

FOR SALE

1320 19TH STREET, SACRAMENTO, CA



\$840,000

PURCHASE PRICE

\$280,000

PER DOOR

100%

LEASED

3

UNITS

Fully leased triplex boasts a historical 0% vacancy rate and is in the heart of Midtown, just a block off Capitol Ave and The Handle District

Property Overview

- Cap rate: 5.2%*
- Historical 0% vacancy rate
- Two story triplex
- One 2-bed/1-bath and two 1-bed/1-bath configuration
- Spacious second floor unit prime for owner occupant
- Well maintained property with recently replaced roof

**With 30% expense allocation*

Property Location

- 2 blocks to Zocalo, Mulvaney's, Chipotle, Golden Road Brewing and Old Soul Coffee
- One of the few submarkets with positive absorption despite slowed 2023 demand
- 4.1% rent growth over the past three years
- Facilitates highly sought after urban live, work, play lifestyle

(Costar Q3 2023)

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