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CENTURY 21
Select Real Estate, Inc



HURLEY WAY

CLINTON RD

AVAILABLE 4 LOTS FOR SALE

2380, 2388, & 2400 HURLEY WAY

4 LOTS FOR SALE

-/+1.21 Acres / -/+52,707.60 SF

**3 Single Family Residential
Homes Generating Income
\$1,300,000.00**

Multi-Family Redevelopment with 3 Income Producing Tenants



THE PROPERTY

2380, 2388, & 2400 HURLEY WAY, SACRAMENTO CA 95825

REGION AVAILABILITY ZONING OPPORTUNITY PRICING



**Arden Arcade
Sacramento
County
4 Total Parcels**



**3 Single Family
Homes on 4 Lots
-/+1.21 Acres /
-/+52,707.60 SF**



RD 10 - RD 30



**3 Single Family Homes
Generating Income
Generates
\$57,600.00
Annually**



**\$1,300,000.00
\$1,074,380.10
Per Acre
\$24.66 PSF**



This redevelopment project is in the Arden Arcade area of Sacramento County. This project consists of 4 different parcels with 3 single family homes that are generating income.



The 3 single family homes are available on 4 parcels totaling +/-1.21 Acres of RD-1- to RD-30 zoned land, allowing for 21 units. This unique opportunity allows for cash flow during entitlement and permitting processes.



The proposed plan featured below has a total of 17 units with two different unit styles (3 & 2 bedroom units) which includes a garage on the first of three floors with a proposed total square footage of +/-38,053 SF for the entire project.





