



2732 Rio Linda Blvd, Sacramento, CA 95815

\$3,900,000

City View Terrace Apartments

Upgraded stabilized property with rent upside.



Vladimir Logvinov
CA 01469790
415.724.4364

Details

Asking Price	\$3,900,000	Property Type	Multifamily
Subtype	Apartment Building	Investment Type	Stabilized
Class	C	Square Footage	14,496
Net Rentable (sq ft)	14,196	Price/Sq Ft	\$269.04
Cap Rate	7.57%	Pro-Forma Cap Rate	7.95%
Occupancy	100%	NOI	\$295,389
Pro-Forma NOI	\$310,000	Units	26
Year Built	1960	Year Renovated	2023
Buildings	1	Stories	2
Permitted Zoning	R-2B	Lot Size (acres)	0.71
Parking (spaces)	26	Broker Co-Op	Yes
APN	265-0202-042	Price/Unit	\$150,000
Sale Condition	1031 exchange		

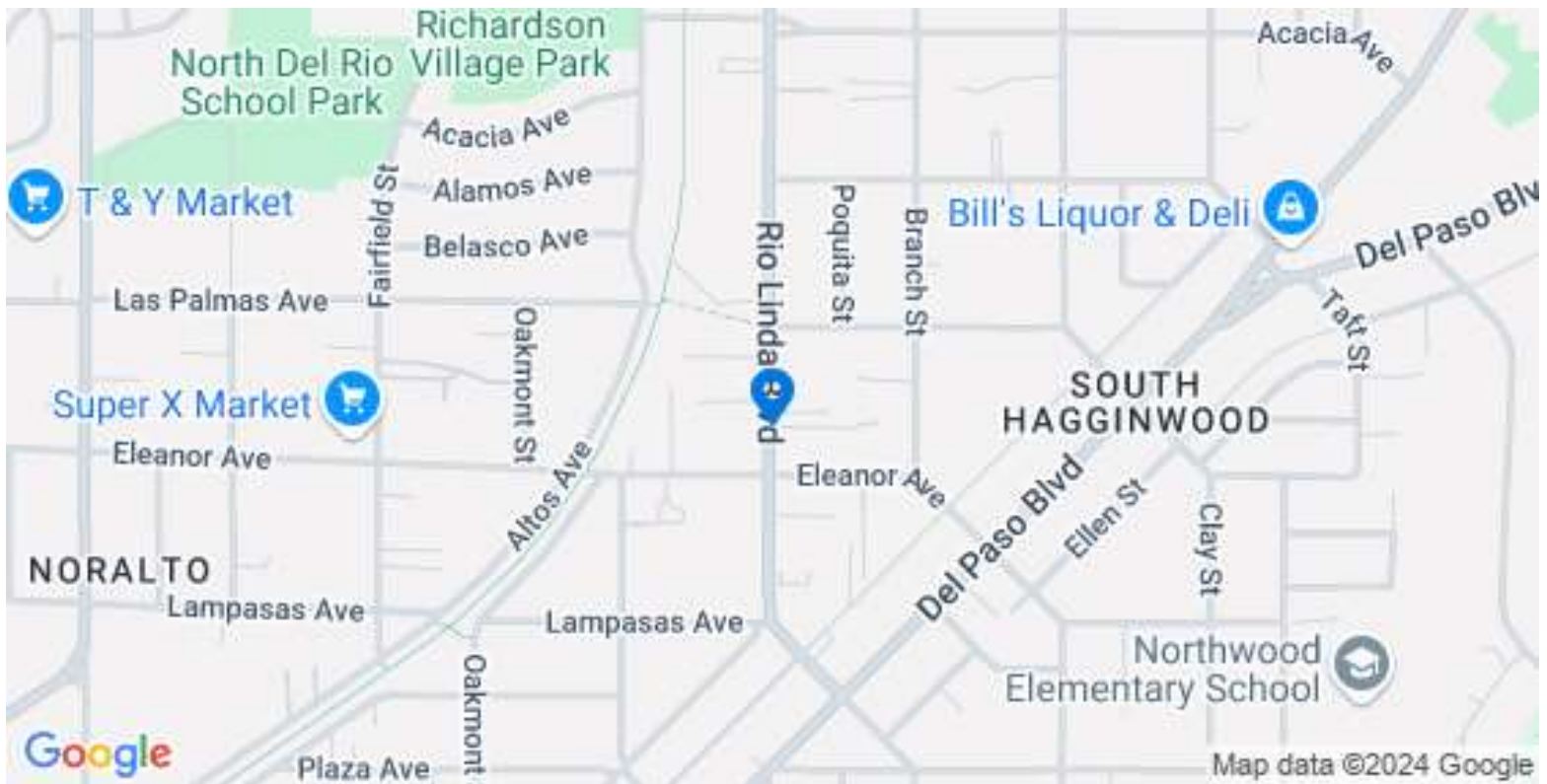
Marketing Description

City View Terrace is 26 unit multifamily property located in Sacramento, CA. The property was built in 1960 and was extensively remodeled in 2022-2023. Interior finishes include new kitchen cabinets, quartz countertops, stainless steel appliances, laminate flooring. New owner will benefit from low maintenance stabilized property with market rent in place.

Investment Highlights

- Gated Property with Security Cameras
- New Perimeter Fence and Security Gate
- \$350,000 of Recent Capital Improvements - 70% of units renovated, new main water line, new asphalt pavement, exterior repairs and new paint
- Onsite Office and Laundry Facility

Location (1 Location)



Property Photos (5 photos)

