

FOR SALE

8 UNIT APARTMENT COMPLEX PLUS FREE STANDING SINGLE-FAMILY RESIDENCE

4801 ORANGE GROVE AVENUE, SACRAMENTO CA 95841

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4801 ORANGE GROVE AVENUE

PROPERTY INFORMATION:

A total of three buildings for sale — two, four-plex apartment buildings for a total of eight units and one, free-standing single-family residence

The Apartment Buildings:

- Two-story, with shared courtyard separating the buildings
- Separately metered
- Two-bedroom, one-bathroom units
- Private parking lot - Each unit has a reserved parking stall and there are two guest parking stalls plus street parking
- Wall-unit air conditioners, #4 has central HVAC
- ±174 SF common area laundry room on property
- Unit #4 has it's own washer and dryer
- High-Definition Security Cameras

The Single Family Residence:

- One-story house with a fenced private yard
- Two-Bedroom, one-bathroom
- Own Washer and Dryer
- Welcoming front entrance, with multiple windows in each unit that creates as strong impression for tenants.
- Walking distance to American River College
- Located in the Arden Arcade community of Carmichael submarket
- Good street parking
- APN 240-0062-100-0000

Purchase Price:
\$1,500,000



INCOME & EXPENSE:

Current Income & Expenses

Income		
	Annual	Monthly
Rent	\$134,400	\$11,200
Other Charges - Water/Sewer/Trash	\$8,640	\$720
Vacancy - 5%	-\$7,152	-\$596
Totals	\$135,888	\$11,324

Sales Price:	\$1,500,000
Per Unit Price:	\$166,667
Cap Rate:	5.49%



Expense		
	Annual	Monthly
Property Management - 5% of rent	\$6,794	\$566
Insurance	\$10,597	\$883
Contract Services	\$3,500	\$292
HVAC Contract	\$2,200	\$183
Pest Control	\$1,300	\$108
Landscaping	\$2,200	\$183
Utilities	\$10,988	\$916
Trash Removal & Recycle	\$1,429	\$119
Property Tax	\$18,052	\$1,504
Total Expense	\$53,560	\$4,463
Net Income	\$82,328	\$6,861

PROFORMA:

Proforma Income & Expense

Income		
	Annual	Monthly
Rent	\$159,600	\$13,300
Other Charges - Water/Sewer/Trash	\$9,720	\$810
Vacancy - 5%	-\$8,466	-\$706
Total	\$160,854	\$13,405

Sales Price:	\$1,500,000
Per Unit Price:	\$166,667
Cap Rate:	7.07%



Expense		
	Annual	Monthly
Property Management - 5% of rent	\$8,043	\$670
Insurance	\$10,597	\$883
Contract Services	\$3,500	\$292
HVAC Contract	\$2,200	\$183
Pest Control	\$1,300	\$108
Landscaping	\$2,200	\$183
Utilities	\$10,988	\$916
Trash Removal & Recycle	\$1,429	\$119
Property Tax	\$18,052	\$1,504
Total Expense	\$54,809	\$4,567
Net Income	\$106,045	\$8,837

RENT ROLL:

Current Rent Roll							
Unit	Bed/Bath	Square Footage	Rent	Other Charges	Gross Income	Lease Start	Lease Expiration
#C - House	2/1	540	\$1,700.00	\$90.00	\$1,790.00	12/1/2016	MTM
#1	2/1	665	\$1,400.00	\$90.00	\$1,490.00	4/1/2025	2/28/2026
#2	2/1	665	\$1,100.00	\$90.00	\$1,190.00	4/12/2013	MTM
#3	2/1	665	\$1,400.00	\$90.00	\$1,490.00	11/12/2024	6/30/2025
#4	2/1	665	\$1,800.00	\$90.00	\$1,890.00	11/15/2023	MTM
#5	2/1	665	\$-	\$-	\$-		
#6	2/1	665	\$1,400.00	\$90.00	\$1,490.00	4/1/2024	4/30/2025
#7	2/1	665	\$1,400.00	\$90.00	\$1,490.00	4/1/2025	4/15/2026
#8	2/1	665	\$1,000.00	\$90.00	\$1,090.00	1/16/2018	MTM
Totals		5,860	\$11,200.00	\$720.00	\$11,920.00		