ARDEN WY



ARDEN WY

EXPOSITION BLVD



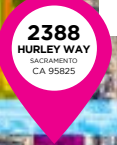
General Davie Jr. Primary Center

CAL EXPO



Greer Elementary

Encina Preparatory High



HURLEY WAY

HURLEY WAY



Marshalls

Thomas Edison Language Institute



Jonas Larkspur Park



Gateway International School



HOWE AVE

BELL ST

Swanston Park

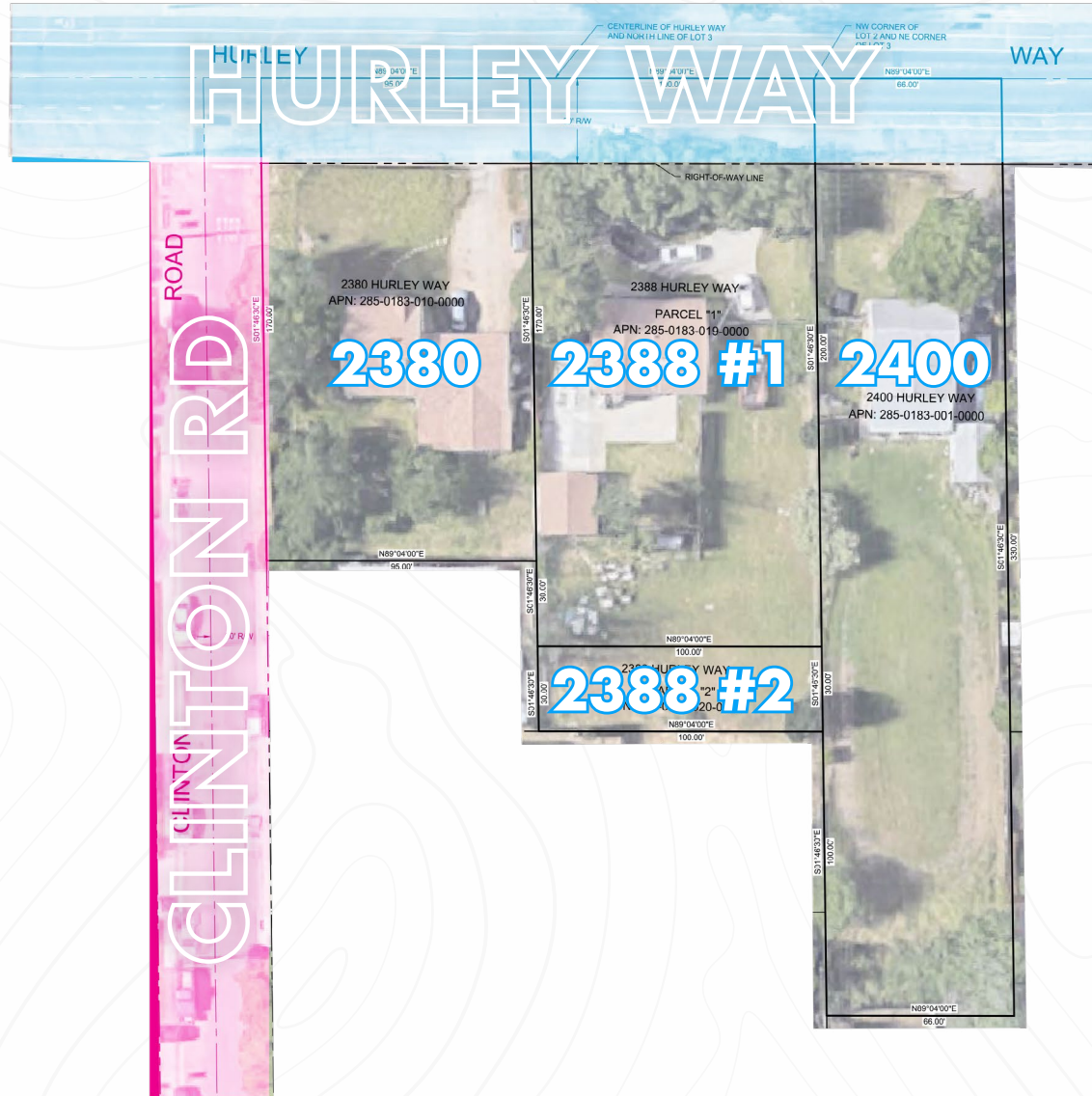
FULTON AVE

WATT AVE

AMERICAN RIVER



AVAILABLE PARCELS



2380 Hurley Way - Single Family Residential

APN: 285-0183-010
 Built 1940
 3 bed / 2 bath
 Zoning: RD - 10

-/+0.29 Acres
 -/+12,670 SF
 -/+1,335 SF
 Income \$2,400 /m

2388 (#1) Hurley Way - Single Family Residential

APN: 285-0183-019
 Built in 1948
 3 bed / 1 bath
 Zoning: RD - 10

-/+0.39 Acres
 -/+16,988 SF
 -/+1,109 SF
 Income \$1,250 /m

2388 (#2) Hurley Way - Vacant Lot in Rear

APN: 285-0183-020
 Zoning: RD - 10

-/+0.07 Acres
 -/+3,049 SF

2400 Hurley Way- Single Family Residential

APN: 285-0190-001
 Built in 1950
 2 bed / 1 bath
 Zoning: RD - 30

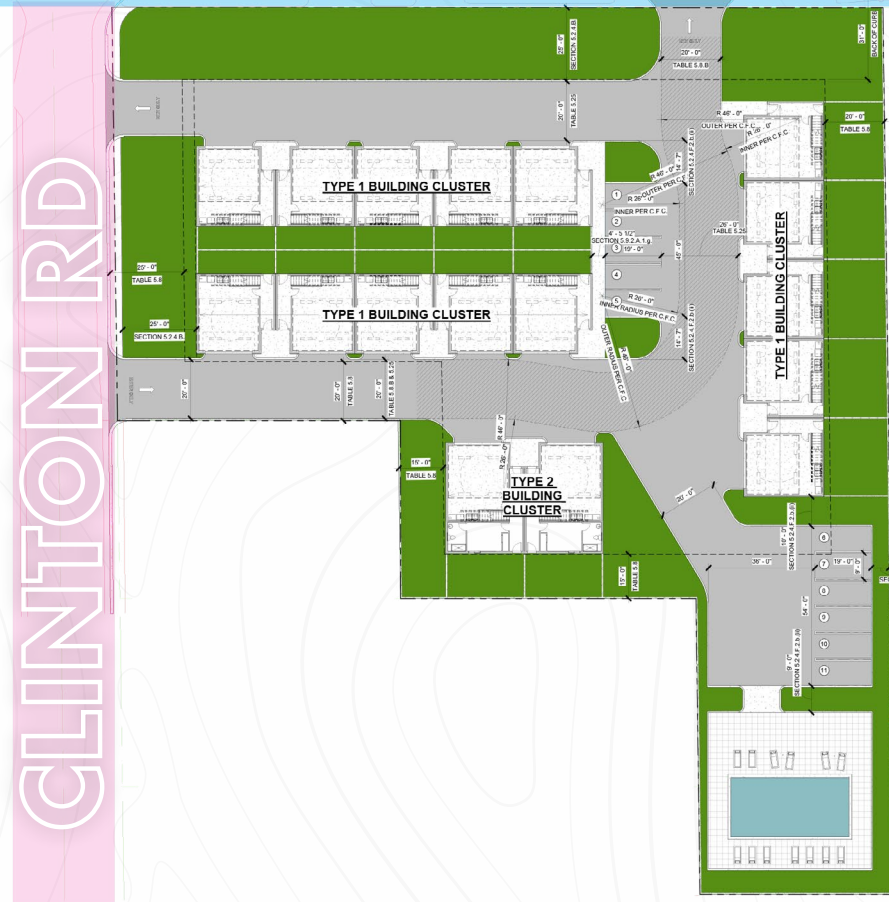
-/+0.46 Acres
 -/+20,056 SF
 -/+940 SF
 Income: \$1,250 /m

