

APARTMENT HOME FOR SALE

620 14TH STREET, SACRAMENTO, CA

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620 14TH STREET, SACRAMENTO

PROPERTY INFORMATION:

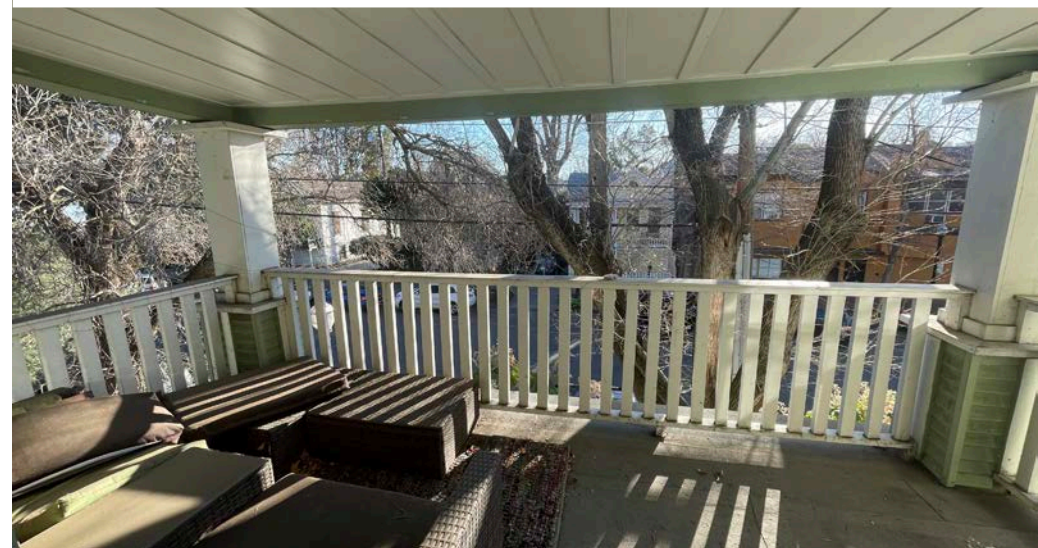
- Fully leased four-plex with attractive curb appeal located in the heart of the Masion Flats neighborhood.
- Welcoming front entrance, with multiple windows in each unit that creates as strong impression for tenants.
- Two units on each floor, with shared balconies on the second floor
- Washer/Dryer in each unit
- Separately metered gas and electric
- One bedroom / One Bath Units
- Good street parking on a quiet, friendly street
- Total RBA: Approximately \pm 3,862 SF
- Current monthly gross scheduled rents total \$7,858

Unit 1	\$2,475
Unit 2	\$1,850
Unit 3	\$1,753
Unit 4	\$1,780

Purchase Price: \$1,275,000

Price Per Unit: \$337,500

Price Per Sq Ft: \$349.55



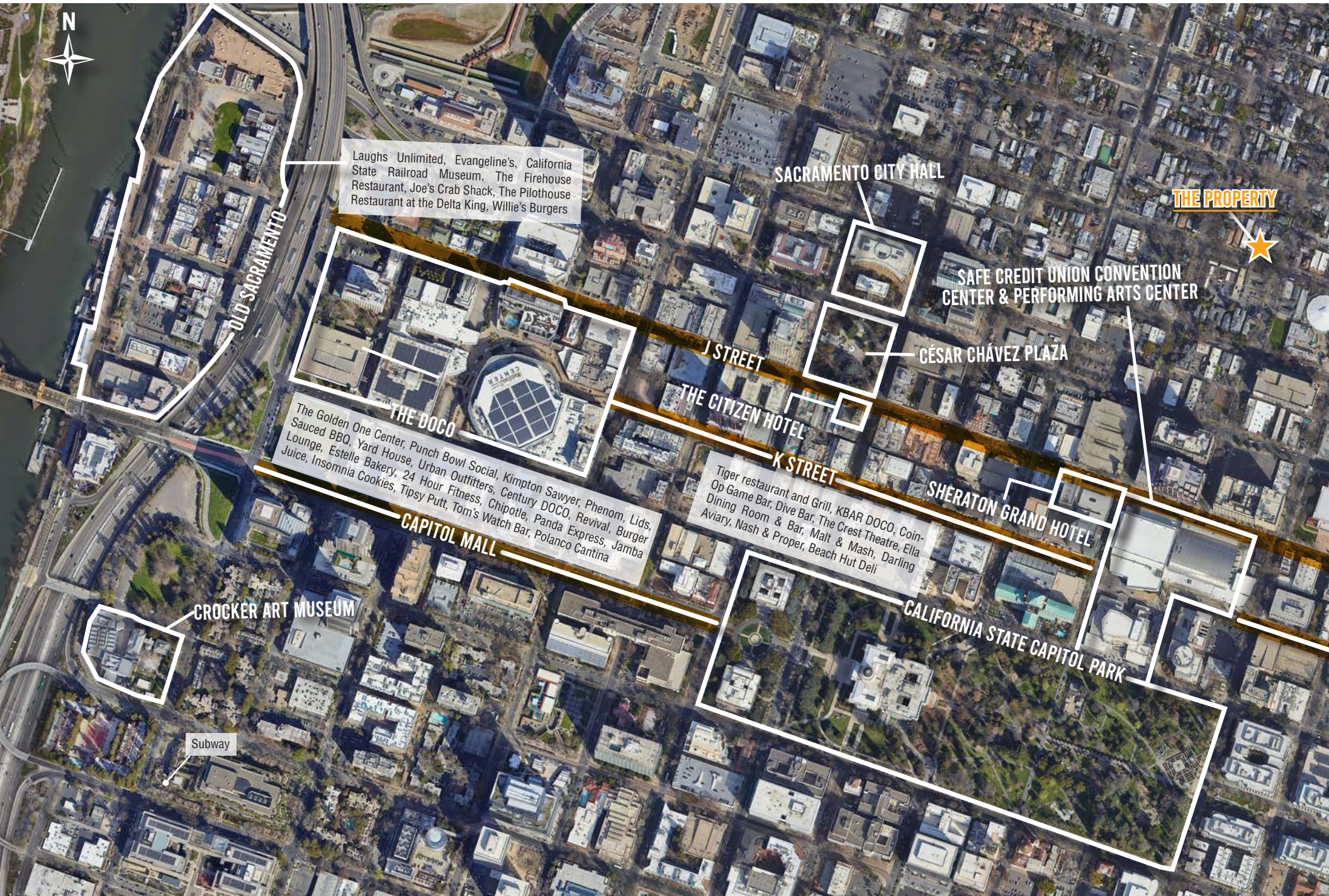
LOCATION INFORMATION:

