

G GALLELLI
REAL ESTATE

COTTAGE ESTATES

2900 Channel Court, Sacramento, CA 95825

*A 152 Unit Affordable Housing Opportunity in Sacramento, California
Marketing Flyer*

EXECUTIVE SUMMARY



Cottage Estates presents the opportunity to acquire a well-located multifamily community in Sacramento's established Arden-Arcade submarket. Located at 2900 Channel Court, the Property benefits from a highly desirable central infill location with convenient access to major employment centers, regional transportation corridors, healthcare institutions, retail amenities, and recreational destinations.

The Property is situated within one of Sacramento County's most supply-constrained residential corridors, where limited remaining development sites and continued population growth support long-term housing demand fundamentals. The surrounding neighborhood provides immediate access to Interstate 80, Business 80, and Highway 50, offering strong connectivity throughout the Sacramento metropolitan area.

Cottage Estates offers investors a compelling combination of stable in-place operations, long-term affordable housing demand, and future repositioning flexibility.

Cottage Estates is subject to existing affordability restrictions through both a Sacramento Housing & Redevelopment Agency ("SHRA") HOME Regulatory Agreement and a California Tax Credit Allocation Committee ("CTCAC") Low-Income Housing Tax Credit ("LIHTC") Regulatory Agreement. A summary of the agreements is found in the Property Description section of the Offering Memorandum.



Price
■ **\$24,000,000**

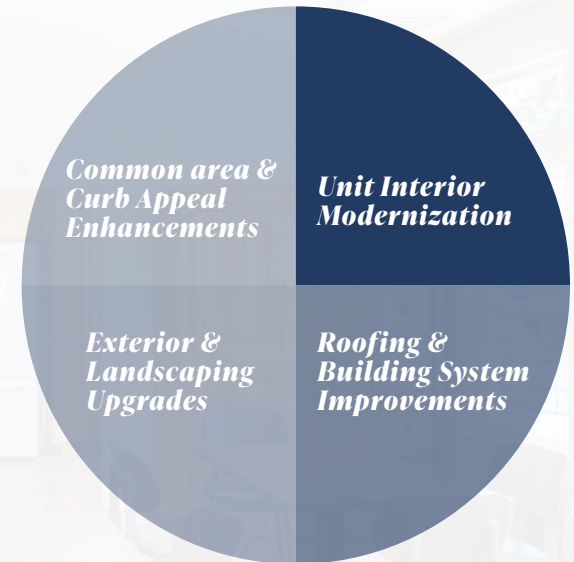
Price Per Unit
■ **\$157,875**





Investment Highlights

- ◆ Current in-place rents are approximately 8.3% below current published CTCAC maximum allowable rents, providing potential future rental growth opportunity subject to applicable regulatory restrictions, utility allowances, and annual agency-published rent limits.
- ◆ Central Sacramento infill location within the Arden-Arcade submarket
- ◆ Opportunity Zone designation providing potential tax advantages for qualified investors
- ◆ Proximity to Kaiser Permanente Sacramento Medical Center and major regional employment nodes
- ◆ Immediate access to major retail corridors, recreation amenities, and transportation infrastructure
- ◆ Located within a high-demand affordable and workforce housing market
- ◆ Limited competing multifamily development sites within the surrounding infill corridor
- ◆ Strong affordable housing fundamentals supported by renter cost burden and housing supply shortages

Cottage Estates presents the opportunity for a strategic renovation program. These improvements may align well with Opportunity Zone investment objectives focused on long-term community reinvestment and property repositioning.



Additionally, Cottage Estates offers multiple long-term operational pathways for future ownership, including:

 <p>Continued operation as an affordable housing community</p>	 <p>Potential future LIHTC resyndication and preservation execution</p>	 <p>Conversion to market-rate operations upon expiration of the existing regulatory period, subject to applicable regulations and market conditions</p>
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Year 1 Cap Rate

■ **5.75%**

Price Per SF

■ **\$180.45**

Date Constructed

■ **1969**

Acres

■ **9.66 AC**

COTTAGE ESTATES

2900 Channel Court, Sacramento, CA 95825



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