

**WESTFIELD
VILLAGE - 4
PROPERTY
PACKAGE**

- Sales Price: \$2,420,580
- Four Duplex Properties (8 Units).
- 2bd/1ba Units
- Level Lot
- 1 Car Garage
- Large Fenced Backyards



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Each Office Independently Owned and Operated.

PROPERTY SUMMARY

Westfield Village - 4 Property Package



Property Summary

Building SF:	6,856
CAP Rate:	5.0%
Lot Size:	6,600 SF ea
NOI:	\$121,029
Price:	\$2,420,580
Year Built:	1950
Zoning:	RIA
No Units:	8

Property Overview

The subject property is an assembly of 4 duplex properties in West Sacramento, California. The properties are 100% occupied. Three of the units have one car garages with the fourth having its garage converted to living space.

Location Overview

West Sacramento is a rapidly growing city located just across the Sacramento River from California's capital city, Sacramento. Known for its blend of suburban comfort and urban convenience, West Sacramento offers residents easy access to the best of both worlds. The city boasts a strong sense of community with quiet, well-maintained neighborhoods while being only minutes away from the vibrant downtown Sacramento area.

There are several amenities for living in West Sacramento making it a desirable location for tenants; 1. Proximity to Downtown Sacramento, 2. Dining and Entertainment in the Bridge District, 3. Schools and Family Friendly Environment, 4. Easy access to major highways.

