

# Investment Opportunity Downtown Sacramento

## HIGHLIGHTS

### Investment Opportunity

\$7,000,000

### Minimum Investment per Investor

\$100,000

### Projected Investor ROI

(10 years)

**15.68% Annual**

### Total Project Cost

\$17,415,000

### Asset Value at Stabilization

\$20,268,000

### Asset Value at Exit

(10 years)

\$23,233,000

### Total Profit incl cash flow

(10 years)

**\$8,906,000**

## CONTACT

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## Urban Infill 60-Unit Class A Multifamily Development Project

### INVESTMENT BENEFITS

- **Opportunity Zone** eligible project, allowing for tax advantages on Cap Gains.
- Eligible for investments via **Self-Directed 401K**
- **Depreciation** benefits for eligible investors, allowing for tax deferral of operating income and conversion to capital gains at asset disposition

### PROJECT DETAILS

#### SITE & PLAN

- 80'x160' Lot – Total 12,800 SFT
- Unique 'Special District Zoning' **entitled** for Residential (STR & LTR), Retail & Hotel
- 5-stories mixed-use wood construction with 65' height
- Total Construction 50,025 SFT

#### UNIT MIX

60 Units Residential & 1 Unit Commercial/Retail

- 32 x studio 530 SFT
- 20 x 1 Bed/1 Bath 750 SFT
- 16 x 2 Bed/2 Bath 950 SFT

Total: 40,200 SFT leasable residential & 1,740 SFT leasable retail

### SACRAMENTO DOWNTOWN OVERVIEW

- Residential Rental Rates growing at 7.5% per annum over last 3 years
- Residential Vacancy Rates < 4%
- Class A Residential Rental rates have eclipsed \$3.00/SFT/month
- Unemployment dipped below 3.4% in Q1 2019
- Household incomes increased 4.75% in 2018, trend continues in 2019

### NEIGHBORHOOD ANALYSIS

- Located 1 blk from the Governor's mansion in Downtown Sacramento
- Located 2 blocks from the Sacramento Convention Center
- Adjacent to a 7-story City of Sacramento parking garage with 1000+ spaces
- Less than a 10-minute walk to over 150 retail, commercial & hospitality establishments.
- Walking Distance to Public Transportation, Schools & Medicals Services

