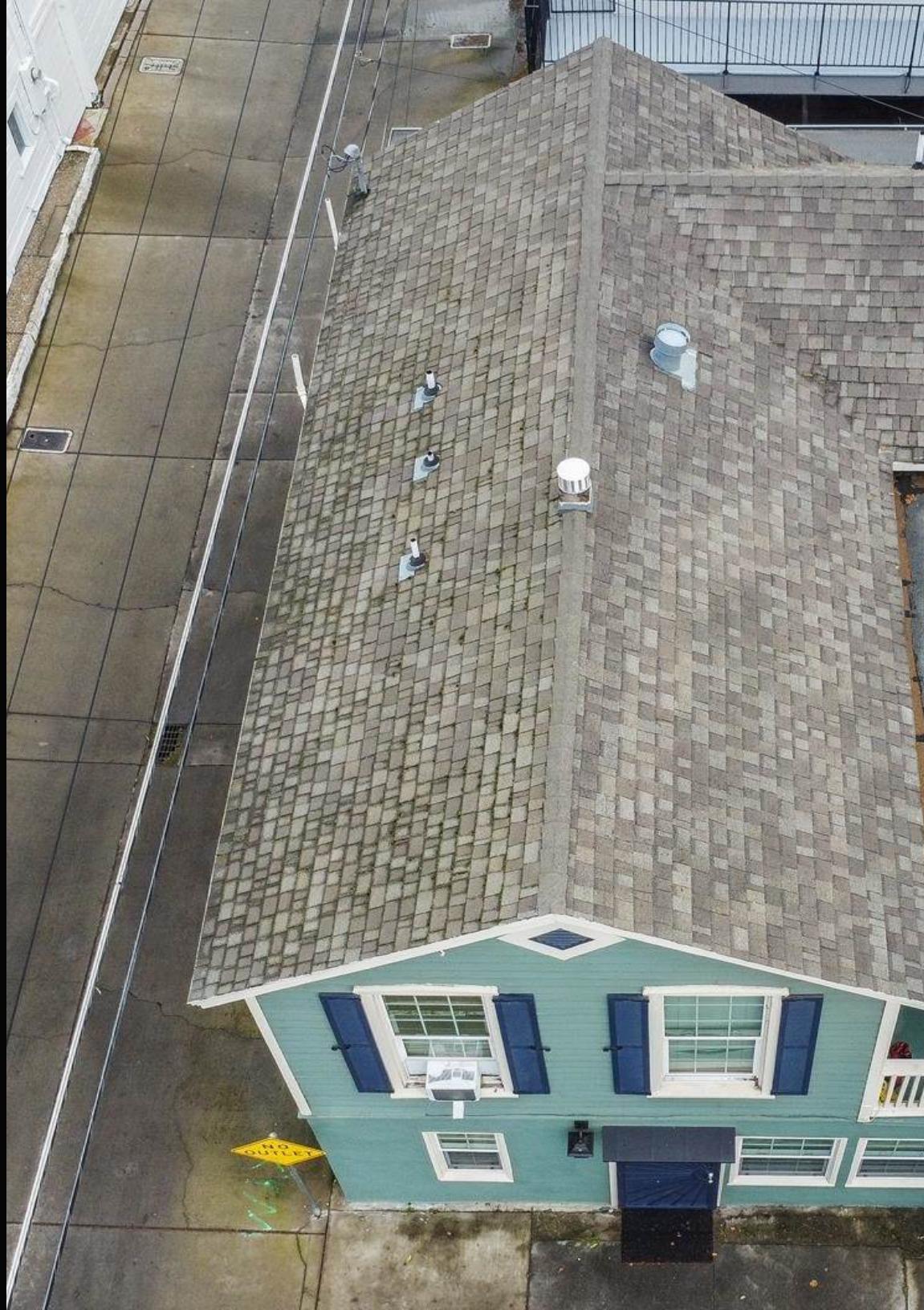
- Welcome to 517 13th St, a unique and versatile triplex located in the desirable Mansion Flats neighborhood of Sacramento. This charming two-story building boasts a total of 1,515 square feet, offering a fantastic investment opportunity. At the close of escrow, two of the units will be vacant, providing immediate options for either Airbnb or traditional rental usage.

Each unit has been recently updated, ensuring modern comfort and convenience. With laundry facilities available in each unit, residents will enjoy added ease and privacy. The building's prime location in Mansion Flats, along with its updated amenities, makes it an attractive choice for renters in the area.

