

4640 13th Ave, Sacramento, CA 95820-1315

Presented By: **Ron Benning**

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LPT Realty, Inc

LIC: 02248983

550 Howe Ave, Suite 200 Sacramento CA 95825

877-366-2213

LP: \$425,000
Year Built: 1952Status: N Active 06/30/26

Area: 10820

DOM/CDOM: 0/0
Lot Acres: 0.1500Pending Date:
Close Date:
CP % LP:
Close Price / SqFt:Special Listing Conditions:
None

Listing Service: Full Service

[View All \(24\)](#)[Map](#)[Mortgage Calculator](#)

Public Remarks

Public Remarks: Value-Add Duplex with Immediate Cash Flow Upside Here's an outstanding opportunity for investors looking to create equity through rental growth rather than expensive renovations. This centrally located Oak Park duplex features two spacious 2-bedroom, 1-bath units with tenants currently paying just \$1,350 per month per unit, despite current market rents averaging approximately \$2,037 per month. With a current Gross Rent Multiplier of just 13.11 and an exceptional pro forma GRM of only 8.69 at market rents, this property offers one of the strongest value-add opportunities in today's Sacramento investment market. The current tenants have not received a rent increase in over one year, allowing a new owner the opportunity to implement the maximum allowable rent adjustment immediately after closing while remaining compliant with applicable regulations. The property could benefit from cosmetic improvements, but the major value lies in its substantial rental upside rather than expensive rehabilitation. Investors can choose to improve units over time while increasing cash flow, creating significant long-term appreciation and income potential. Whether you're looking for your next BRRRR-style investment, a long-term cash flow property, or an asset with immediate upside potential, this duplex delivers plenty of meat on the bone for the next owner.

Directions

Directions to Property: From Highway 99, exit 14th Avenue and head east. Continue to 46th Street and turn left. Then turn right onto 13th Avenue. The property will be at 4640 13th Ave.

Cross Street: 46th Street


General Information

Property Subtype: Duplex**# of Buildings:** 1**County:** Sacramento**APN:** 014-0292-006-0000**Zoning:** R-1**Census Tract:** 28.00**Elevation:****Lot SqFt (approx) / Source:** 6534 / Assessor Auto-Fill**Lot Size Dimensions:****Year Built/Source:** 1952 Assessor Agent-Fill**Subdivision:****Subtype Description:** Apartments**Builder Name:****Building Name:****Architectural Style:** Ranch**Construction Materials:** Stucco, Wood**Foundation:** Slab**School District (County):** Sacramento**Middle or Junior School District:** Sacramento Unified**Elementary School District:** Sacramento Unified**Senior High School District:** Sacramento Unified**Total Parking Spaces:** 2**Covered Spaces:****Open Parking Spaces:****Tandem Parking Spaces:****Garage Spaces:****Carpport Spaces:****Independent Parking Spaces:****Guest Spaces:****Parking Features:** Off Street**Loading:**

Financials

Financial Data Source: Owner**Tenant Pays:** Electricity, Gas**Income Includes:** Rent Only**Cap Rate:** 5.30%**Operating Expense Includes:** Gas, Insurance, Trash, Water/Sewer**Actual or Scheduled:** Scheduled**Insurance Expense:** \$0**Maintenance Expense:** \$0**Utilities Expense:****Operating Expense:****Gross Income Multiplier:****Tax Annual Amount:****Projected Annual Property Tax:****Other Expense:** \$0**Gross Scheduled Income:** \$32,400**Total Deposit:** \$500**Management Expense:** \$0**Vacancy Allowance Rate:****Net Operating Income:** \$22,600**Gross Rent Multiplier:** 13.11

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Financials

1 Bedroom Annual Occupancy: Rent Range:	3 Bedroom Annual Occupancy: Rent Range:
2 Bedroom Annual Occupancy: 100% Rent Range: \$1325	4 Bedroom Annual Occupancy: Rent Range:
Studio Annual Occupancy: Rent Range:	Commercial Rent Range:

Lease Information

Lease Term: Month To Month Existing Lease Type: CPI Adjustment Lease Deposit: \$500	# Leaseable: 2 # of Units Leased: 0 # of Owner Occupied: 0	# of Units Vacant: 0 # of Units Month to Month: 2 # Section 8: 0
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Disclosures / Restrictions