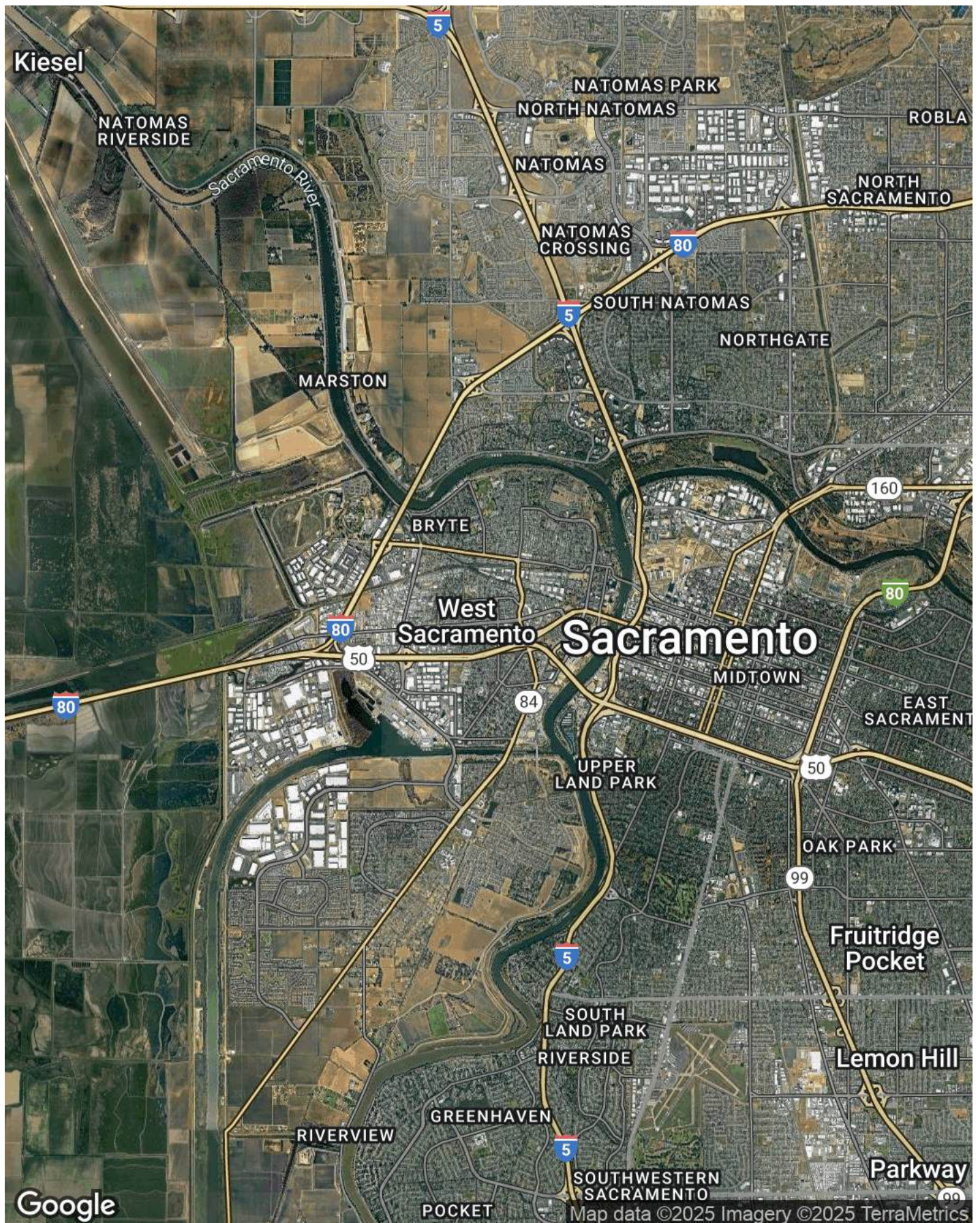
PROPERTY PHOTOS

Westfield Village - 4 Property Package
TYPICAL UNIT



REGIONAL MAP

Westfield Village - 4 Property Package

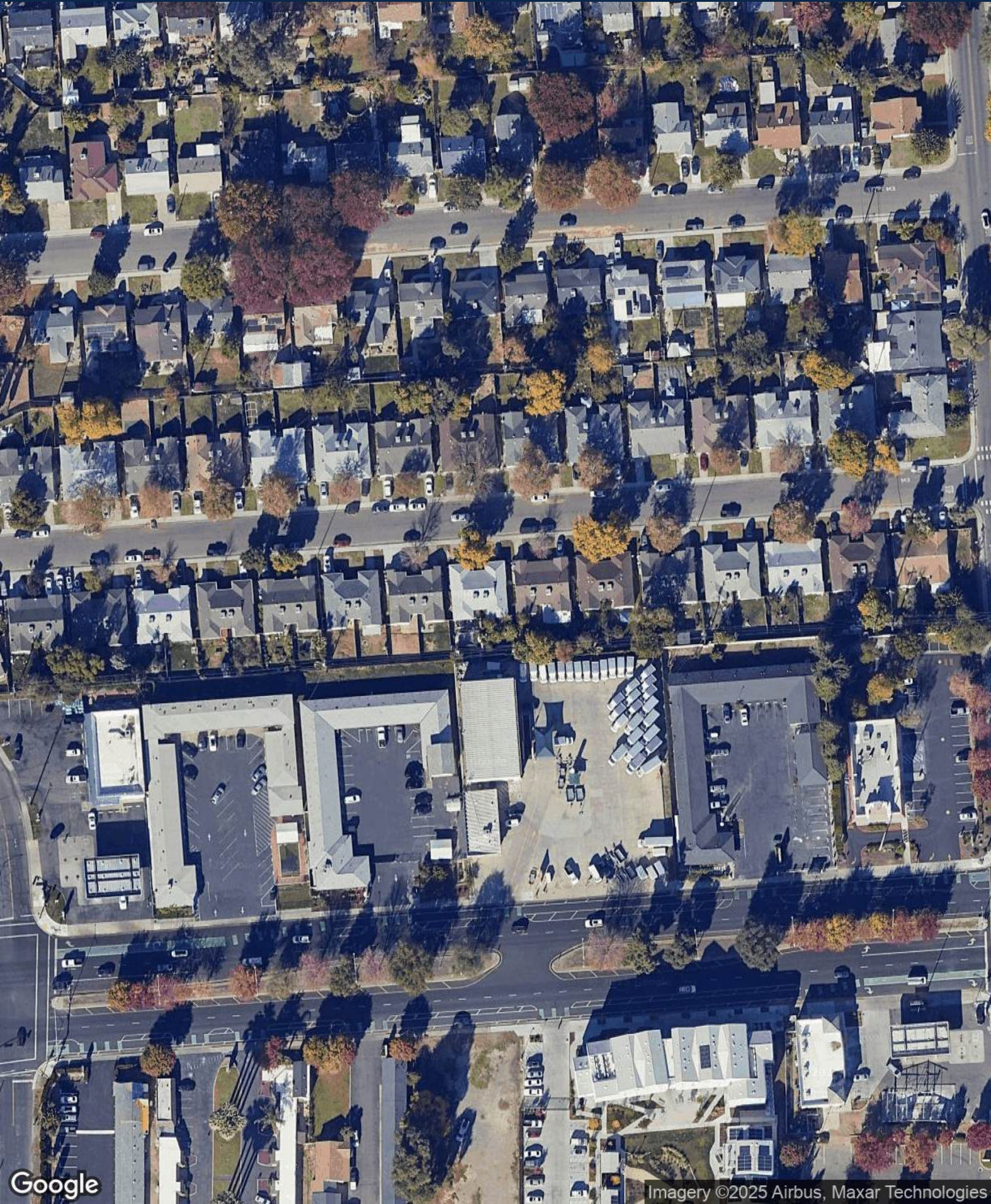