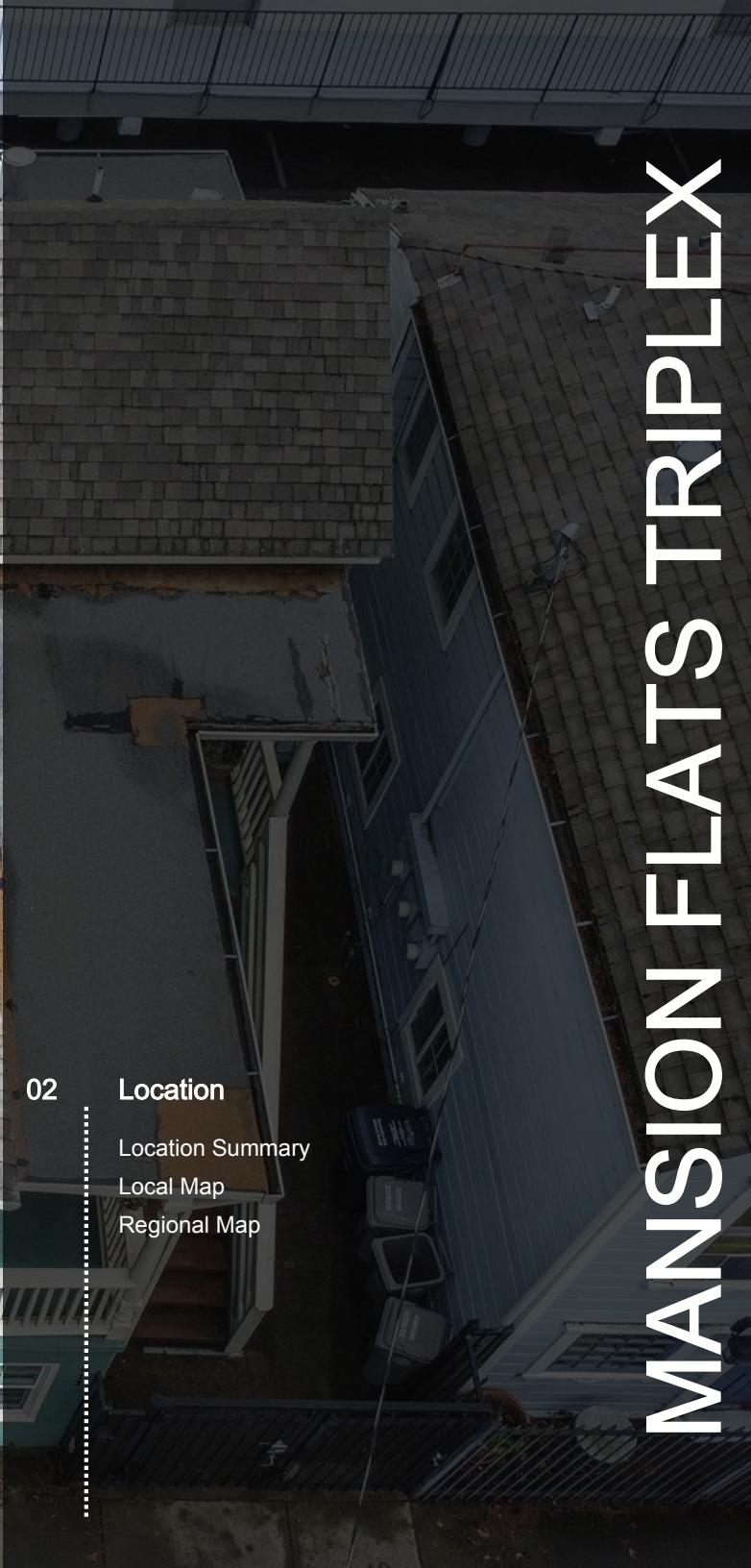
The average market rent in this area ranges from \$1,600 to \$1,800, presenting a promising potential for rental income. Whether you're looking to start or expand your investment portfolio, 517 13th St offers flexibility and profitability in a thriving community. Don't miss out on this incredible opportunity!



MANSION FLATS TRIPLEX



Mansion Flats Triplex | Location



02

Location

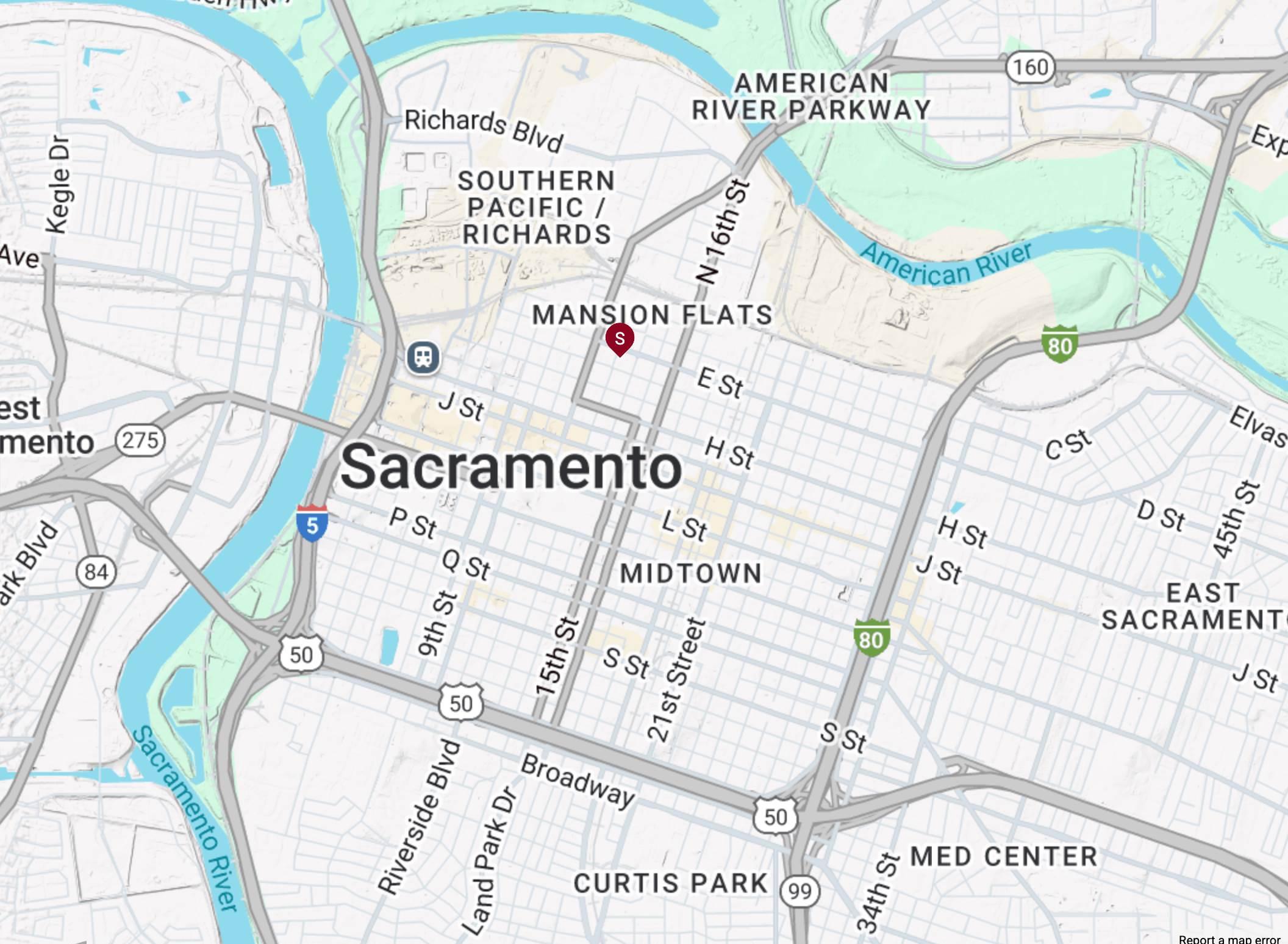
[Location Summary](#)
[Local Map](#)
[Regional Map](#)

