



KINETIC
REAL ESTATE

INVESTMENT OVERVIEW

Description

Presenting an outstanding investment opportunity at 1204 South Ave, Sacramento, CA 95838. This versatile property comprises a total of six units, including four primary residences and two newly constructed ADUs, both built in 2024. The property features a well-balanced mix of unit types: three 1-bedroom, 1-bathroom units and three 2-bedroom, 1-bathroom units. Each unit has been thoughtfully designed to maximize space and functionality, with the ADUs offering modern layouts that appeal to today's renters. The total potential rental income for this property exceeds \$9,400 per month, making it an exceptional addition to any investment portfolio.

The two new ADU units are currently vacant, providing immediate rental opportunities or flexible living arrangements. The remaining four units are fully occupied, ensuring a steady income stream from day one. This property is ideally suited for investors looking to maximize rental income or for buyers seeking a versatile property with multiple income-generating possibilities.

Located in a rapidly growing Sacramento neighborhood, 1204 South Ave offers convenient access to local amenities, schools, and public transportation. Whether you are an investor aiming to capitalize on strong cash flow, a buyer interested in flexible living options, or someone looking to leverage rental income to support mortgage payments, this six-unit property represents a unique and valuable opportunity. Don't miss out on this chance to secure a high-performing asset.



 **Purchase Price: \$1,050,000**



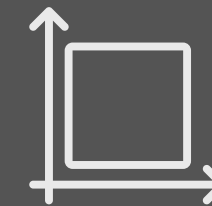
Total of 3 buildings.



Total of 6 units.



Living Sqft
4,147 SQ FT



Lot Sqft
10,072 SQ FT

Operating Expenses

Water **\$61.6**

**Water
Drainage** **\$89.55**

Garbage **\$187.84**

Sewer **\$150.52**

**Management
Fee** **\$300**

TOTAL

\$789.51

**YEARLY GROSS
EXPENSES**

\$9,474.12




**1204 South Ave,
Sacramento ca 95838**

Current Proforma

Unit A 1/1	Occupied	1,188.00
Unit B 1/1	Occupied	1,300.00
Unit C 1/1	Occupied	945.00
Unit D 2/1	Occupied	1,850.00
Unit E 2/1	Vacant	1,850.00
Unit F 2/1	Vacant	1,850.00

Total: \$8,983/Month

Capitalization Rate: 7.17%

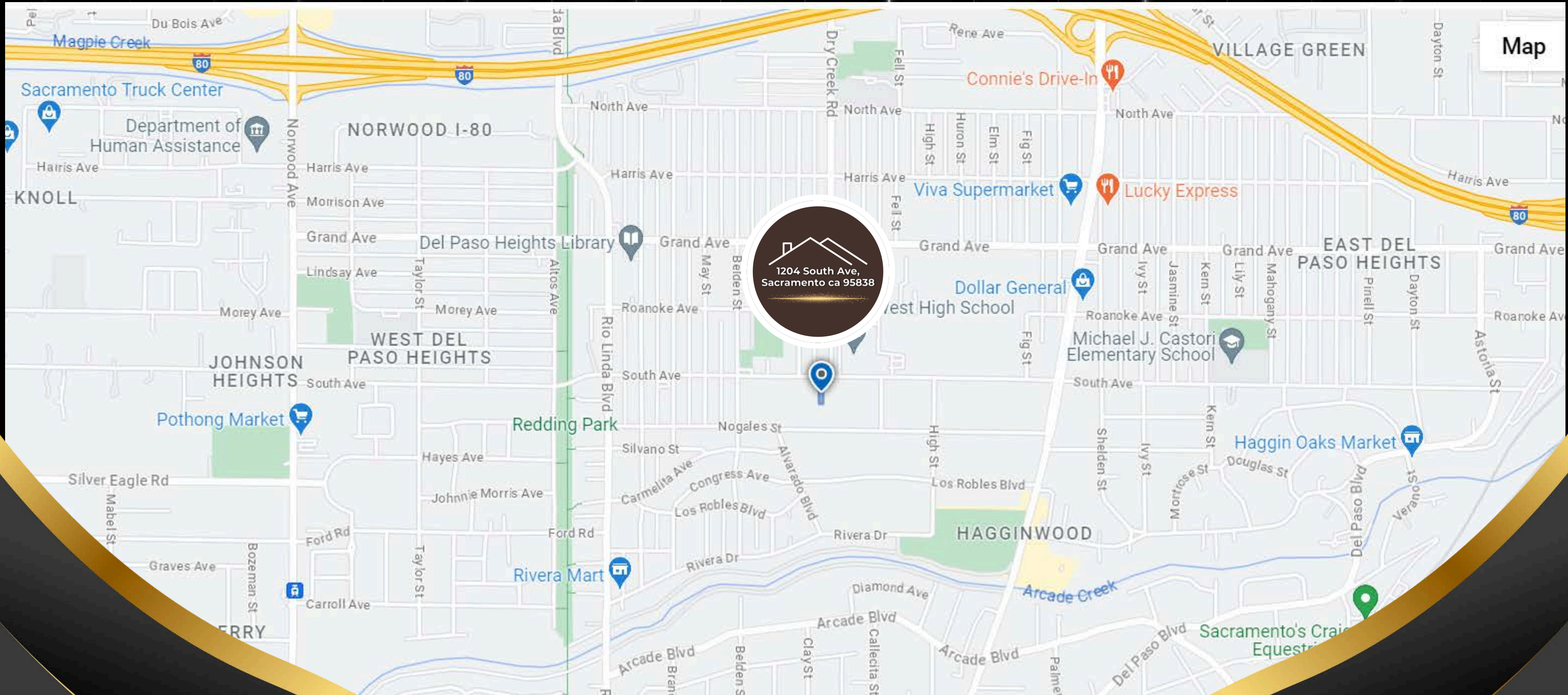
Stabilized Proforma

Unit A 1/1	1,300.00
Unit B 1/1	1,300.00
Unit C 1/1	1,300.00
Unit D 2/1	1,850.00
Unit E 2/1	1,850.00
Unit F 2/1	1,850.00

Total: \$9,450/Month

Capitalization Rate: 7.62%

Our Location





Presented by:

MICHAEL LIM

REALTOR[®]
DRE# 02110972

✉ michael@kineticrealestate.com
☎ 916.835.7912