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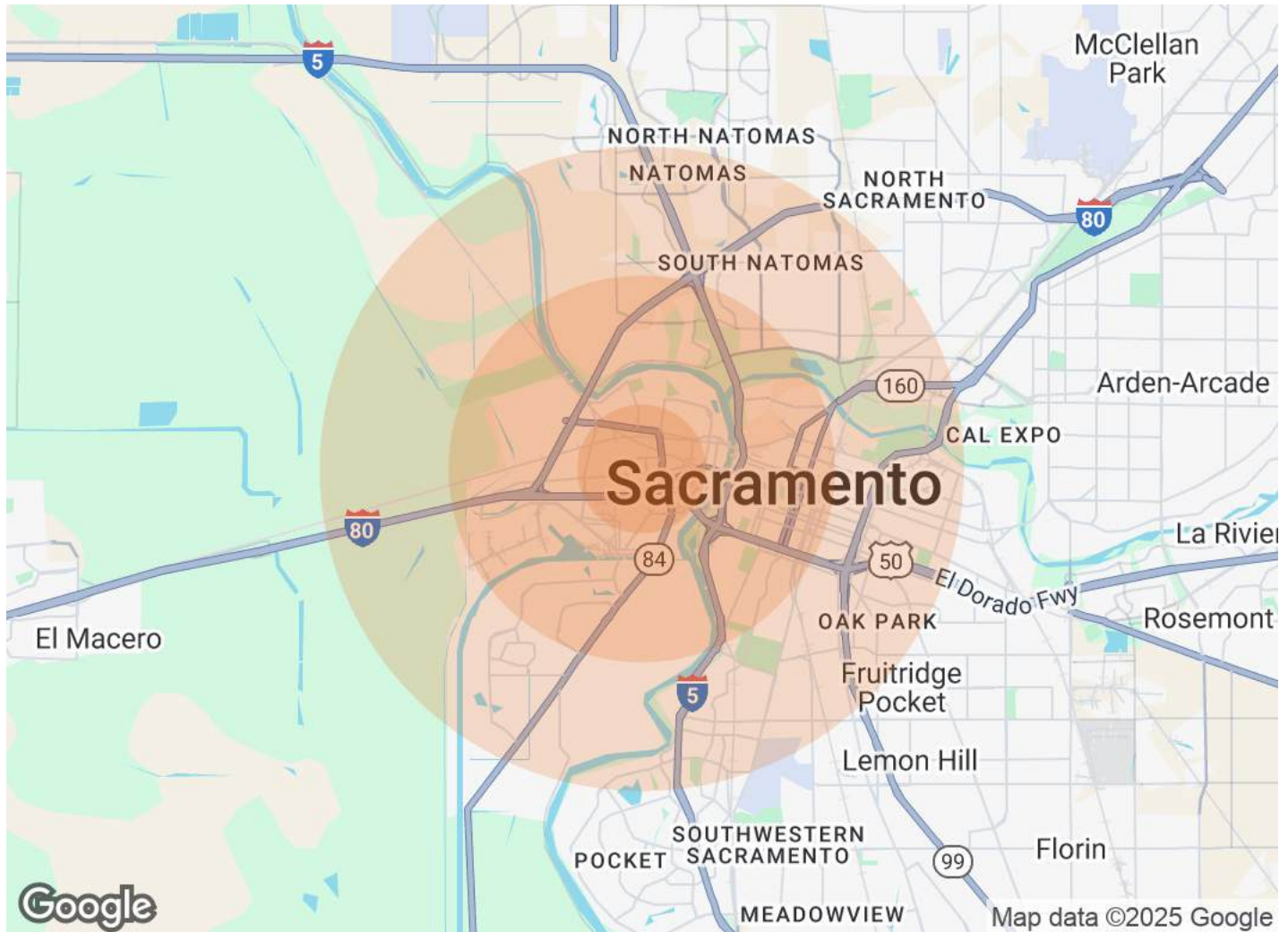
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AERIAL MAP
Westfield Village - 4 Property Package