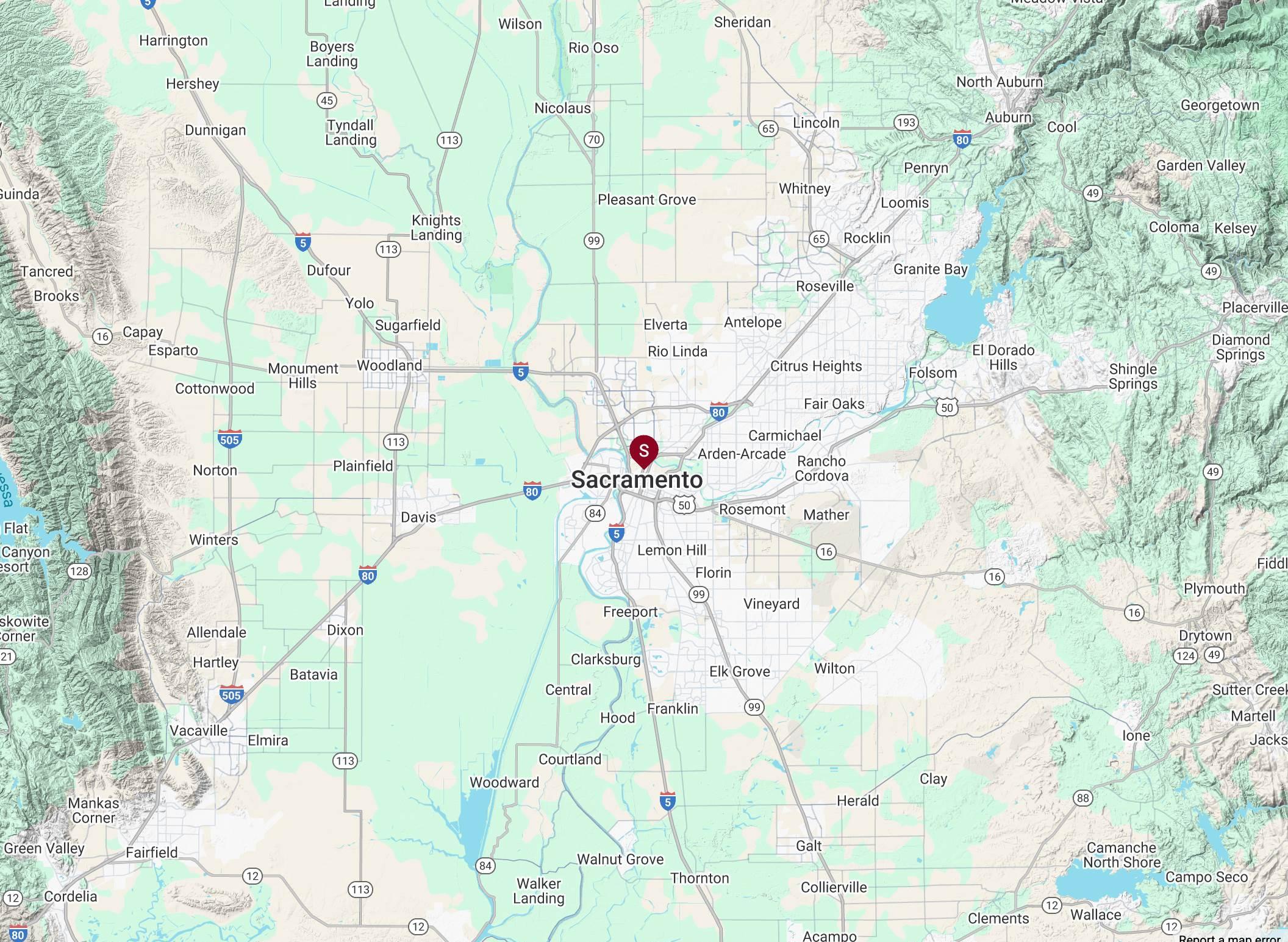
Mansion Flats Triplex

- Mansion Flats neighborhood is a hidden gem within the city, providing a perfect balance between tranquility and accessibility.

