

Apartments For Sale (14 units)

6420 46th Street - Sacramento, CA 95823

Easy freeway access / only three blocks east of Highway 99

**Seller Financing
Available**



Price - \$1,049,000

\$74,929 per unit | \$85 per rentable sq.ft.
NOI - \$78,666 | Cap Rate - 7.5% | GRM - 7.9
Current occupancy - 93%

Unit Mix

Twelve 2-bed / 1.5 bath (850 sq.ft.)
Two 3-bed / 2 bath (1,100 sq.ft.)



Brian Jacks (916) 837-3456

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

East West Commercial Real Estate, LLC has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | Regional Vice President | BRE Lic #01217349 | Brian.Jacks@EastWestCommercial.com | www.SacCommercialRealEstate.com

Apartments For Sale (14 units)

6420 46th Street - Sacramento, CA 95823

Property Attributes

- Year Built: 1990
- 30 year roof: replaced 2013
- 2 bedroom units: 12 (850 sq.ft.)
- 3 bedroom units: 2 (1,100 sq.ft.)
- APN: 039-0052-058
- Lot size: 0.73 acres
- Zoned BP: Business & Professional Office
- Onsite parking: 28 spaces (2 per unit)
- Photos: TinyURL.com/6420-46th-Street



Unit Amenities

- Large kitchens with over abundance of cabinet space (refrigerator, dishwasher, garbage disposal stove/hood included)
- Bay window in each kitchen
- Large front porches
- Large bedrooms with wall length master closets
- Overhead lighting in each room
- Ceiling fan in living room
- Central heat and air
- Security screen doors
- Shared laundry facility
- Landlord pays for water / sewer / garbage

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

East West Commercial Real Estate, LLC has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | Regional Vice President | BRE Lic #01217349 | Brian.Jacks@EastWestCommercial.com | www.SacCommercialRealEstate.com



Brian Jacks (916) 837-3456

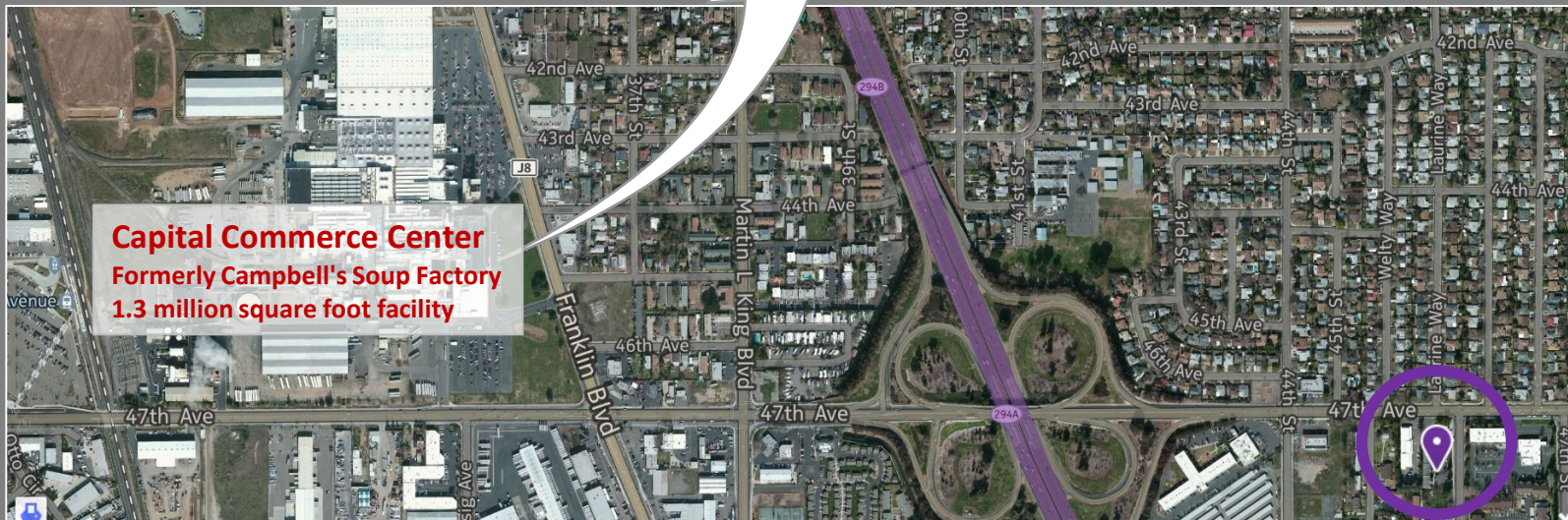
Apartments For Sale (14 units)

6420 46th Street - Sacramento, CA 95823

Location Characteristics

- Quiet neighborhood with reduced vehicle traffic
- Only three blocks off Highway 99 @ 47th Ave
- Happy Times Learning Center (before/after school childcare facility) located right next door
- Pharmacy located directly across the street
- Nicholas Park and ball fields two blocks away on 46th (dead end street)
- Nicholas Elementary School less than ½ mile away
- Close to employment centers / bus routes
- Less than 1 mile from Capital Commerce Center, the 129 acre former Campbell's Soup factory with 1.3 million sq.ft. currently under redevelopment and poised for new jobs

Link - <http://tinyurl.com/Capital-Commerce-Center>



Major future job center less than one mile away



Brian Jacks (916) 837-3456

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

East West Commercial Real Estate, LLC has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | Regional Vice President | BRE Lic #01217349 | Brian.Jacks@EastWestCommercial.com | www.SacCommercialRealEstate.com

