

1218 JANEY WAY

3 Recently Constructed Units in East Sacramento



TURTON
COMMERCIAL REAL ESTATE



THE OFFERING

\$1,280,000
PURCHASE PRICE

1
SINGLE FAMILY

2
ADU'S

5.4%
CAP RATE

100%
LEASED

AAA
LOCATION

1218 JANEY WAY IN PRESTIGIOUS EAST SACRAMENTO SUBMARKET

- Single Family Home completely renovated and ADUs newly constructed in 2024.
- Solid long-term investment opportunity with 100% current occupancy & room to raise rents.
- Owner could also occupy one of the units and offset ownership costs with rent from other units.
- AAA location in the "Little Italy Historic District" of East Sacramento.
- Walking distance to Sacramento State, St. Francis High School, and Corti Brothers shopping center.



THE OPPORTUNITY

1218 Janey Way is a three-unit investment or owner-occupant opportunity in East Sacramento. The property includes a single-family residence in the front and two newly constructed accessory dwelling units (ADUs) on the back half of the property. All three units were completed in 2024 and are now leased to A class tenants at market rents.

Turton Commercial is pleased to market for sale 1218 Janey Way (the "Property"), a three-unit property in the "Little Italy Historic District" of East Sacramento. The Property features a single-family residence on the front half of the property, measuring approximately 1,425 square feet and featuring three bedrooms and one bathroom. The single-family residence was completely remodeled in 2023 including updates to the kitchen, new appliances, bathroom, flooring, lighting, electrical, plumbing, sewer line, landscaping, interior paint, and other cosmetic finishes. The single-family residence is now leased for \$3,350 per month plus utility reimbursement.

Two ADUs were constructed on the back half of the property in early 2024, both of which measure approximately 600 square feet and feature two bedrooms, one bathroom, and an open kitchen and living room. The ADUs features an all-electric footprint,

dedicated mini split system to every room, dishwasher, 30" sink, new appliances, in unit washer/dryer, floor to ceiling tiled walk-in shower, dual vanities & cat 5 ran to every room, LVP floors, & automated front door access. The ADUs are accessed from the north side of the single-family house through a shared security gate, where all three tenants also store their trash cans. Each ADU has access to a dedicated backyard area with decomposed granite, landscaping, and irrigation. Each ADU is leased for \$2,150 per month plus a utility reimbursement.

Together, the Property generates approximately \$8,040 per month or approximately \$96,480 per year in gross rent and utility reimbursement. The average operating expenses are approximately \$2,000 per month or \$24,327 per year including reassessed property taxes, market rate property management expense, and 3% vacancy re-

serve. The estimated net operating income is approximately \$69,258 per year. Based upon the asking price of \$1,280,000, the as-is and unleveraged capitalization rate is 5.4% in the first year.

The Property is located squarely in the heart of East Sacramento, in the newly designated "Little Italy Historic District". The Property is walking distance to several notable amenities including the Camelia Shopping Center, Corti Brothers, Allora, and The Shack. Additionally, the Property is conveniently located near several schools including Phoebe A. Hearst Elementary School (.3 miles), St. Francis High School (.4 miles), and Sacramento State (.75 miles). The surrounding neighborhood is predominately single-family residence, a majority owner-occupied, which lends itself to an upscale and well-kept environment with visible pride of ownership.



PROPERTY DETAILS

Address:	1218 Janey Way, Sacramento 95819
APN:	008-0243-033-0000
Price:	\$1,280,000
Capitalization Rate:	5.4%
Net Operating Income:	\$69,258
Building Size:	2,625 SF
Parcel Area:	8,073 SF (.19 AC)
Price PSF:	\$487
Number of Units:	3
Occupancy:	100%
Zoning:	R-1 Single Family Residential

UNIT DETAILS

Number of Residential Units:	3
Unit Layout:	
Unit 1 (Single Family Res):	3 bedrooms and 1 bathroom
Unit 2 (ADU):	2 bedrooms and 1 bathroom
Unit 3 (ADU):	2 bedrooms and 1 bathroom
Year Built:	1951
Year Renovated:	2024
Net Rentable Area:	
Unit 1:	1,425 SF
Unit 2:	600 SF
Unit 3:	600 SF
Avg Residential In-Place Rent:	\$2,550 per month
Avg Residential Rent PSF:	\$2.91
Avg Residential Reimbursement:	\$130 per month