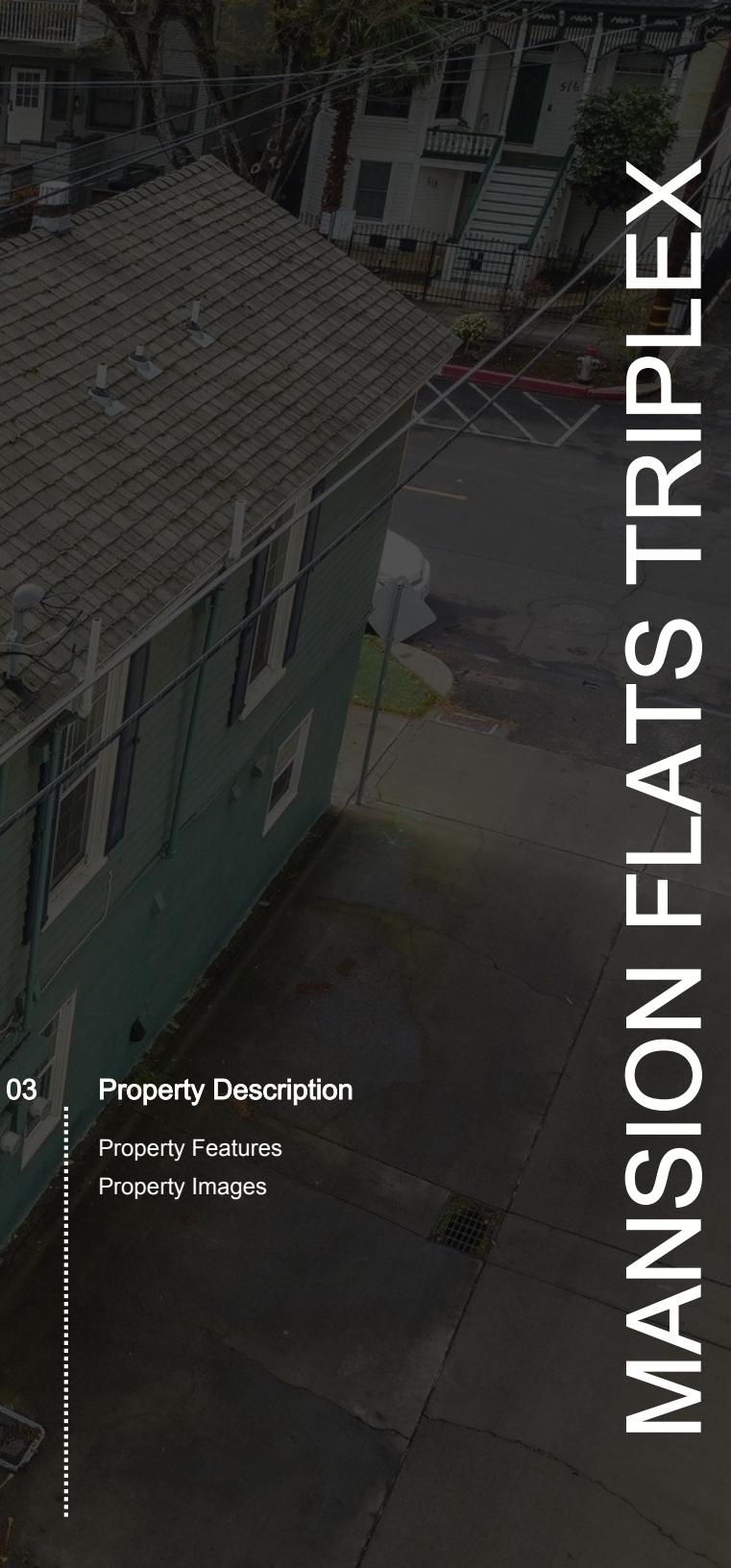
Mansion Flats is known for its cozy, tree-lined streets and a mix of historic and modern architecture, creating a welcoming atmosphere for both families and renters. The area is well-served by local amenities, including schools, parks, and shopping centers, making it an ideal location for those seeking a balanced lifestyle.

The neighborhood's proximity to downtown Sacramento adds to its appeal, offering easy access to cultural attractions, entertainment venues, and dining options. For commuters, the location provides convenient access to major highways and public transportation, ensuring that residents can easily navigate the city.





MANSION FLATS TRIPLEX



PROPERTY FEATURES

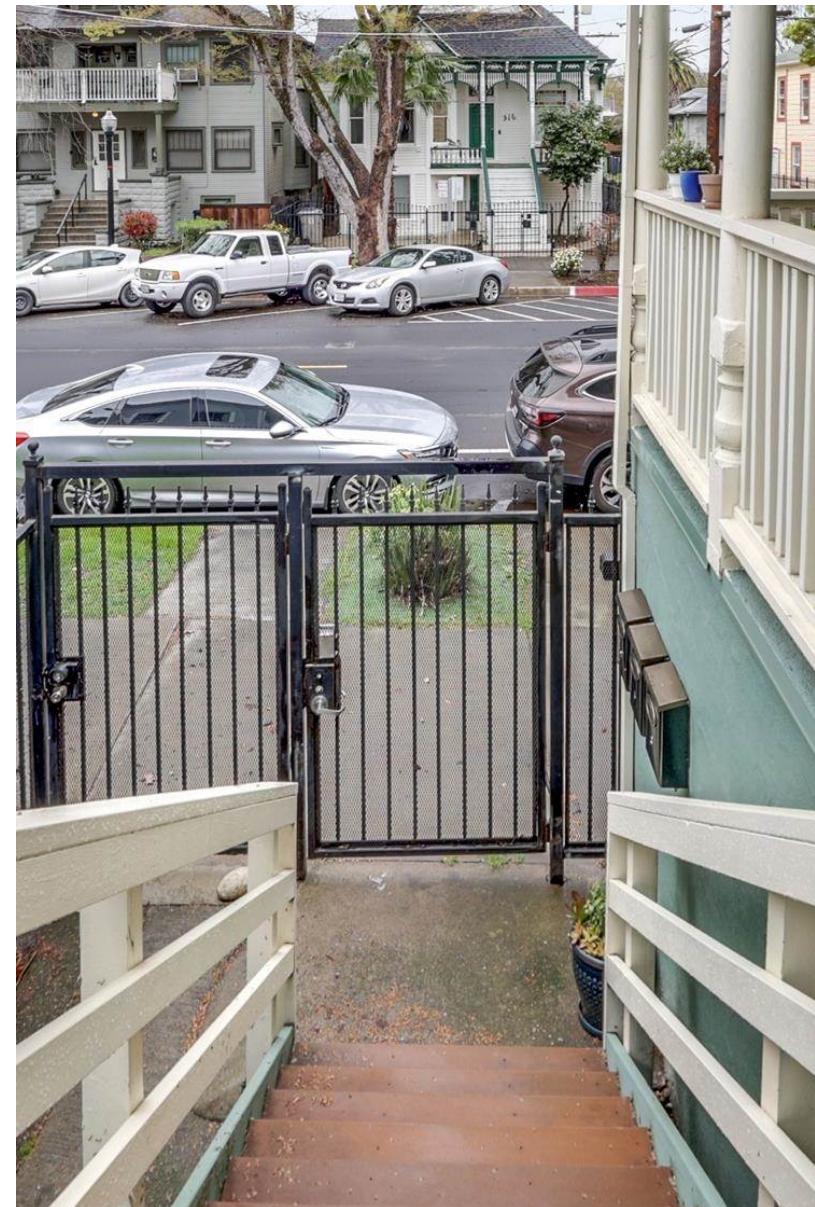
NUMBER OF UNITS	3
BUILDING SF	1,515
LAND SF	1,200
LAND ACRES	.03
YEAR BUILT	1900
# OF PARCELS	1
ZONING TYPE	R-3A-SPD
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
WASHER/DRYER	In units