Proforma Rent Roll							
Unit	Bed/Bath	Square Footage	Rent	Other Charges	Gross Income	Lease Start	Lease Expiration
#C - House	2/1	540	\$1,700.00	\$90.00	\$1,790.00	12/1/2016	MTM
#1	2/1	665	\$1,400.00	\$90.00	\$1,490.00	4/1/2025	2/28/2026
#2	2/1	665	\$1,400.00	\$90.00	\$1,490.00	4/12/2013	MTM
#3	2/1	665	\$1,400.00	\$90.00	\$1,490.00	11/12/2024	6/30/2025
#4	2/1	665	\$1,800.00	\$90.00	\$1,890.00	11/15/2023	MTM
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#7	2/1	665	\$1,400.00	\$90.00	\$1,490.00	4/1/2025	4/15/2026
#8	2/1	665	\$1,400.00	\$90.00	\$1,490.00	1/16/2018	MTM
Totals		5,860	\$13,300.00	\$810.00	\$14,110.00		

DEMOGRAPHICS

MARKET OVERVIEW

4801 Orange Grove Avenue,
Sacramento CA 95841

3 MILE RADIUS

KEY FACTS

154,899

Population

38

Median Age



Average Household Size

\$104,859

Average Household Income

HOUSING STATS



\$408,792

Median Home Value



59,464

Households



50.23%

% Renter Occupied
Housing Units

COMMUTERS



0.65%

Used Public Transportation



84.97%

Drove Alone to Work

EDUCATION



26.66%

High
School Graduate



26.18%

Some
College



23.71%

Bachelor's
Degree Plus

BUSINESS



59,209

Total Employees

EMPLOYMENT



58.05%

White Collar



41.95%

Blue Collar

SALES COMPS

SUBJECT PROPERTY:
4801 Orange Grove Avenue,
Sacramento CA

ASKING PRICE:
\$1,500,000

PRICE PER UNIT:
\$166,667
(9 Units)

CAP RATE:
5.49%

1



6417-6427 Miles Ln
Carmichael, CA 95608

Sale Price: \$1,441,500
Price per Unit: \$240,250
Sale Date: 2/4/2025
of Units: 6
Built: 1973
Actual Cap Rate: 5.3%

2



4301-4307 Pasadena Ave
Sacramento, CA 95821

Sale Price: \$2,856,500
Price per Unit: \$178,531
Sale Date: 12/6/2024
of Units: 16
Built: 1959
Actual Cap Rate: 5.55%

3



7460 Tierra Way
Fair Oaks, CA 95628

Sale Price: \$2,110,000
Price per Unit: \$211,000
Sale Date: 10/3/2024
of Units: 10
Built: 1986
Actual Cap Rate: -

4



2933 Eastern Ave
Sacramento, CA 95821

Sale Price: \$2,075,000
Price per Unit: \$172,917
Sale Date: 5/2/2024
of Units: 12
Built: 1958
Actual Cap Rate: 4.66%

5



3405 Hidden Oak Ct
Sacramento, CA 95821

Sale Price: \$2,250,000
Price per Unit: \$187,500
Sale Date: 2/29/2024
of Units: 12
Built: 1973
Actual Cap Rate: 5.45%