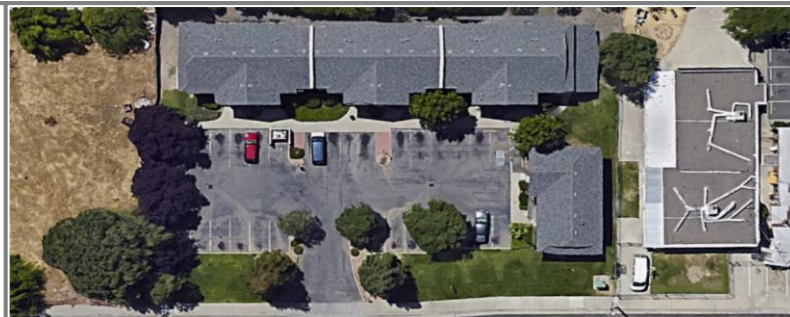
Apartments For Sale (14 units)

6420 46th Street - Sacramento, CA 95823

Rent Roll (as of April 15, 2014)

Unit No.	Size Sq.Ft.	Lease Start	Lease End	No. Beds	No. Baths	Actual Rent	Market Rent	Gross Potential	Notes
1	850	10/8/12	MTM	2	1.5	750	775	750	
2	850	12/18/13	6/30/14	2	1.5	775	775	775	
3	850	4/25/12	4/24/14	2	1.5	750	775	750	Section 8 tenant to renew for 1 year at market
4	850	5/1/13	11/30/14	2	1.5	750	775	750	
5	850	4/19/09	MTM	2	1.5	745	775	745	
6	850	9/20/13	9/30/14	2	1.5	850	850	850	New granite counters, cabinets, flooring, HVAC
7	850	10/2/08	MTM	2	1.5	745	775	745	\$225 discount for onsite contact as of 4/1/14
8	850	Vacant		2	1.5		775	775	
9	850	4/5/13	MTM	2	1.5	750	775	750	
10	850	4/19/14	10/18/14	2	1.5	775	775	775	
11	850	9/5/13	MTM	2	1.5	750	775	750	
12	850	1/14/04	MTM	2	1.5	750	775	750	
13	1,100	9/18/13	MTM	3	2	950	950	950	
14	1,100	2/28/13	MTM	3	2	950	950	950	
	12,400					10,290	11,275	11,065	

Unit Type	No. Units	Unit Size (sf)	Actual Rent	Actual Rent psf
2 bed / 1.5 bath	12	850	763	0.90
3 bed / 2 bath	2	1,100	950	0.86
Total / Average	14	886	792	0.89



Brian Jacks (916) 837-3456

The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

East West Commercial Real Estate, LLC has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | Regional Vice President | BRE Lic #01217349 | Brian.Jacks@EastWestCommercial.com | www.SacCommercialRealEstate.com

Apartments For Sale (14 units)

6420 46th Street - Sacramento, CA 95823 Income Statement / Proforma Budget

Income	Oct 2013	Nov 2013	Dec 2013	Jan 2014	Feb 2014	Mar 2014	6 mth ended 3/31/2014	Ann. 6 mth ended 3/31/14	Proforma Budget	% Total Income	Notes
Gross Potential Rent									132,780		Based on 3/31/14 rent roll + market rent for vacant
Vacancy									(9,295)		Assumed 7% vacancy factor
Rent	7,380	7,567	8,613	7,764	5,795	8,838	45,958	91,915			Feb '14 late payments caught up in Mar '14
Late Fee	400	300	100	100	50		950	1,900	1,500		
Laundry Income		40		180	129	104	452	904	900		
Repairs Income				121		544	664	1,329			
Total Income	7,780	7,907	8,713	8,165	5,974	9,486	48,024	96,048	125,885		
Expenses											
Property Taxes			5,271				5,271	10,425	10,869	8.6%	Based on 1.0% of purchase price + direct levies
Insurance		5,046					5,046	5,046	5,000	4.0%	
Utilities	1,340	732	621	1,861	317	861	5,732	11,464	11,500	9.1%	
Repairs & Maintenance	80		447	21			547	1,095	2,750	2.2%	Some historical labor costs not shown (owner direct)
Contracted Repairs & Maintenance	112	52		52	104	52	372	744	750	0.6%	
Turnover	380						380	760	2,500	2.0%	Some historical labor costs not shown (owner direct)
Grounds	200	200	200	200		200	1,000	2,000	2,000	1.6%	
Marketing	140		145				285	570	600	0.5%	
Administrative	46	39	96	42	39	54	316	633	700	0.6%	
Management Fees	500	500	565	500	500	569	3,134	6,268	6,300	5.0%	
Payroll	359	163	156	966	462		2,106	4,212	4,250	3.4%	\$225/mo. rent discount for onsite contact
Total Expenses	3,156	6,732	7,501	3,642	1,422	1,737	24,190	48,379	47,219	37.5%	
Net Operating Income	4,624	1,175	1,212	4,523	4,552	7,749	23,834	47,669	78,666	62.5%	



The information contained herein has been obtained from sources deemed reliable, but accuracy is not guaranteed.

East West Commercial Real Estate, LLC has not verified it and makes no guarantee, warranty or representation about it.

Brian Jacks | Regional Vice President | BRE Lic #01217349 | Brian.Jacks@EastWestCommercial.com | www.SacCommercialRealEstate.com



Brian Jacks (916) 837-3456