3 Single Family Homes -/+1.21 Acres
4 Parcels -/+52,707.60 SF
Annual Income \$57,600.00

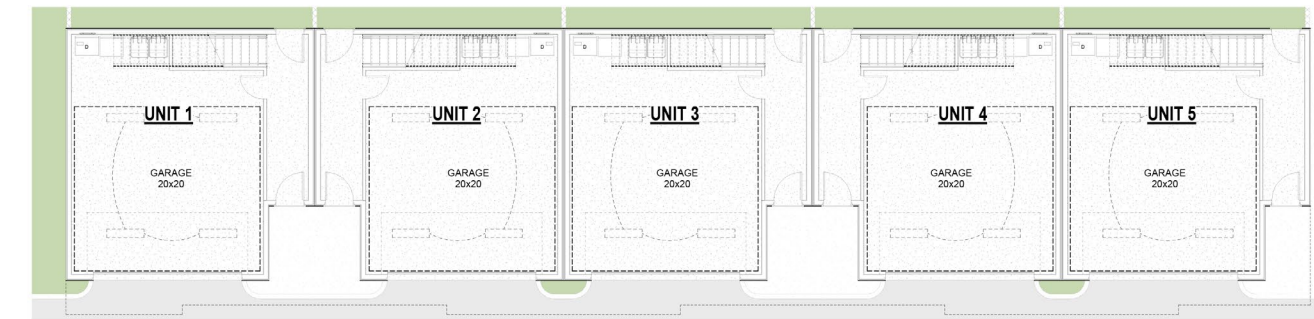
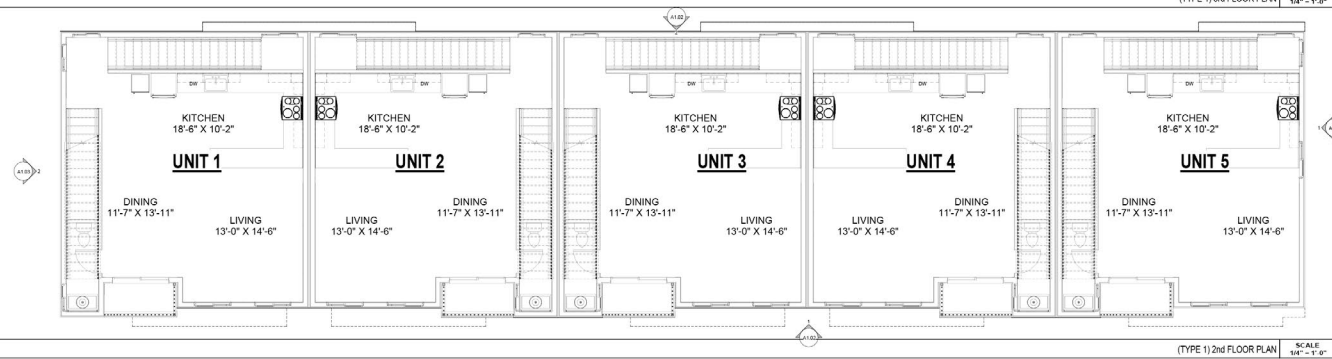
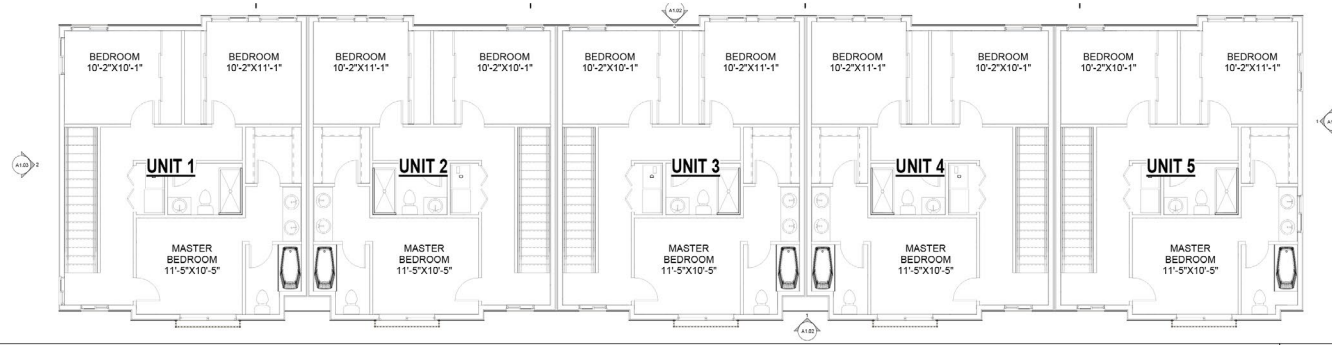