RENT ROLL

Unit	Layout	Current Rent	RUBS	Market Total
SRF	3/1	\$3,350.00	\$150.00	\$3,500.00
ADU1	2/a1	\$2,150.00	\$120.00	\$2,270.00
ADU2	2/1	\$2,150.00	\$120.00	\$2,270.00
Monthly Total		\$7,650.00	\$390.00	\$8,040.00
Annual Total		\$91,800.00	\$4,680.00	\$96,480.00

OPERATING EXPENSES

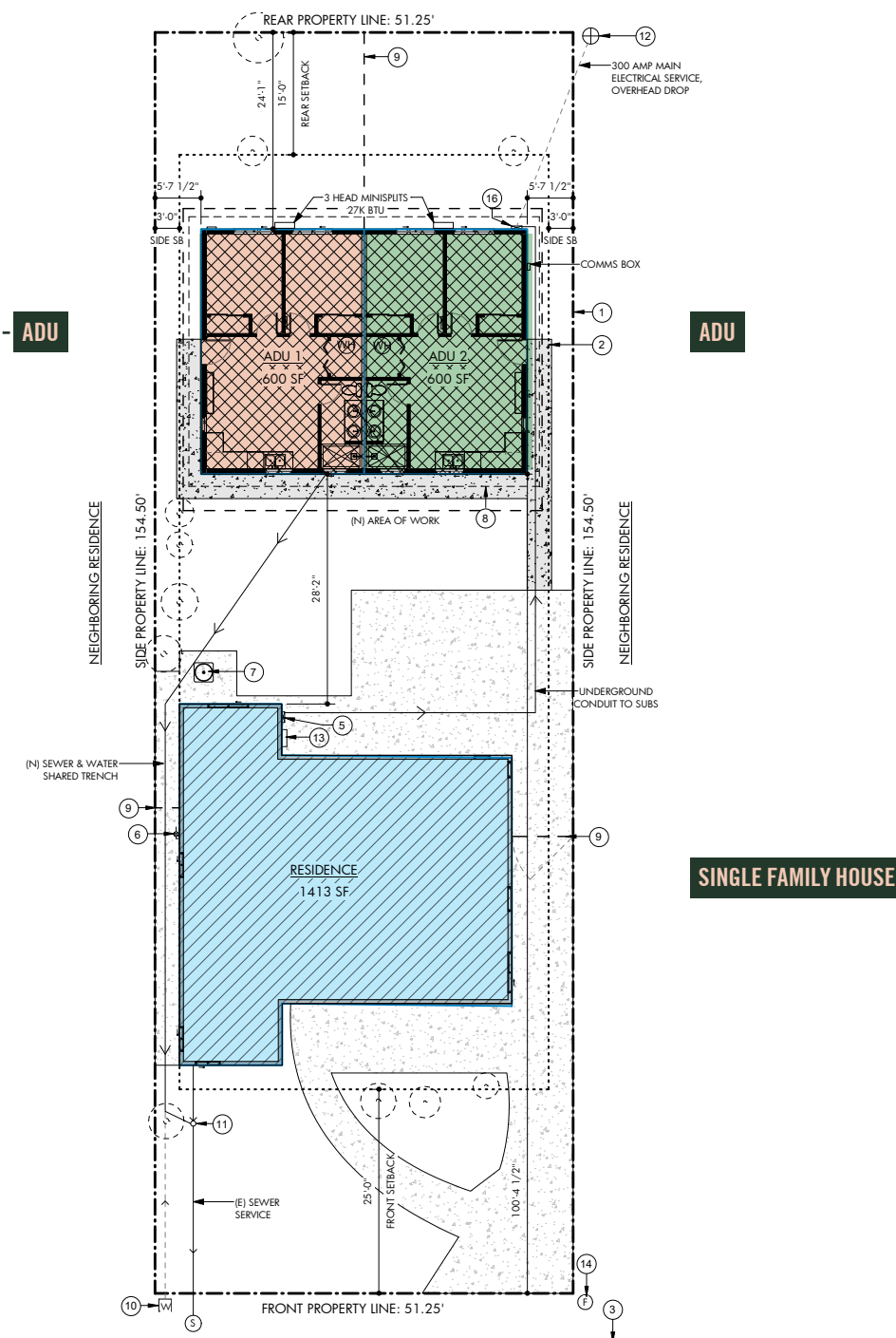
