

Multifamily Investment Opportunity

Offered at \$3,299,999

Ambassador Gardens
1720 N Street
Sacramento, CA 95811

Steve Torok
Broker Associate
916.813.9800
steve@wildwoodprop.com
CA lic. 00948803



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Summary of Terms

Ambassador Gardens
1720 N Street
Sacramento, CA 95811

Asking Price	\$3,299,999
# of Units	14
# of Buildings	1
Year Built	1952
Building SF	8146
Lot Size	±0.150
Zoning	R-3A
APN	006-0235-007-0000

Property Summary

Looking for an investment opportunity in Sacramento? This 14-unit garden apartment building boasts a prime midtown location, just two blocks from the Capital, downtown attractions and fine dining. Plus, all the music, culture and art scenes downtown has to offer.

Key Features: Diverse unit Mix: 4 studios, 8 One-Bedroom units, 1 Two-Bedroom unit, 1 Three-Bedroom/Two-Bathroom (1490 sq. ft. two story, currently renting for \$2649/month)

Additional income streams: On-site parking and owner-owned coin-operated washer/dryer contribute to the income

Low Maintenance: no on-site property manager is needed

Recent Upgrades: New 100-gallon High Efficiency water heater for the entire building (2023)
Completely remodeled two-bedroom unit
Fresh exterior paint (2024)
Brand new roof and dry rot associated with roof completed last month (1/2026)
All new windows being installed and to be completed by (7/2026)
As units become vacant they are renovated with new lighting, A/C units kitchen appliances and new bathrooms

Income Growth Potential: Rents are increased as leases expire. The property offers a fantastic opportunity for investors seeking a well-maintained building with strong rental income and future potential in a highly desirable location.

Financial analysis

Annualized Operating Income

	Current
Scheduled Rental Income	\$214,255
Less Vacancy Rate (4%)	(\$8570)
Laundry/Misc Income	\$2500
Less Expenses	\$70,157
Net Income	\$138,028

Annualized Expenses

Expenses	Current
Taxes (actual)	\$11,671
Insurance	\$11,650
Utilities	\$18,989
Management	\$13,697
Repairs & Maintenance	\$10,223*
Advertising	\$500
Misc	\$3427
Total Expenses	\$70,157

*includes building permit (\$555)

Rent Roll

Unit #	Size	Rent
21	3-Bedroom	\$2649
22	One-Bedroom	\$1454
23	One-Bedroom	\$1395
24	One-Bedroom	\$1323
25	One-Bedroom	\$1350
26	One-Bedroom	\$1375
27	One-Bedroom	\$1454
28	One-Bedroom	\$1474
29	One-Bedroom	\$1178
30	Two-Bedroom	Vacant (\$1750)*
31	Studio	\$1175
32	Studio	\$1022
33	Studio	\$1088
34	Studio	\$1199
Total Rents		\$18136

*projected

Square footage Unit Mix

# of Units	Unit Size	Square Footage
1	3 Bedroom/2 Bathroom	1490
1	2 Bedroom/ 1 Bathroom	703
8	1 Bedroom/1 Bathroom	542
2	Studios	378
2	Studios	365
Overall Building Area		8146
Laundry Room		131