MECHANICAL

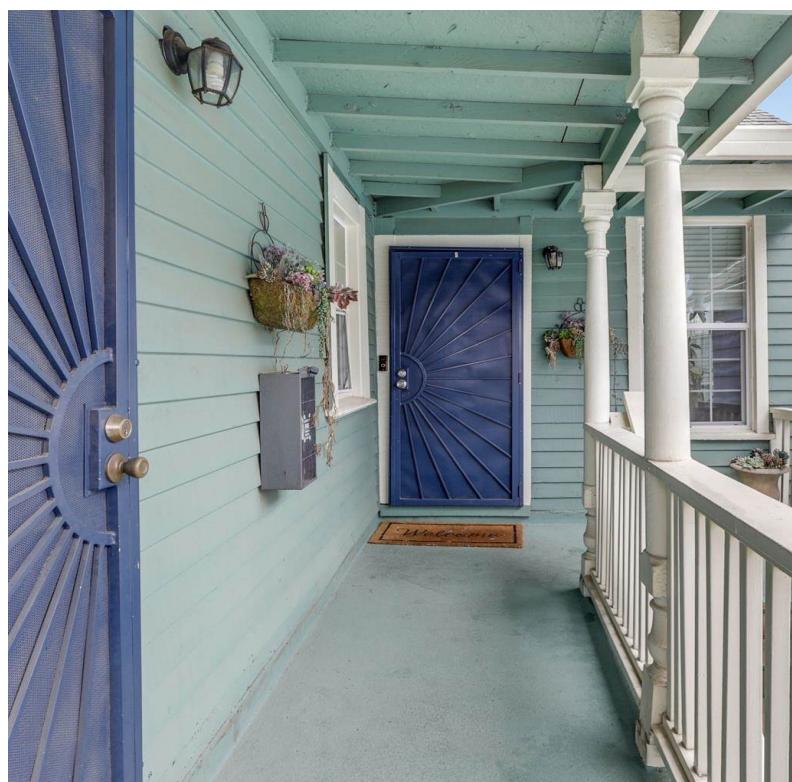
HVAC	Yes
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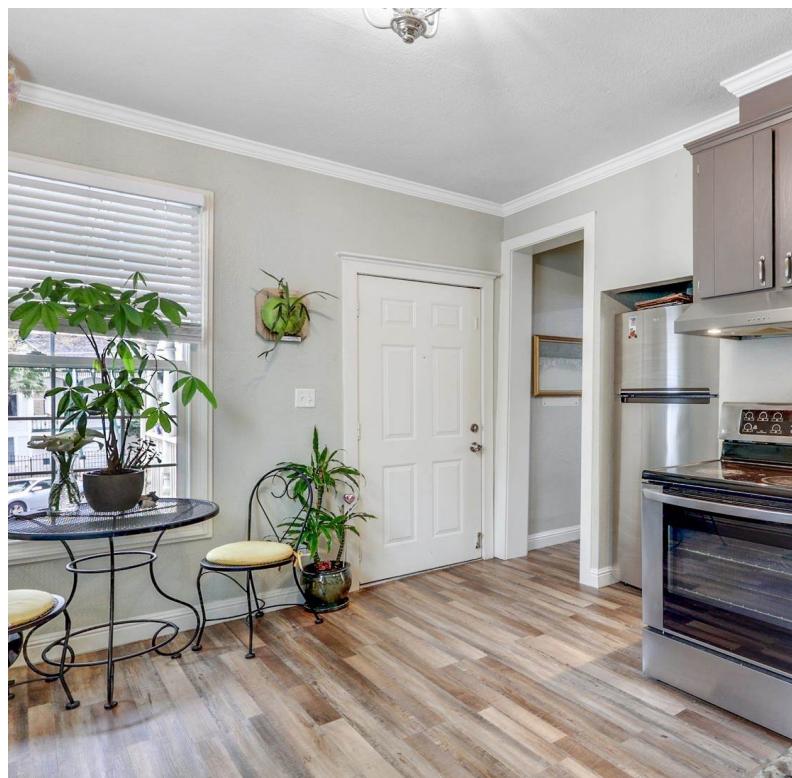
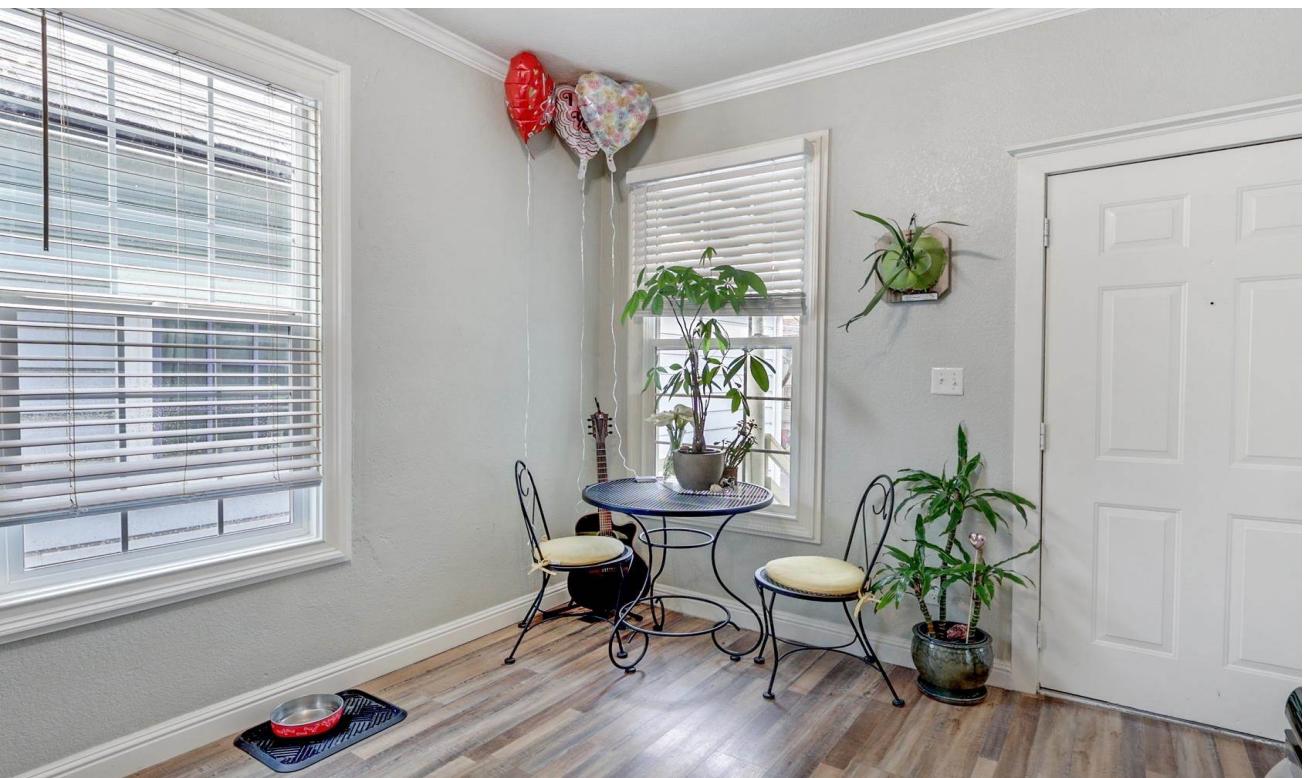
EXPENSES