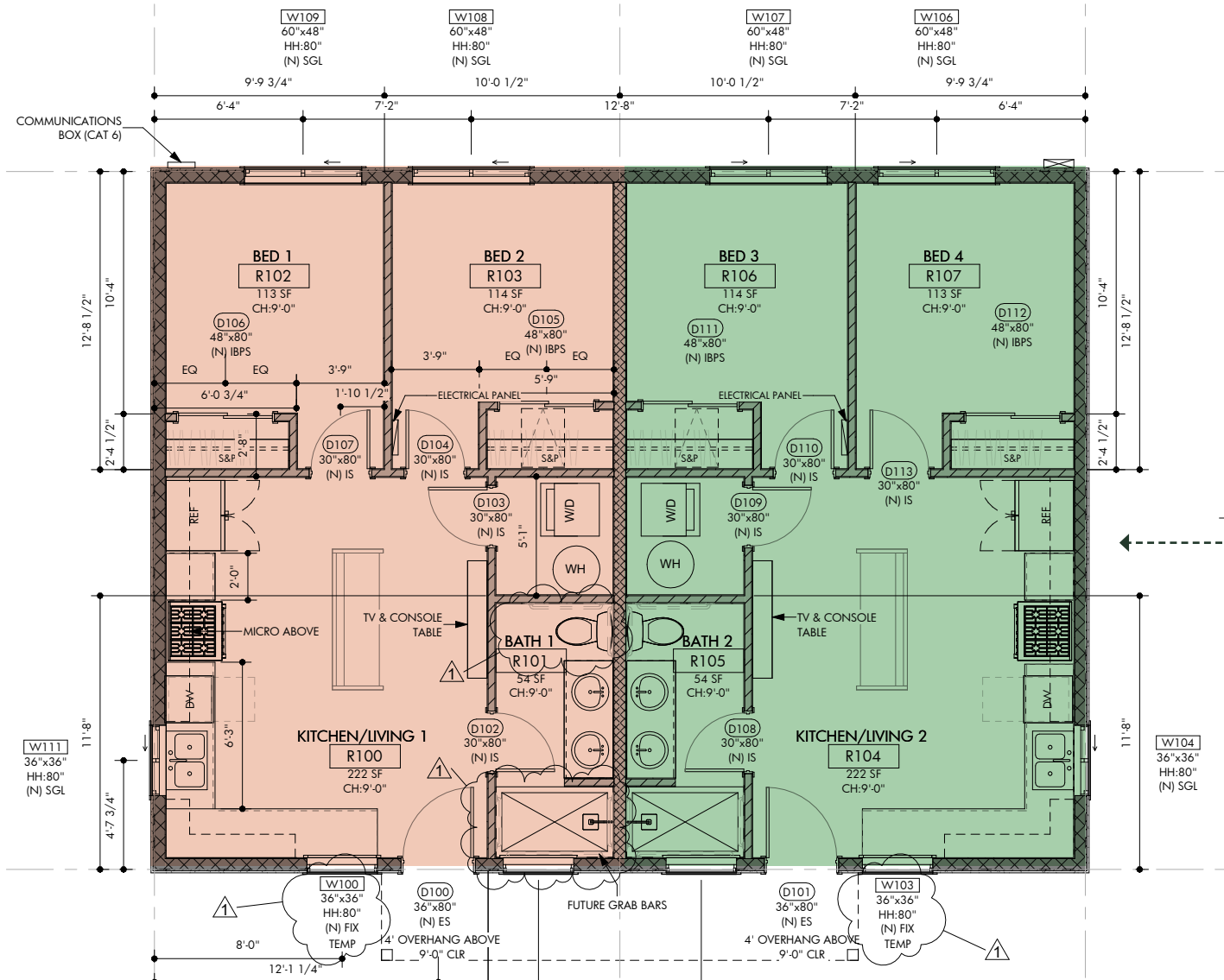
Operating Expenses	Amount
General Main. And Repair	\$1,200.00
Landscaping	\$1,200.00
Pest Control	\$360.00
Water, Sewer & Garbage	\$2,130.00
Property Management	\$3,960.00
Real Estate Taxes	\$14,337.50
Direct Levies	\$-
Fees & Permits	\$250.00
Insurance	\$890.00
Total	\$24,327.50
% of Gross Income	25%