PROPOSED PLAN

HURLEY WAY



PROPOSED PLAN



PROPOSED PLAN



(TYPE 1) REAR ELEVATION SCALE 1/4" = 1'-0" 2



THE REGION

California is the fifth largest economy in the world with Sacramento being its capital. Historically known for its flooding, Sacramento is an intersecting point for both the American & Sacramento River at Discovery Park.

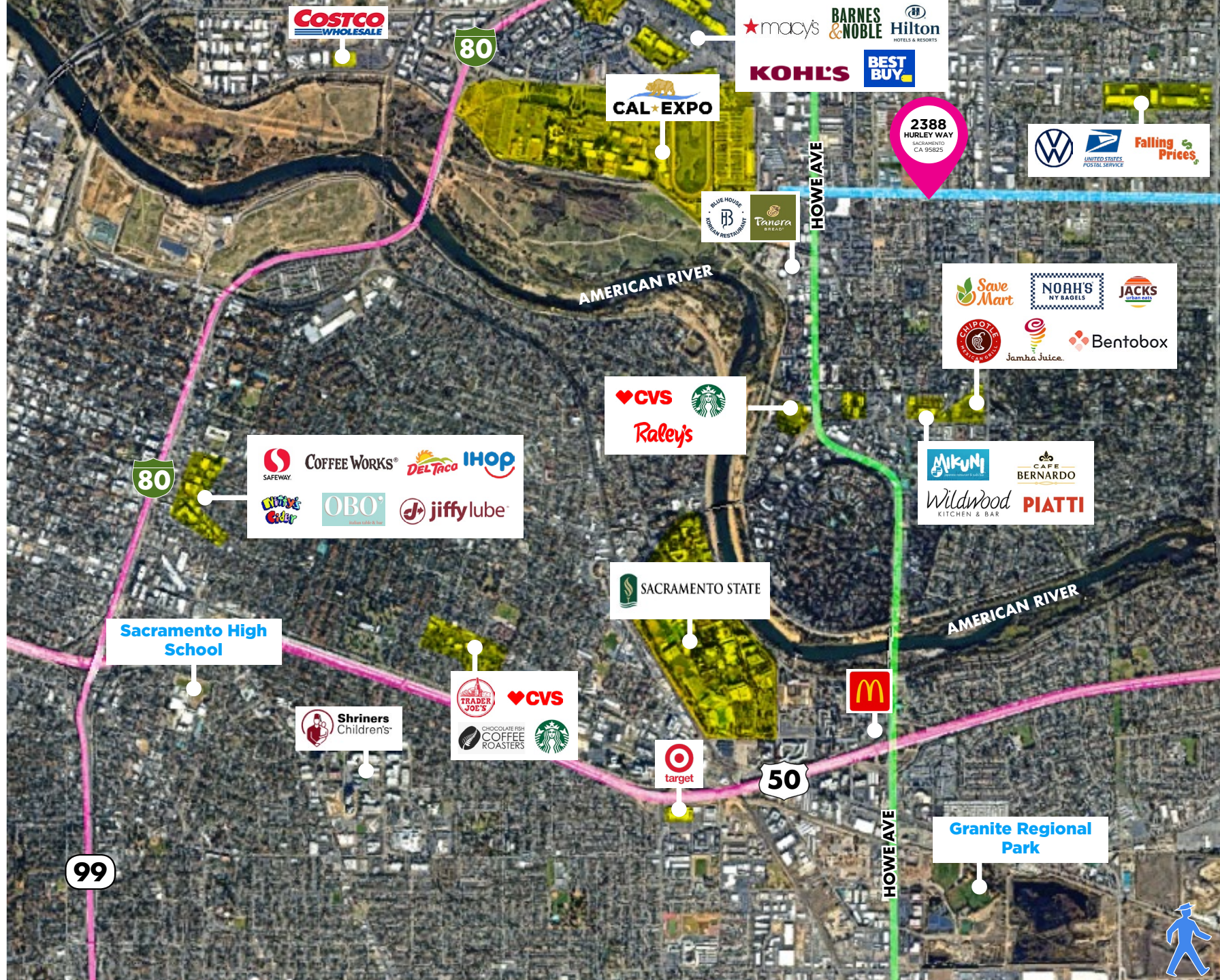
This capital city was founded in 1848 on the fertile agricultural soils located in the northern portion of the Central Valley, growing to nearly +/-1,000 square miles.