WATER/SEWER	2500
TRASH	1800
INSURANCE	3000

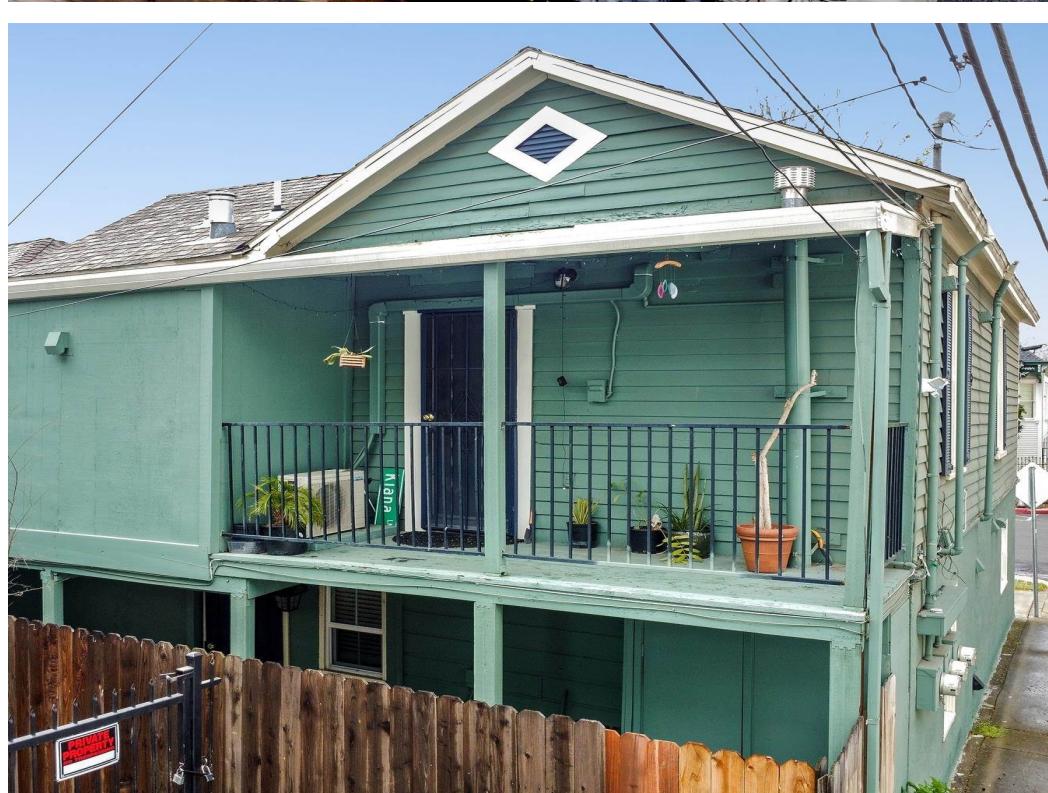


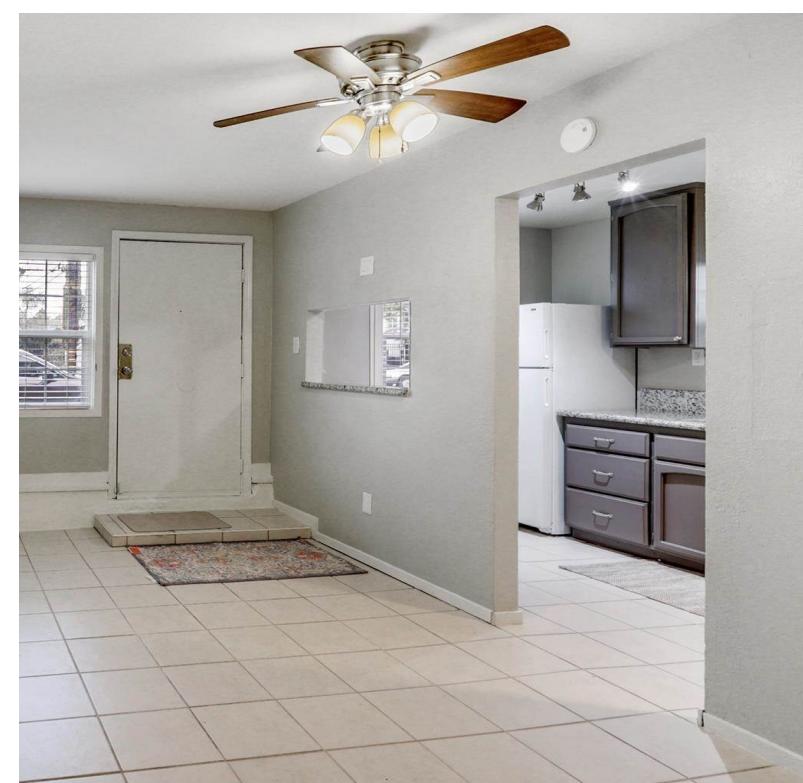
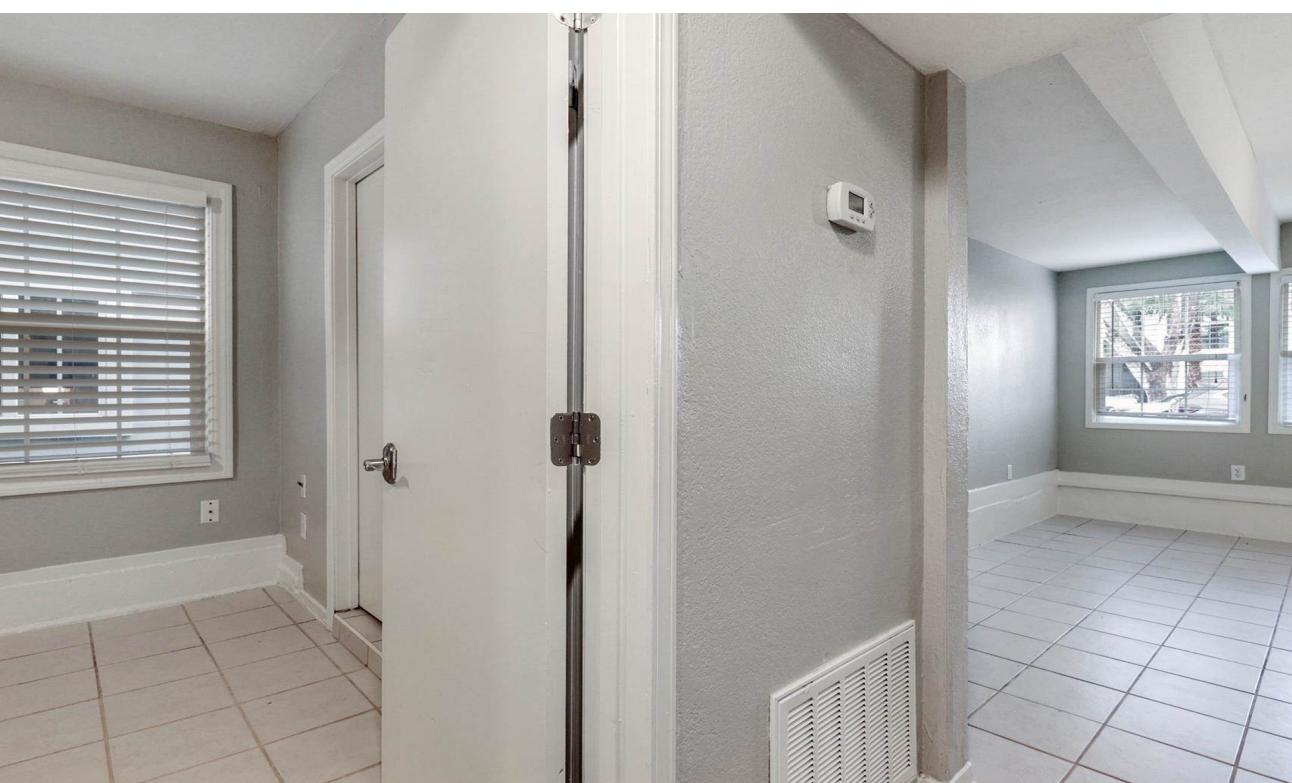


