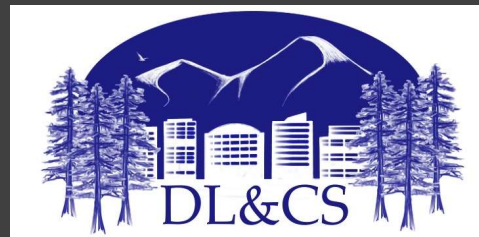


6301 Franklin Blvd, Sacramento

Sale Price: \$2,250,000



Contact:
Zaheer Siddiqui, Vice President
510-673-2369
zaheer@dutraenterprises.com



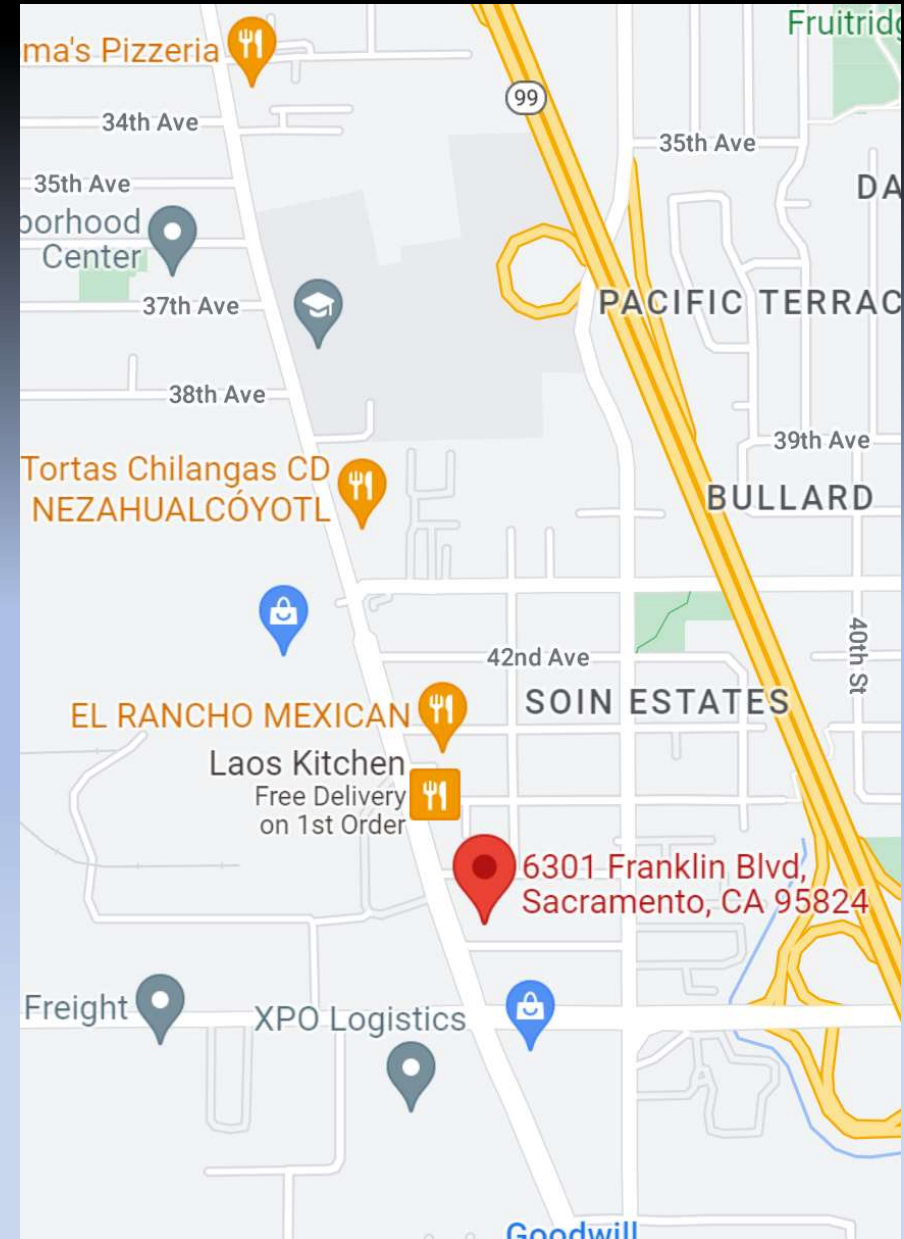
Dutra Land & Consulting Services, Inc
43360 Mission Blvd, Suite 230
Fremont, California 94539

PROPERTY HIGHLIGHTS

The property is close to **Downtown Sacramento** and **State Route-99**, the **Sacramento Executive Airport**, and the **Bing Maloney Golf Course**.

The site is ideal for **Multi-Family Residential** development.

- **APNs: 37-242-280 & 37-242-270**
- **Approximately 1.72 Acres**
- **Zoning: Commercial (High Density Residential Allowed)**
- **Zoning allows up to 30 Residential Units per Acre**
- **Ideal for up to 3-Storey Apartment Building or Condos w/ access from 3 streets**



Project Location



Suggested Offering Guidelines

- 1. Price:** **\$ 2,250,000 based on \$75,000 per approved Residential Unit for minimum of 30 Units**
- 2. Terms:** **All cash at the close of escrow**
- 3. Feasibility Period:** **Forty-Five (45) days from a signed Purchase and Sale Agreement.**
- 4. Deposits:** **Buyer to open escrow with a refundable deposit of \$75,000. Upon approval of the feasibility period, the deposit shall become non-refundable, released to Seller, and be applicable to the purchase price.**
- 5. Close of Escrow:** **Forty (45) days after full execution of the PSA.**