The City of Sacramento has roughly 525,000 residents while entire Sacramento County has nearly 1,600,000 residents.

Sacramento County is home to numerous other populated and expanding metro areas: Elk Grove, Natomas, Rancho Cordova, & Citrus Heights.

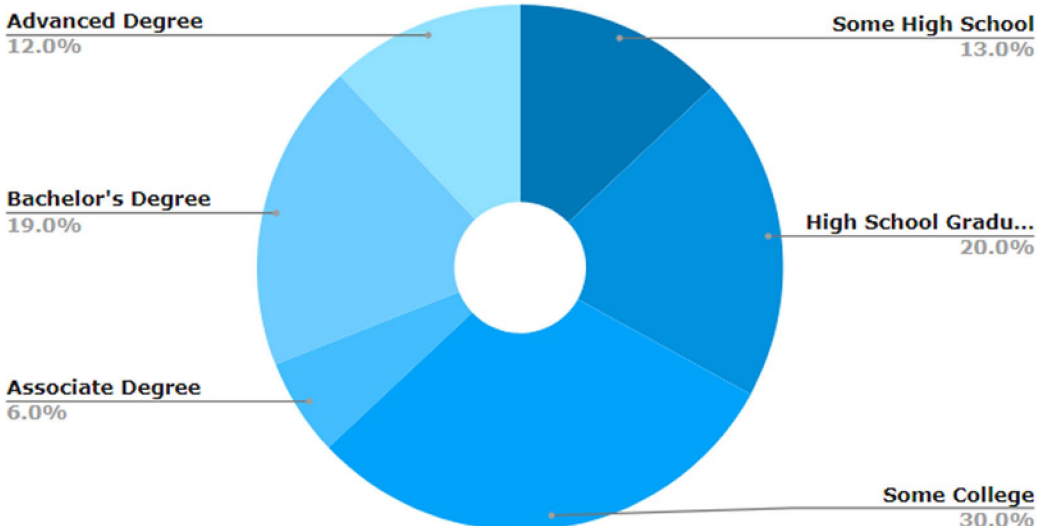
With a reputation of being a small capital city compared to the much larger cities of L.A. & S.F, Sacramento continues to grow as the state population continues to decrease.

A majority of California's state workers are employed within county limits while the capital city of California continues to see job growth and constant real estate development in both residential and commercial sectors, despite high interest rates.

