

FOR SALE 4 UNITS

3915 43RD AVENUE, SACRAMENTO, CA



Pricing

Price per unit: \$228,750

Number of units: 4

Year built: 1970

In place Cap Rate: 6.2%

Gross Rent: \$84,000 (\$1,750x4) \$7,000/month

NOI: \$56,728

Sale Price: \$915,000

Property Highlights

Remodeled inside including new paint on the exterior

Two story construction

Remodeled inside and outside

Fully leased with brand new leases

Each unit fully renovated including but not limited to new flooring, cabinetry, redone bathrooms, updated electrical with recessed lighting, adding mini split AC units etc.

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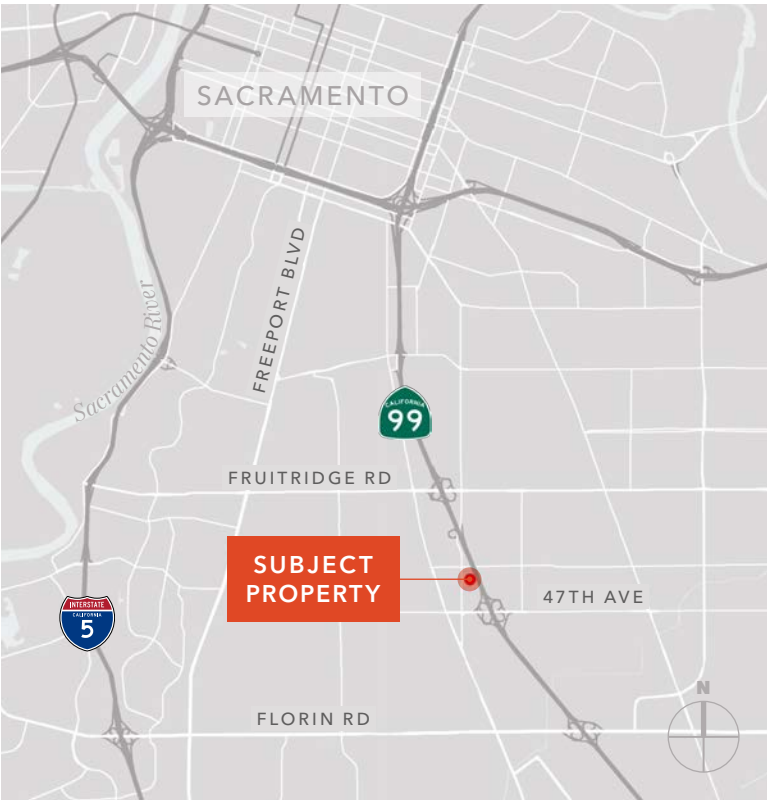
INCOME & EXPENSE

INCOME

	Monthly	Annual
INSURANCE	\$179.02	\$2,148.21
PROPERTY TAX	\$1,000.00	\$12,000.00
ELECTRIC	\$50.00	\$600.00
SEWER	\$365.95	\$4,391.40
PG&E	\$190.00	\$2,280.00
WATER	\$156.21	\$1,874.52
GARBAGE	\$132.64	\$1,591.68
GARDNER	\$60.00	\$720.00
PEST CONTROL	\$139.00	\$1,668.00
OVERALL EXPENSE	\$1,650.00*	\$27,272.00*

*ALL EXPENSES TO BE VERIFIED BY THE BUYER

NET RENT \$85,200-\$27,272 = \$56,728 NOI



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INTERIOR PHOTOS



LOCATION AERIAL



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