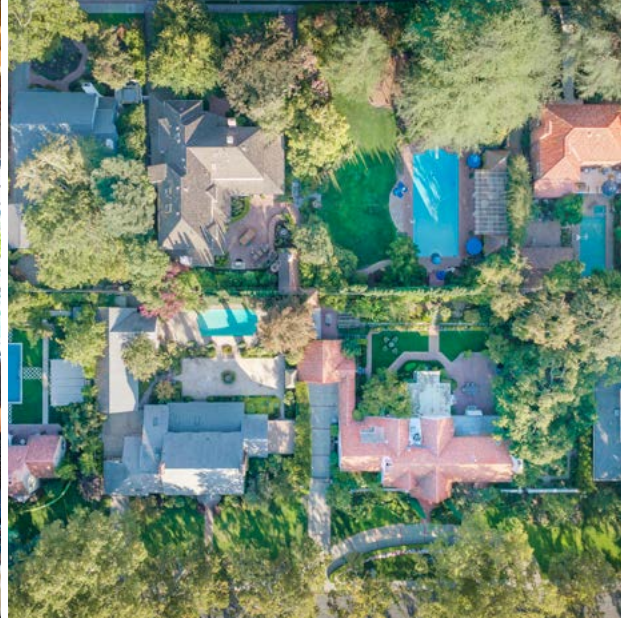
PROPERTY VALUATION

Monthly Rent	\$7,650.00
Monthly Reimbursement	\$390.00
Monthly Parking	\$-
Monthly Pet Rent	\$-
Monthly Total	\$8,040.00
Annual Total	\$96,480.00
Less 3% V/R	\$(2,894.40)
Annual Rent less V/R	\$93,585.60
Net Operating Income	\$69,258.10
Value at 5.4% Cap Rate	\$1,282,557.41
Price Per Door	\$427,519.14



FLOOR PLANS





THE LOCATION

1-MILE RADIUS

 11,561 POPULATION	 \$541,767 MEDIAN HOME VALUE	 \$108,157 AVG HOUSEHOLD INCOME	 50% ↑ BACHELOR'S OR
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No single neighborhood in Sacramento is more desirable to live in than East Sacramento. Homes in East Sacramento are highly sought after due to the central freeway location, proximity to the State Capitol Corridor and central business district, as well as easy access to numerous fine dining options, social events, and art offerings. Fur-

ther, established schools, community and outdoor activities, and sense of security make the neighborhood highly desirable to both homeowners and tenants. The availability of "for lease" rental housing in East Sacramento is quite limited because most of the housing inventory is comprised of single-family homes. Even

then, rental housing in the submarket often includes retrofitted single-family homes, ADUs, and older multifamily buildings with dated finishes and no amenities. As a result, luxury rental units, when available in East Sacramento, experience high demand and command premium rent.





Section Four: The Location

1218 JANEY WAY

1218 Janey Way

SACRAMENTO STATE
Aka the "Tree Campus USA"
Approximately 31,000 students in Fall 2022

DOWNTOWN SACRAMENTO
- 5.2 miles away from The Wexler
- 96,671 employees
- 400+ retail businesses
- Golden 1 Center = Home of the Sacramento Kings

MIDTOWN SACRAMENTO
- 3.4 miles away from The Wexler
- 32,200+ SF of restaurants and retailers
- The heart of Sacramento's arts and culture scene
- Home of the #1 farmers market in the U.S.

UC DAVIS MEDICAL CENTER
- 3 miles away from The Wexler
- #1 Hospital in the U.S. (Source: U.S. News Report)
- \$3.4 Billion annual economic output

Moonbelly Bakery
High Water Brewing
Vons Chicken
Taqueria Santos Laguna
Pure Soul Plant-based Eats

Office Depot
Jamba Juice
Dos Coyotes
Bento Box
FedEx
Pita Pit
GameStop

Giovanni's Old World NY Pizza
Tacoia Tacos y Tequila

Hampton Inn & Suites
Home2 by Hilton

LIGHT RAIL SACRAMENTO REGIONAL AND CSUS BUS STOP
"University/65th Street"
Approximately 40,000 riders daily

Target
CVS Pharmacy

HIGHWAY 50





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