

41 Town Home Style Apartments

**1930 Wright Street
Sacramento, CA**



Private/gated entry – 41, two-story town home style apartments located near Highway 80

31-1 bedroom, 1 bath

5-2 bedroom, 1 bath

5-studios, 1 bath

Parking: 61+

Building type: stucco/wood

Roof: composition/shingle

Recent Improvements: Pool & equipment/ADA requirements complete, new landscaping, sprinkler system

Kitchens: electric stoves, refrigerator, vinyl flooring

Heat: electric floor heat

Laundry: leased through Coin Mach

TV: cable

Pool: in ground

Gym

Professionally landscaped

Parcel size: 1.5 acres

Year built: 1985



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Annual Income: \$311,040

Unit	# of Bedrooms	Rent	Unit	# of Bedrooms	Rent
1	Studio	\$575	23	1	\$685
2	1	\$550	24	1	\$650
3	Studio	\$675	25	1	\$650
4	1	\$595	26	1	\$650
5	1	\$675	27	1	\$650
6	1	\$600	28	1	\$525
7	1	\$650	29	1	\$675
8	1	\$650	30	1	\$650
9	1	\$650	31	1	\$595
10	1	\$650	32	1	\$650
11	1	\$600	33	1	\$625
12	1	\$650	34	1	\$650
13	1	\$650	35	1	\$650
14	2	\$595	36	1	\$650
15	2	\$550	37	1	\$650
16	1	\$650	38	1	\$650
17	2	\$0	39	Studio	\$550
18	1	\$650	40	Studio	\$575
19	1	\$775	41	Studio	\$575
20	2	\$775	Laundry		\$250
21	1	\$775	Total		\$25,920
22	2	\$775			

Note: Units 18, 24, 26 & 41 are vacant and show projected rent

Unit 17 – On-site manager and has a yard



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Annual Operating Expenses w/o Taxes: \$79,620

Insurance:	\$6,600	
SMUD:	\$13,020	} Laundry, common area lights
Water/sewer/garbage	\$27,600	
Landscape	\$5,400	
On-site manager:	\$12,000	
Pacific Coast Properties: (off-site management)	\$12,000	
Pool maintenance:	\$3,000	

Financing: Assumable Chase Loan @3.25% amortized over 26 years, due 2036, \$1,250,000



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