

# FOR SALE

3100 JERSEY WAY, SACRAMENTO, CA



**VALUE-ADD** | **23** | **POOL+CLUBHOUSE**  
APARTMENT INVESTMENT | UNITS | ON-SITE

*Attractive value-add multifamily investment opportunity in an up-scale residential neighborhood.*

## Property Overview

- Sale price: \$4,300,000 (\$187,000 per door)
- Actual cap rate: 4.35%
- Pro-forma cap rate: 6.18%
- 6 of the 23 units have been renovated and leased at avg \$1,525/month
- 17 of the 23 units are original and leased at avg \$925/month
- Electric subpanels for every unit were replaced in 2022
- Property features dual pane windows, newer membrane room, and exterior paint

## Property Location

- Located near the El Camino and Watt Ave intersection
- .75 miles from the Del Paso Country Club
- 7.6% vacancy rate among comparable properties within 1 mile-radius <sup>(Costar Q3-2023)</sup>

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