DEMOGRAPHICS

Westfield Village - 4 Property Package



Population	1 Mile	3 Miles	5 Miles
Male	7,838	38,916	111,942
Female	8,073	38,163	114,878
Total Population	15,911	77,079	226,820

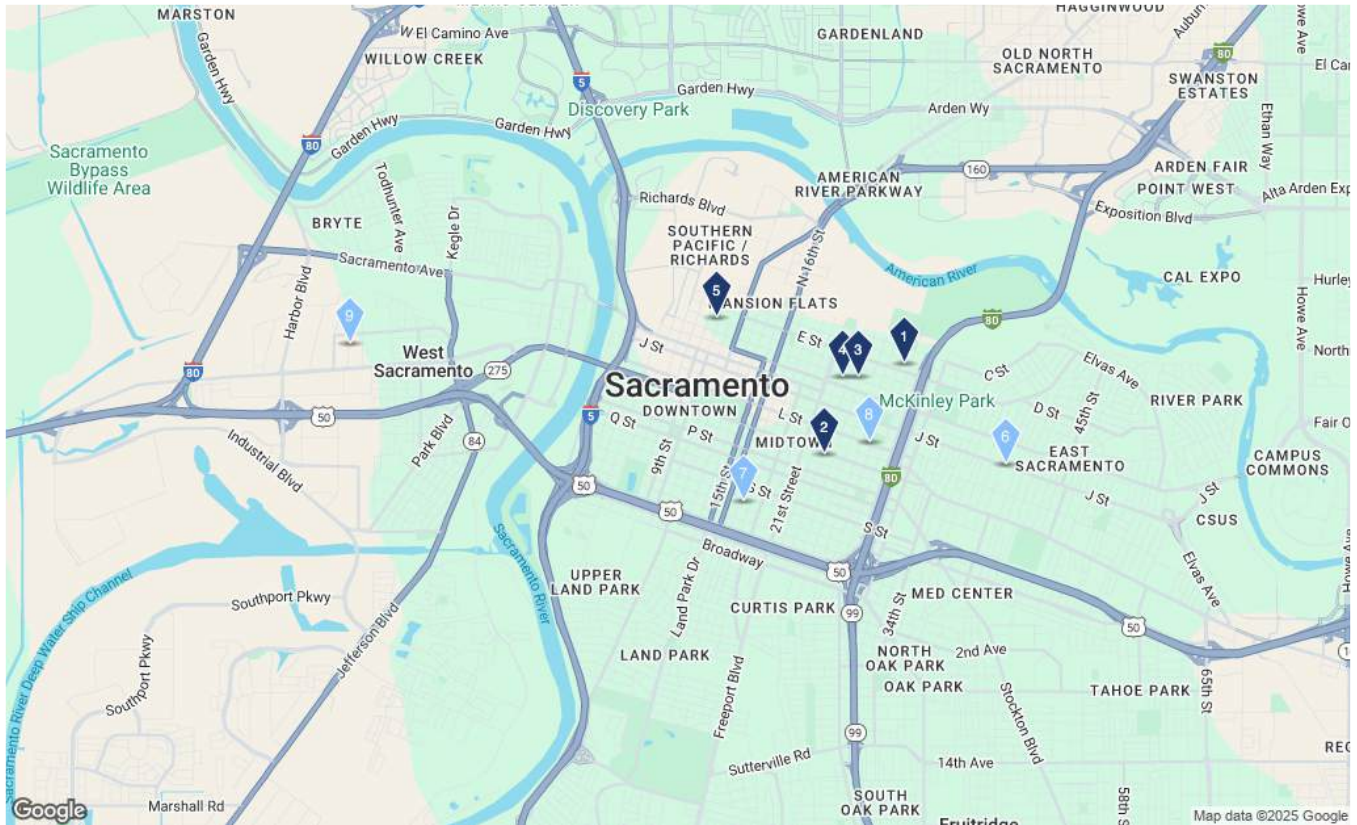
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,148	13,020	43,859
Ages 15-24	2,435	9,143	27,722
Ages 25-54	6,286	32,712	93,444
Ages 55-64	1,649	9,500	27,624
Ages 65+	2,393	12,704	34,171