Disclosures /Documents: Environmental Hazards Report Certified Firewise Community: Firewise Community Name:	Bonds/Asmts/Taxes: Unknown County Transfer Tax Rate: City Transfer Tax Rate:
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Interior Information

Stories: 1 Levels: One # of Floors: 1 # of Rooms: 8 Basement: None Basement SqFt: Appliances: Free Standing Gas Range,Microwave Laundry Features: Other Flooring: Laminate,Varies by Unit Interior Features: Heating: Wall Furnace Cooling: Wall Unit(s),Window Unit(s)	Energy Efficient: Green Building Verification Type: Rating: Body: Year: Window Features: Dual Pane Full Security Features: Carbon Mon Detector,Security Fence Other Equipment: Property Conditions: Varies by Unit
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Units / Buildings

# Of Units Total: 2 Units Furnished: None # Commercial Units: 0 Other Unit(s):	Signs:	<table border="1"> <thead> <tr> <th></th> <th>Units</th> <th>Occupied</th> <th>Units</th> <th>Occupied</th> </tr> </thead> <tbody> <tr> <td>Studio:</td> <td>0</td> <td></td> <td></td> <td></td> </tr> <tr> <td>1 Bedroom:</td> <td>0</td> <td></td> <td>3 Bedroom:</td> <td>0</td> </tr> <tr> <td>2 Bedroom:</td> <td>2</td> <td></td> <td>4 Bedroom:</td> <td>0</td> </tr> </tbody> </table>		Units	Occupied	Units	Occupied	Studio:	0				1 Bedroom:	0		3 Bedroom:	0	2 Bedroom:	2		4 Bedroom:	0
	Units	Occupied	Units	Occupied																		
Studio:	0																					
1 Bedroom:	0		3 Bedroom:	0																		
2 Bedroom:	2		4 Bedroom:	0																		

Unit 1			
Type:	Apartment		
Description:	Front Unit		
Identification:	A		
Rooms: 4	Bedrooms: 2	Full Baths: 1	Partial Baths: 0
Rent: \$1,325	Source: Owner		
Approx SqFt: 728	Source: Tax Record		
Occupancy: Tenant	Lease Term: Month to Month		

Unit 2			
Type:	Apartment		
Description:	Rear Unit		
Identification:	B		
Rooms: 4	Bedrooms: 2	Full Baths: 1	Partial Baths: 0
Rent: \$1,325	Source: Owner		
Approx SqFt: 728	Source: Tax Record		
Occupancy: Tenant	Lease Term: Month to Month		


Unit 3			
Type:			
Description:			
Identification:			
Rooms:	Bedrooms:	Full Baths:	Partial Baths:
Rent:	Source:		
Approx SqFt:	Source:		
Occupancy:	Lease Term:		

Unit 4			
Type:			
Description:			
Identification:			
Rooms:	Bedrooms:	Full Baths:	Partial Baths:
Rent:	Source:		
Approx SqFt:	Source:		
Occupancy:	Lease Term:		

Exterior Information

All data, photos, visualizations and information regarding a property, including all measurements and calculations of area, has been obtained from various sources and has not been, and will not be verified by the listing broker, except as required by the MLS Rules, or MLS. Information on this website may be from sources other than broker, sellers and/or MLS, may include information generated using artificial intelligence, digitally altered photographs or images, and is not guaranteed as complete, accurate or reliable. All data, photos, visualizations and information regarding a property is provided "AS IS" and without any warranty, express or implied, and should be independently reviewed and verified for accuracy.

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Exterior Information

Accessibility Features:		Electric:	220 Volts
Exterior Features:	Fenced Yard	Pwr Prod Type:	
Patio and Porch Features:	Uncovered Patio	Pwr Prod Ownership:	
Roof:	Composition	Pwr Prod Desc:	
Lot Features:	Curb(s),Shape Regular	Pwr Prod Size:	
Topography:	Level	Pwr Prod Year Install:	
Frontage Type:		Water Source:	Public
View Description:	City	Irrigation Source:	None
Utilities:	Sewer Connected,City,Internet Available,Natural Gas Connected	Sewer:	Public Sewer
Seperate Meters:	Electricity,Gas		

Association

Association:	No	Mandatory:		Name:	
Fee:		Frequency:		Phone:	
Includes:				Features:	

Search Criteria

Additional Photos



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