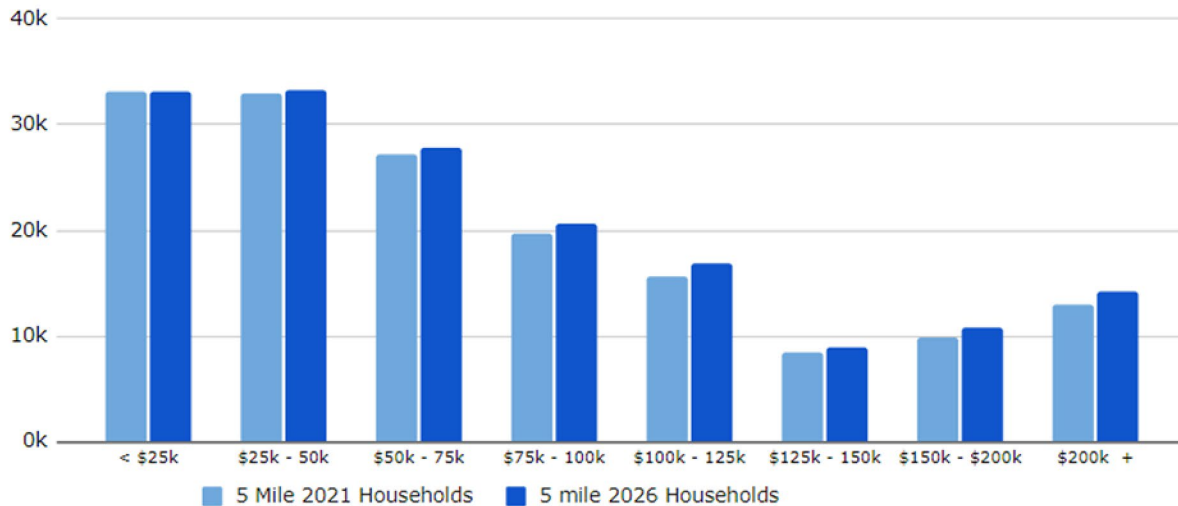


DEMOGRAPHICS

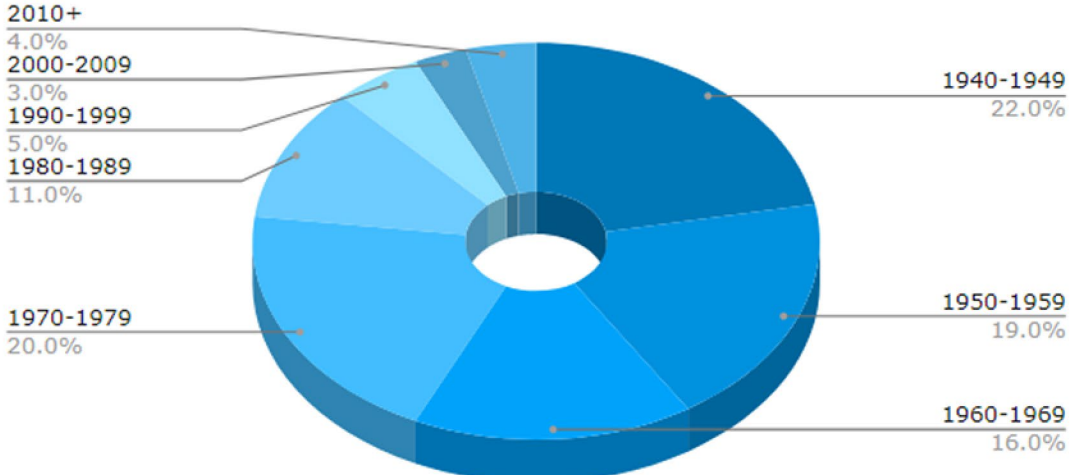
Educational Attainment



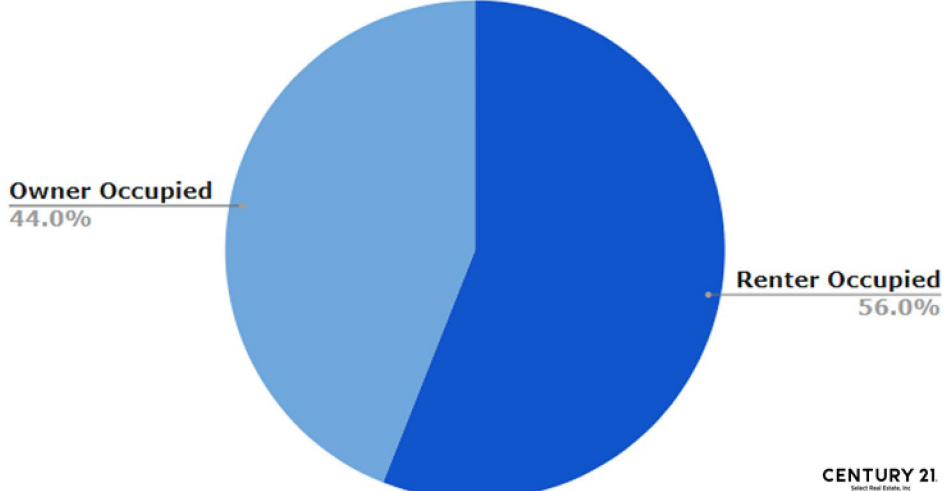
Monthly House Hold Income



Homes Built By Year

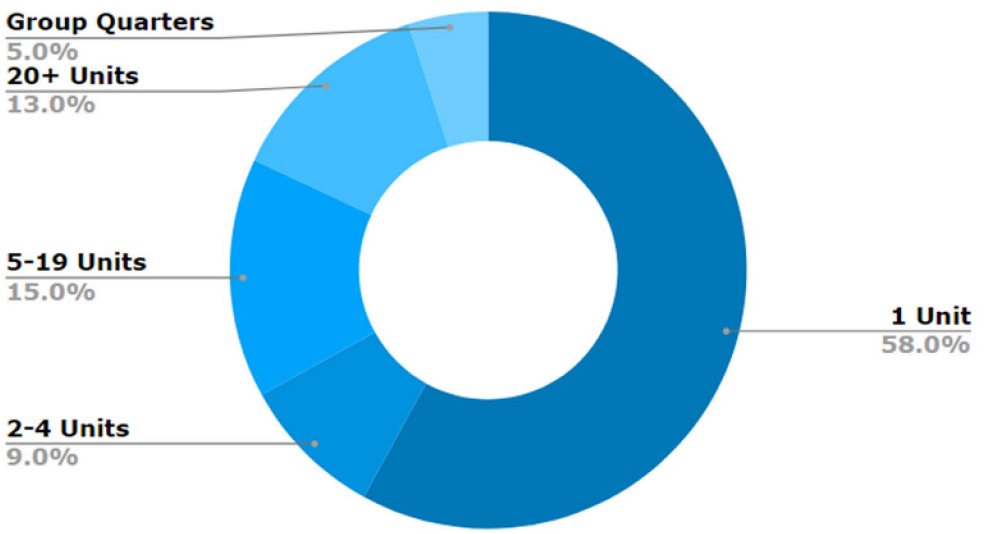


Housing Occupancy



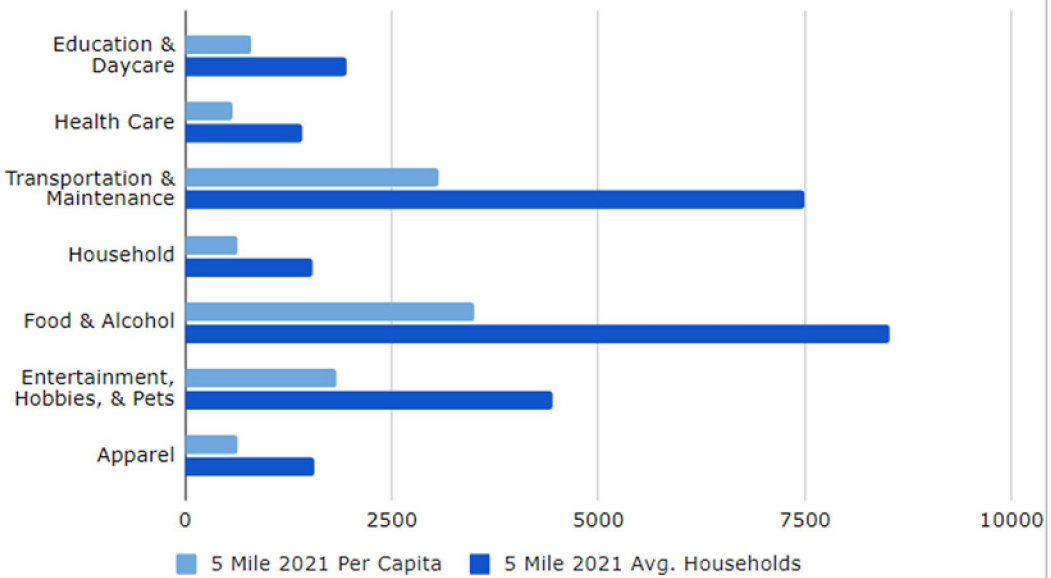
DEMOGRAPHICS

Housing Type

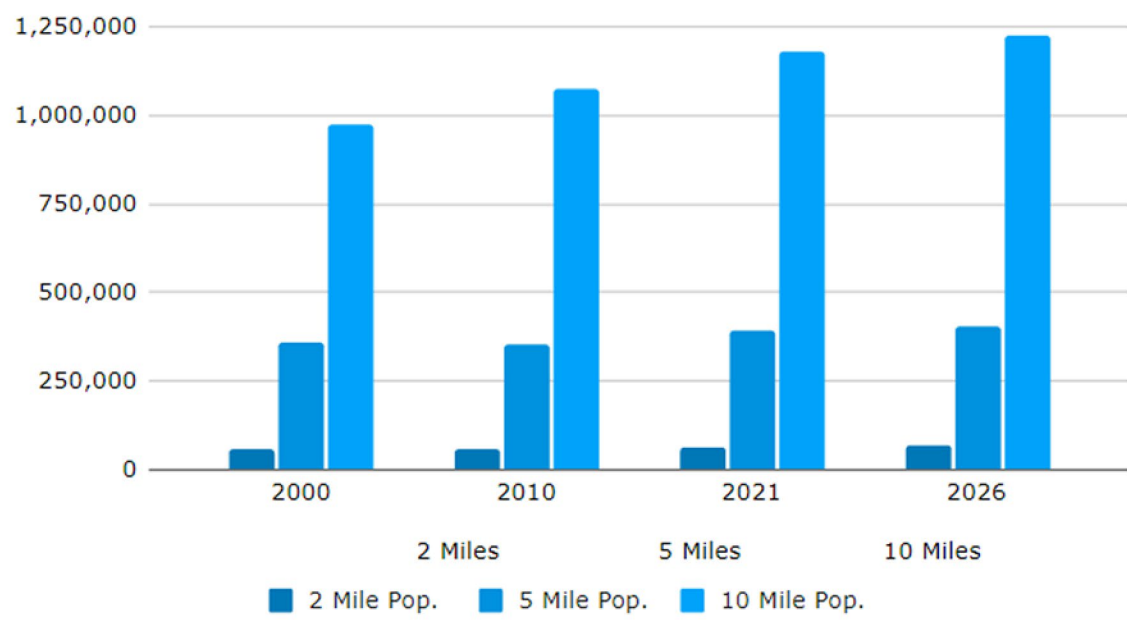


POPULATION	2 Mile Pop.	5 Mile Pop.	10 Mile Pop.
2000	57,291	359,574	976,574
2010	57,470	354,344	1,078,682
2021	63,650	389,765	1,184,461
2026	66,005	403,760	1,225,971

Per Capita & Avg. Household Spending



Population



BUYER REPRESENTATION



The Mueller Team has experience in all aspects of Buyer representation be it Retail, or Restaurants, Office, or Industrial, Apartments, or Land.

As a Buyer of Real Estate, you have needs, and expectations which our team understands. Whether you are an owner/user, developer, institutional investor, or boutique, our market knowledge is superior, and we know how to locate the asset ideal for your needs at the price you desire. Whether the asset is currently listed for sale, or one that has yet to be brought to market.

We have the contacts, relationships, and skill to find the perfect fit for your requirements, and at the price you are seeking. And, to deliver on our promise and commitment to you, our client, service above self. We look forward to working with you.

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SALE

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