Income	1 Mile	3 Miles	5 Miles
Median	\$33,786	\$43,180	\$48,397
< \$15,000	1,153	5,586	13,058
\$15,000-\$24,999	1,019	4,206	10,271
\$25,000-\$34,999	795	3,400	9,625
\$35,000-\$49,999	960	4,734	13,324
\$50,000-\$74,999	1,213	5,779	17,983
\$75,000-\$99,999	321	3,060	9,999
\$100,000-\$149,999	409	4,346	11,464
\$150,000-\$199,999	102	1,107	3,969
> \$200,000	N/A	882	3,067

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,495	37,083	104,274
Occupied	6,026	33,578	95,078
Owner Occupied	2,808	13,077	42,191
Renter Occupied	3,218	20,501	52,887
Vacant	469	3,505	9,196



Sale Comps Map & List Report



Sale Comparables Summary Statistics

Sale Attributes	Low	Average	Median	High
Sale Price	\$1,050,000	\$1,742,770	\$1,610,000	\$2,355,000
Sale Price Per Unit	\$210,000	\$281,092	\$250,000	\$439,770
Cap Rate	4.0%	4.8%	4.9%	5.1%
Sale Price Per SF	\$219	\$313	\$315	\$528
Property Attributes	Low	Average	Median	High
Units	5	6	6	8
Year Built	1895	1950	1950	1996
Stories	2	2	2	2
Vacancy At Sale	5.3%	2.7%	0.0%	8.0%
Star Rating	★★★★☆ 2	★★★★☆ 2.2	★★★★☆ 2	★★★★☆ 3

Summary Statistics exclude For Sale and Under Contract listings



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SALES COMPS

Westfield Village - 4 Property Package

Sale Comps List

	Property Name Address	Type	Built/Renovated	Size	Sale Date	Price	Cap Rate
1	2711 E St Sacramento, CA 95816	Apartments ★★★★☆	1949	6 Units	12/26/2024	\$1,500,000 (\$357.14/SF)	5.08% Actual
2	1417 23rd St Sacramento, CA 95816	Apartments ★★★★☆	1950	7 Units	8/30/2024	\$1,610,000 (\$354.31/SF)	5.13% Actual
3	700 24th St Sacramento, CA 95816	Apartments ★★★★☆	1962	5 Units	6/25/2024	\$1,050,000 (\$301.38/SF)	4.00% Actual
4	2215 H St Sacramento, CA 95816	Apartments ★★★★☆	1996	5 Units	5/30/2024	\$2,198,850 (\$407.19/SF)	4.89% Actual 5.05% Pro-Forma
5	The Kensington 608-614 10th St Sacramento, CA 95814	Apartments ★★★★☆	1895/2018	8 Units	5/7/2024	\$2,355,000 (\$397.27/SF)	4.90% Actual
6	3924 J St Sacramento, CA 95819	Apartments ★★★★☆	2021	6 Units	For Sale	\$2,800,000 (\$318.15/SF)	4.50% Actual
7	1721 U St Sacramento, CA 95818	Apartments ★★★★☆	1960	6 Units	For Sale	\$1,399,000 (\$322.65/SF)	5.08% Actual
8	1214 27th St Sacramento, CA 95816	Apartments ★★★★☆	1935	7 Units	For Sale	\$1,390,000 (\$257.98/SF)	2.90% Actual
9	661 Walnut St West Sacramento, CA 95691	Apartments ★★★★☆	1972	7 Units	For Sale	\$1,050,000 (\$281.50/SF)	5.06% Actual



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