
GALLELLI REAL ESTATE



SOUTHWOOD TOWNHOMES

SACRAMENTO, CA

THE OFFERING

As the exclusive agent, Gallelli Real Estate is pleased to present this brochure for the sale of the 100% fee simple interest in 98 Townhomes comprising Southwood Townhomes located in the Greenhaven/Pocket neighborhood of Sacramento County, California. The property, which has an active condominium map, is located at 54 Quay Court, Sacramento, California and is being offered for sale on either an all cash basis or cash to the existing loan. This value-add property is located in the Greenhaven/Pocket area of Sacramento.

Price	To Be Determined By Market
Townhome Units	98

INVESTMENT HIGHLIGHTS

- Property currently has an **8.94% loss to lease**
- Over **\$259,000 in additional rent potential** through upgrading units
- **Each Townhome is on its own legal parcel** affording a variety of exit strategies
- Excellent submarket fundamentals – **No new or planned construction**
- **Nation leading rent growth over the last 2 years**
- **Average sales price of single family homes** in the submarket **exceeded \$470,000 (30% greater than the average sales price in Sacramento County)**
- **Affluent demographics** average household income **approximately \$104,071** (over 23% higher than the **average household income for Sacramento County**)



FEATURES

The property features two different floor plans consisting of two and three bedroom townhomes averaging 1,281 square feet of living space. The property contains one swimming pool with hot tub and a tennis court for residents to enjoy

UNIT MIX

TYPE	# UNITS	SQUARE FEET	AREA
2 Bed/2.5 Bath	74	1,230	91,020
3 Bed/2.5 Bath	24	1,441	34,584
Total/Average	98	1,281	125,604

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DOWNTOWN SACRAMENTO



SACRAMENTO RIVER

SOUTHWOOD TOWNHOMES

RIVERSIDE BOULEVARD

LAKE GREENHAVEN

SEYMOUR PARK

GROCERY OUTLET
bargain market
Walgreens

JOHN F KENNEDY HIGH SCHOOL



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