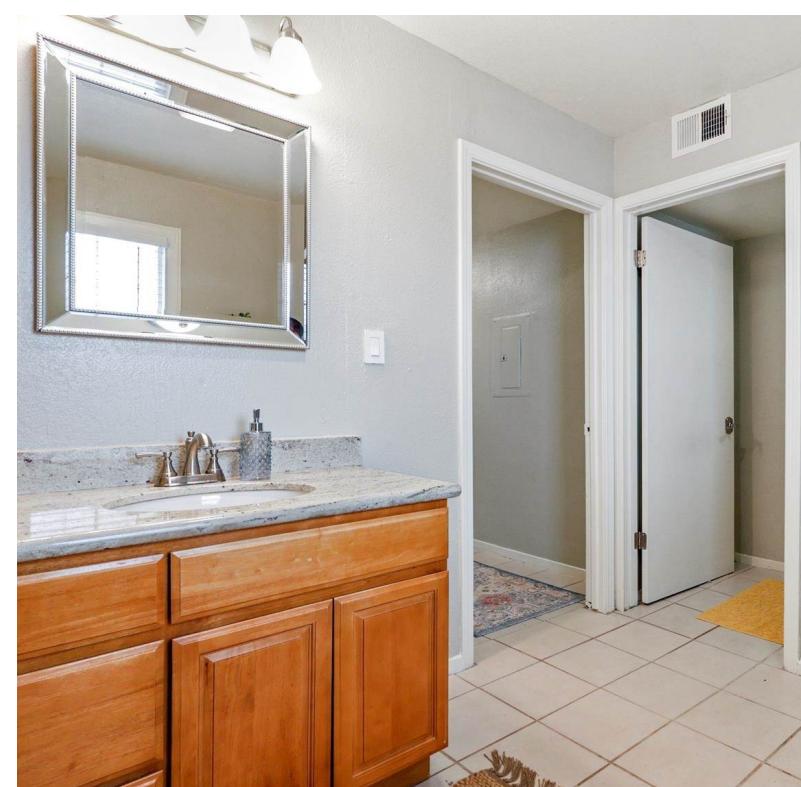




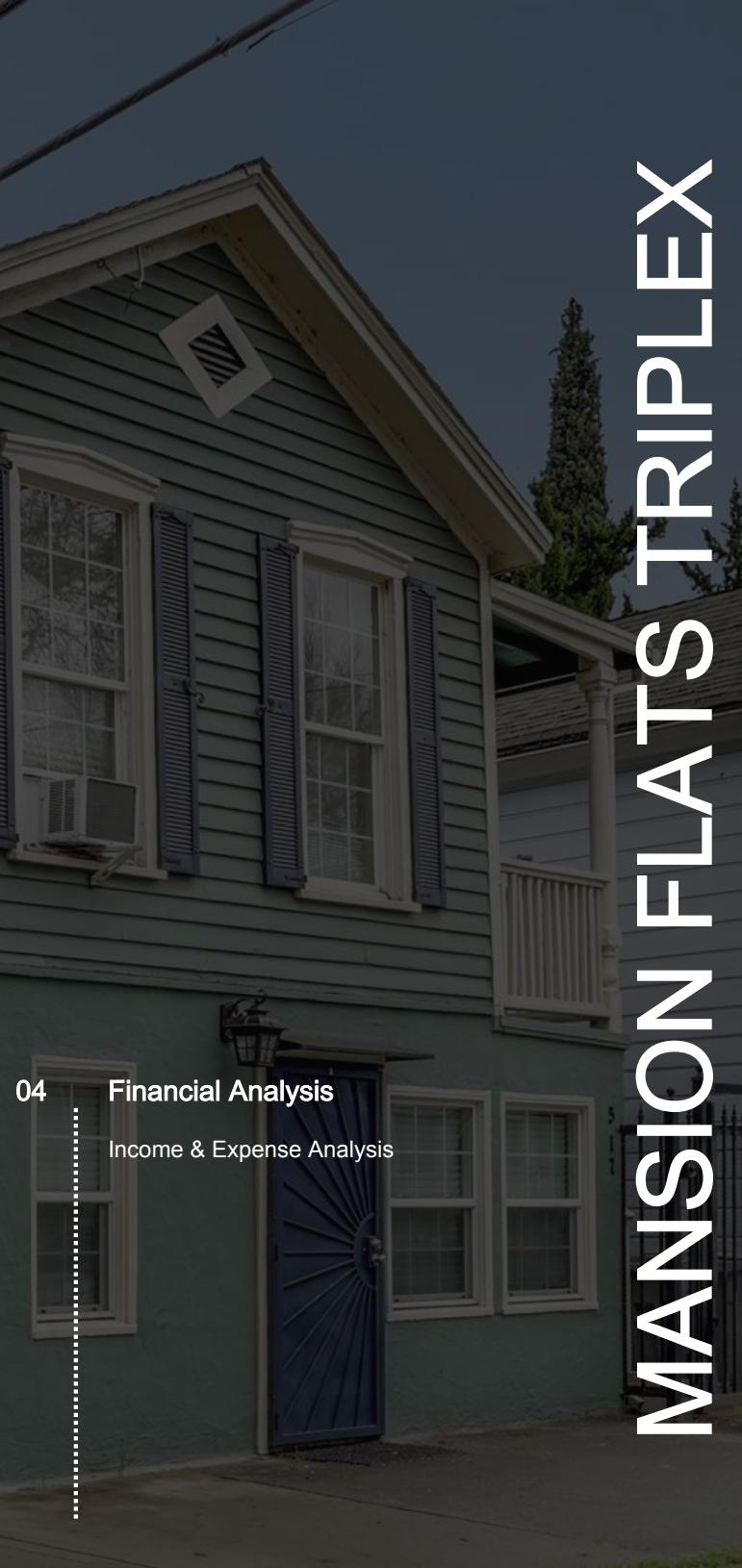






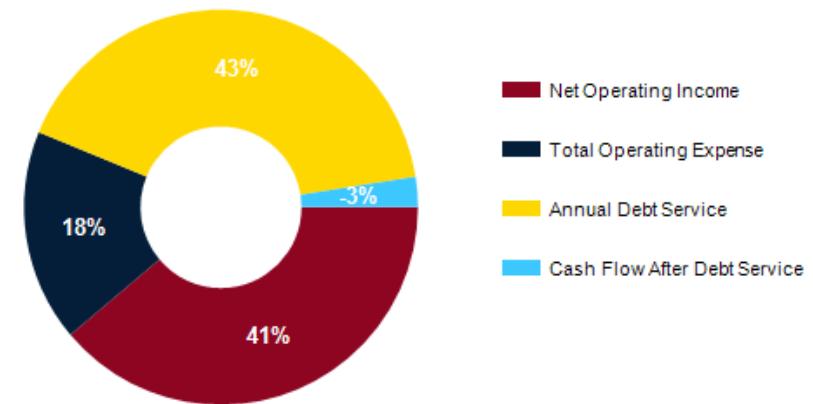


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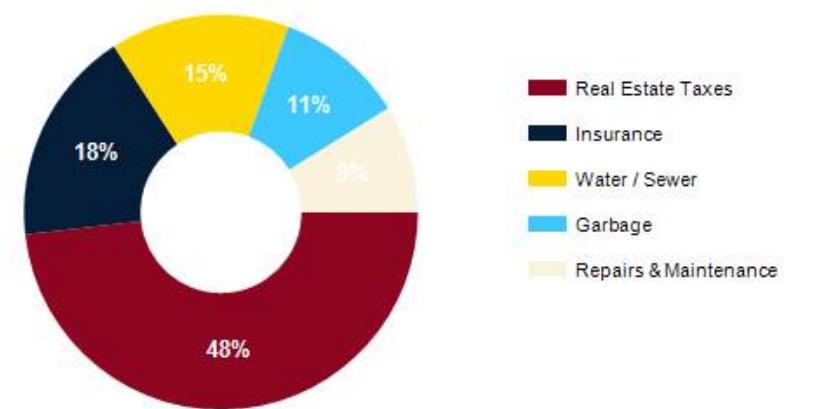
REVENUE ALLOCATION

INCOME	CURRENT	WITH UNITS FILLED	
Gross Scheduled Rent	\$54,984	\$58,200	99.7%
RUBS		\$195	0.3%
Effective Gross Income	\$54,984	\$58,395	
Less Expenses	\$16,993	30.90%	\$16,993 29.10%
Net Operating Income	\$37,991	\$41,402	
Annual Debt Service	\$40,414		\$40,414
Cash flow	(\$2,423)	\$988	
Debt Coverage Ratio	0.94		1.02



DISTRIBUTION OF EXPENSES

EXPENSES	CURRENT	Per Unit	WITH UNITS FILLED	Per Unit
Real Estate Taxes	\$8,193	\$2,731	\$8,193	\$2,731
Insurance	\$3,000	\$1,000	\$3,000	\$1,000
Repairs & Maintenance	\$1,500	\$500	\$1,500	\$500
Water / Sewer	\$2,500	\$833	\$2,500	\$833
Garbage	\$1,800	\$600	\$1,800	\$600
Total Operating Expense	\$16,993	\$5,664	\$16,993	\$5,664
Annual Debt Service	\$40,414		\$40,414	
Expense / SF	\$11.22		\$11.22	
% of EGI	30.90%		29.10%	



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