

# FOR SALE

515 21ST STREET, SACRAMENTO CA



**\$2.55M** | **\$150,000** | **17** | **DORM**  
PURCHASE PRICE | PER UNIT | UNITS | STYLE STUDIOS

**Midtown Manor Rooming House - The most affordable housing option in Midtown offering reliable leasability and cashflow**

## Property Overview

- Pro-forma cap rate: 5.5%
- Recent improvements to units
- Covered parking - 6 stalls
- Common area kitchens, restrooms, living room, and laundry

## Property Location

- Located in the affluent, tree-lined Boulevard Park neighborhood in Midtown
- Low vacancy neighborhood - 8.4%
- Walking distance to cafés, bars / restaurants, grocers, and employers providing the highly sought after live, work, play lifestyle
- Mere blocks away from Old Soul Coffee, the Midtown Farmers Market, Target, UPS Store, Bonfare Market, and the MARRS Building - home to LowBrau, Kin Thai Eatery, Nekter Juice Bar, Pete's Coffee, Azul and Sleek Wax Bar

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