620 14th Street is located within walking distance of the heart of Downtown Sacramento's entertainment and lifestyle mecca. The property is located within a 15 minute walk to the Kimpton Sawyer Hotel, the Westfield Shopping Complex, the Golden 1 Center, home of the NBA Sacramento Kings basketball team, and the entire DOCO experience! DOCO is an entertainment district in Sacramento's dynamic Downtown. DOCO is the heart of the city and the hub of community activity featuring 200 events year-round. Additionally, the apartment complex is ideally located within two miles away the State Capitol and Old Town Waterfront.

- Located a mile to the California State Capital, Golden 1 Center, DOCO, K Street Mall, walkable to a multitude of entertainment and restaurant options.
- Additionally, the complex is less than two miles from the major medical centers, Sutter and Mercy General.
- Easily accessible to both bus and light rail stops - one block to the F & 14th Bus Stop and three blocks to the F & 12th Street Light Rail Stop.



SACRAMENTO RETAIL AERIAL



DEMOGRAPHICS

MARKET OVERVIEW

620 14th Street,
Sacramento, CA 95814

3 MILE RADIUS

KEY FACTS

157,024

Population

36

Median Age



Average Household Size

\$74,091

Median Household Income

HOUSING STATS



\$460,062

Median Home Value



68,352

Households



61.87%

% Renter Occupied
Housing Units

COMMUTERS



2.08%

Used Public Transportation



73.47%

Drove Alone to Work

EDUCATION



16.90%

High
School Graduate



21.78%

Some
College



38.02%

Bachelor's
Degree Plus

BUSINESS



146,785

Total Employees

EMPLOYMENT



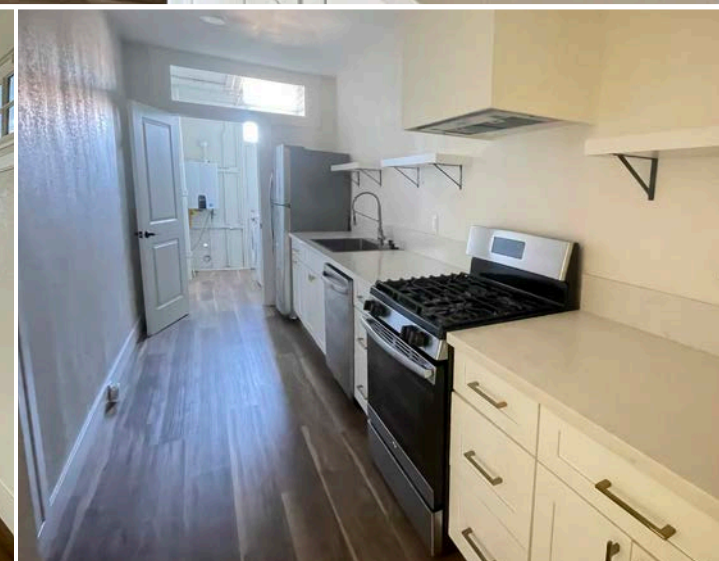
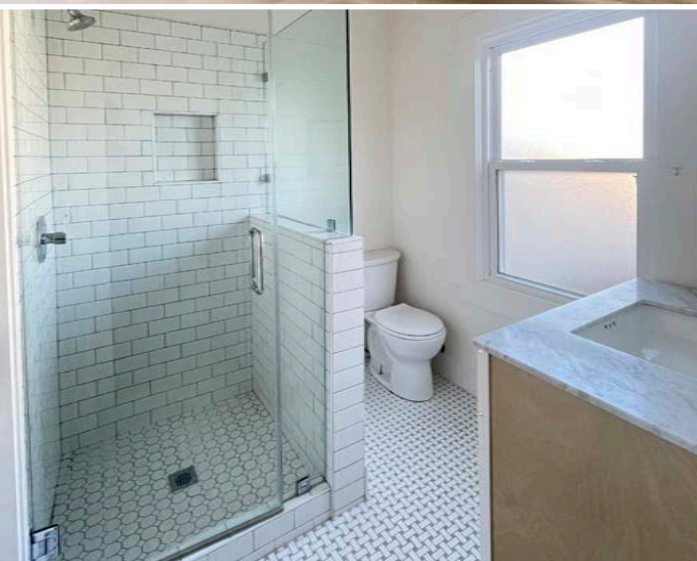
71.60%

White Collar



28.40%

Blue Collar



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