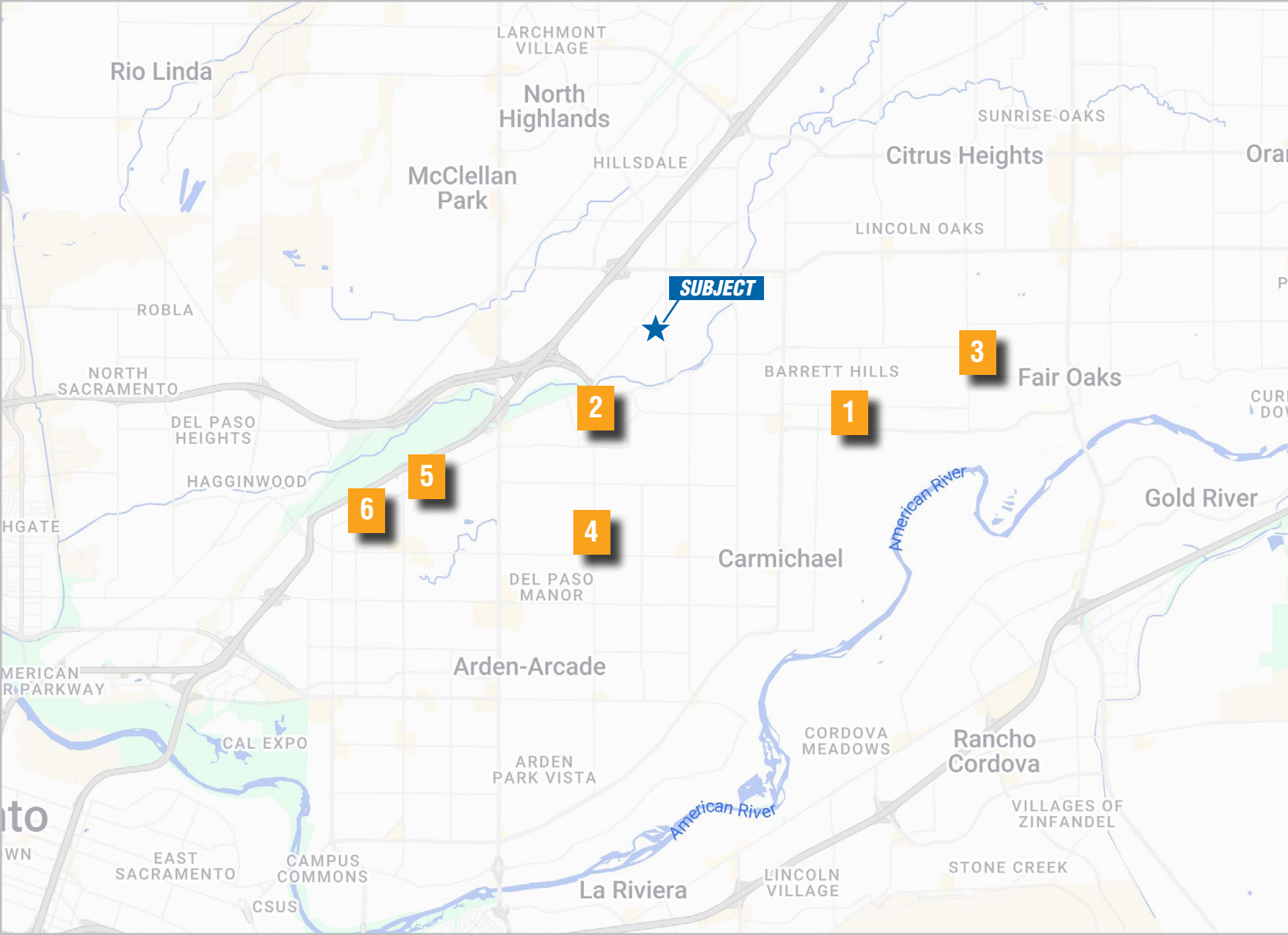
6



2340 Jill Way
Sacramento, CA 95821

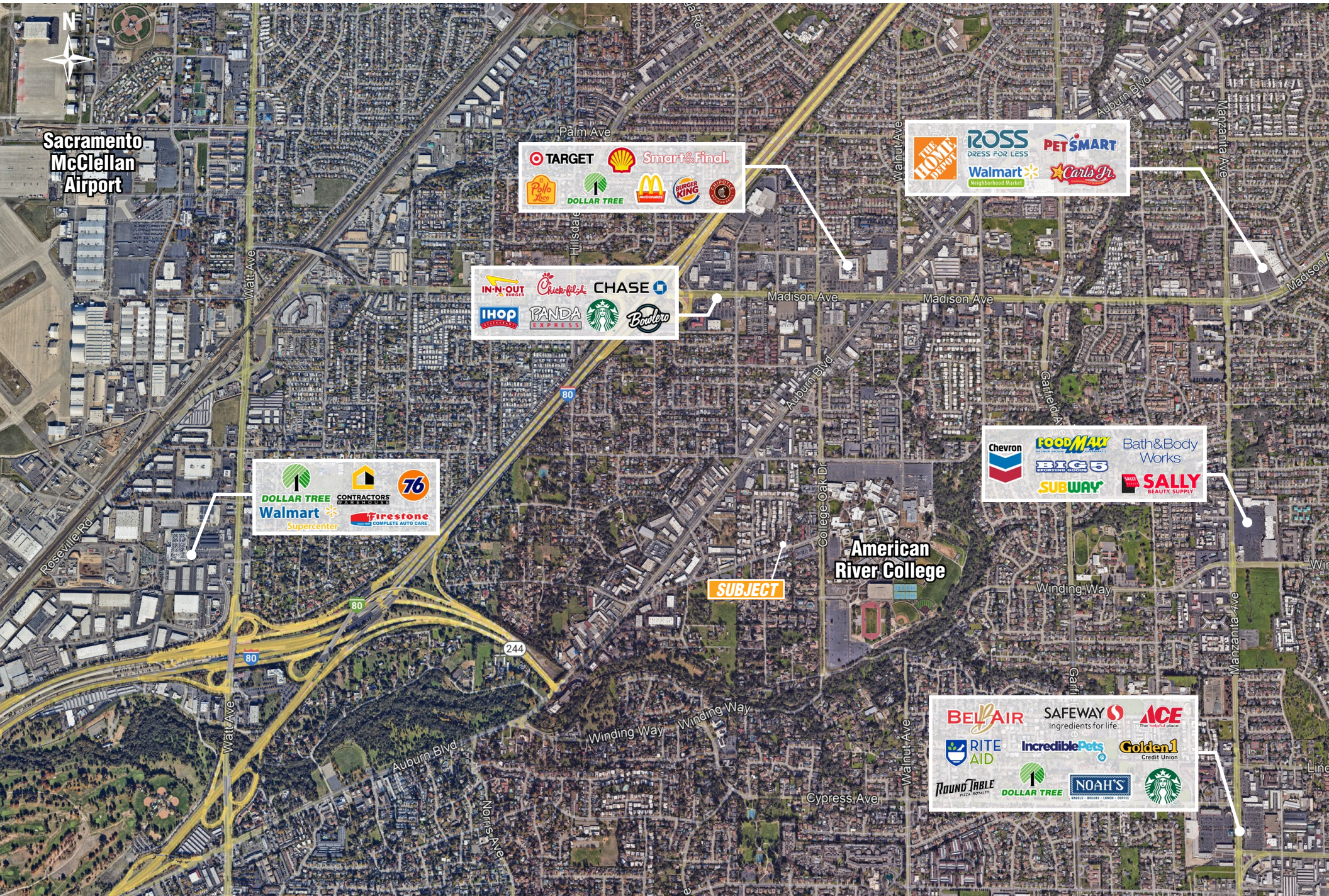
Sale Price: \$750,000
Price per Unit: \$150,000
Sale Date: 7/12/2023
of Units: 5
Built: 1970
Actual Cap Rate: 5.5%

SALES COMPS MAP



SACRAMENTO RETAIL AERIAL

4801 ORANGE GROVE AVENUE



Sacramento
McClellan
Airport

Target
Shell
Smart & Final
Dollar Tree
McDonald's
Burger King
Dunkin'

Home Depot
Ross Dress for Less
PetSmart
Walmart Neighborhood Market
Carls Jr.

In-N-Out
Chick-fil-A
Chase
IHOP
Panda Express
Starbucks
Bowlero

Dollar Tree
Walmart Supercenter
Contractors Direct
76
Firestone Complete Auto Care

Chevron
FoodMaxx
Bath & Body Works
Big B
Subway
Sally Beauty Supply

SUBJECT

American
River College

Bell Air
Safeway
Ace Hardware
Rite Aid
Incredible Pets
Golden 1 Credit Union
Round Table Pizza
Dollar Tree
Noah's
Starbucks



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