

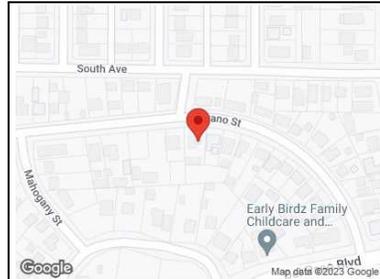
# Client Full with All Photos Report - Residential

Listings as of 06/20/2023 at 11:34AM

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## ML#: 20054034 1950 Verano St, Sacramento, CA 95838-4643

<b>LP:</b> \$275,000	<b>Beds:</b> 3 (5)	<b>Baths:</b> 2 (2 0)	<b>Status:</b> Closed 01/08/21 (\$350,000)	<b>DOM/CDOM:</b> 20/22
<b>Price/SqFt:</b> 176.95	<b>Area:</b> 10838	<b>Year Built:</b> 1938	<b>SqFt:</b> 1978 Owner	<b>Lot Sz (Ac):</b> 0.2000



**Pending Date:** 09/30/20  
**Close Date:** 01/08/21  
**CP % LP:** 127.27  
**Special List Cond:** None  
**Close Price:** \$350,000  
**Close Price/SqFt:** \$176.95

[Additional Pictures \(38\)](#) [Virtual Tour](#) [Map](#) [Mortgage Calculator](#)

**Public Remarks:** RENTS \$2,491+/MO! Front house 1,219sf 3bd/1ba brings \$1,400/mo with stable tenants of many years on a month-to-month. Back house/ADU is 858sf with 2 bedrooms and over-sized bathroom with laundry, brings \$1,091+/mo on a Section 8 lease until November. BRAND NEW central HVAC in both units. Back house updated with new: roof, flooring, paint, bathroom and kitchen. External 1-car garage between houses with laundry. Each house has a fenced yard for tenant privacy. Owner pays water/sewer/trash averaging \$280/mo. Back tenant pays extra \$259 towards water & other provisions. AVG CASH FLOW \$2,470+/mo (minus maintenance). There is \$2,500 in deposits that will transfer to buyer. Leases available. There is a land-locked empty lot behind property, owned by 3rd party, not likely to be built on anytime soon and creates a feeling of extra space.

### Directions

**Directions to Property:** From Business 80 exit Marconi west to Del Paso to Verano, go left to property on left side.

**Cross Street:** Del Paso Blvd

### General Information

<b>Property Subtype:</b> 2 Houses on Lot	<b>Subdivision:</b>
<b>County:</b> Sacramento	<b>Subdivision Developer:</b>
<b>APN:</b> 252-0230-006-0000	<b>Builder Name:</b>
<b>Zoning:</b> R-1	<b>Builder Model:</b>
<b>Census Tract:</b>	<b>Subtype Description:</b> Detached
<b>Elevation:</b>	<b>Architectural Style:</b>
<b>Lot Size/Source:</b> 0.2000 Assessor Auto-Fill	<b>Construction Materials:</b> Frame,Stucco,Wood
<b>Lot Size Dimensions:</b>	<b>Foundation:</b> Slab
<b>School District (County):</b> Sacramento	<b>Parking Features:</b>
<b>Elementary School District:</b> Twin Rivers Unified	<b>Garage Spaces:</b> 1
<b>Middle or Junior School District:</b> Twin Rivers Unified	<b>Carport Spaces:</b> 1
<b>Senior High School District:</b> Twin Rivers Unified	<b>Open Parking Spaces:</b> 0

### Disclosures/Restrictions

<b>Disclosures/Documents:</b> CC&Rs,TDS Available	<b>Bonds/Asmts/Taxes:</b> Unknown Desc:
<b>Home Warranty:</b>	<b>County Transfer Tax Rate:</b>
<b>Special Zones:</b>	<b>City Transfer Tax Rate:</b>
	<b>Restrictions:</b>
	<b>Senior Community:</b>
	<b>Pets Allowed:</b>

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**Interior Information**

<p><b>Stories:</b> 1</p> <p><b>Location of Unit:</b></p> <p><b>Levels:</b></p> <p><b>Lower Level:</b></p> <p><b>Main Level:</b></p> <p><b>Upper Level:</b></p> <p><b>Basement:</b></p> <p><b>Living Room Features:</b></p> <p><b>Dining Room Features:</b> Other</p> <p><b>Family Room Features:</b></p> <p><b>Master Bedroom Features:</b></p> <p><b>Master Bathroom Features:</b></p> <p><b>Bath Features:</b> Tub</p> <p><b>Kitchen Features:</b></p> <p><b>Appliances:</b> Built-In Gas Range,Free Standing Refrigerator</p> <p><b>Number of Rooms:</b></p> <p><b>Room Type:</b> Baths Other,Living Room</p>	<p><b>Laundry Features:</b> See Remarks</p> <p><b>Flooring:</b> Wood,Linoleum/Vinyl</p> <p><b>Interior Features:</b></p> <p><b>Heating:</b> Central</p> <p><b>Cooling:</b> Central</p> <p><b>Energy Efficient:</b></p> <p><b>Green Building Verification Type:</b></p> <p><b>Rating:</b></p> <p><b>Body:</b></p> <p><b>Year:</b></p> <p><b>Window Features:</b></p> <p><b>Fireplaces:</b> Features:</p> <p><b>Other Equipment:</b></p> <p><b>Property Condition:</b></p> <p><b>Remodeled/Updated:</b> Unknown <b>Description:</b></p> <p><b>ADU / 2nd Unit:</b></p> <p><b>Second Unit Type:</b></p> <p><b>Second Unit Description:</b></p> <p><b>Approx SqFt/Source:</b></p>
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Dimensions:		Second Unit:	
Living Room:	Dining Room:	Rents For:	Bedrooms:
Family Room:	Kitchen:	Occupied:	Full Baths:
Master Bedroom:	Bedroom 2:	Kitchen:	Partial Baths:
Bedroom 3:	Bedroom 4:	Private Entrance:	

**Exterior Information**

<p><b>Accessibility Features:</b></p> <p><b>Construction Materials:</b> Frame,Stucco,Wood</p> <p><b>Exterior Features:</b></p> <p><b>Patio and Porch Features:</b></p> <p><b>Fencing:</b></p> <p><b>Roof:</b> Composition</p> <p><b>Pool:</b> No Features:</p> <p><b>Spa: Features:</b></p> <p><b>Other Structures:</b></p> <p><b>Lot Features:</b></p> <p><b>Topography:</b> Level</p> <p><b>Frontage Type:</b></p>	<p><b>Land Use:</b></p> <p><b>Current Use:</b></p> <p><b>Property Faces:</b> North</p> <p><b>View Description:</b></p> <p><b>Distance to Public Transportation:</b></p> <p><b>Distance from Shopping:</b></p> <p><b>Horse Property:</b> No Features:</p> <p><b>Road Responsibility:</b> Public Maintained Road</p> <p><b>Road Surface Type:</b></p> <p><b>Driveway/Sidewalks:</b></p> <p><b>Utilities:</b></p> <p><b>Electric:</b> 220 Volts</p> <p><b>Water Source:</b> Public</p> <p><b>Irrigation:</b> None</p> <p><b>Sewer:</b> Public Sewer</p>
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**Association**

**Association:** No  
**Mandatory:**  
**Fee:**  
**Frequency:**  
**Includes:**

**Features:**

**Name:**

**Phone:**

**Number of Units:** 0

**Search Criteria:**



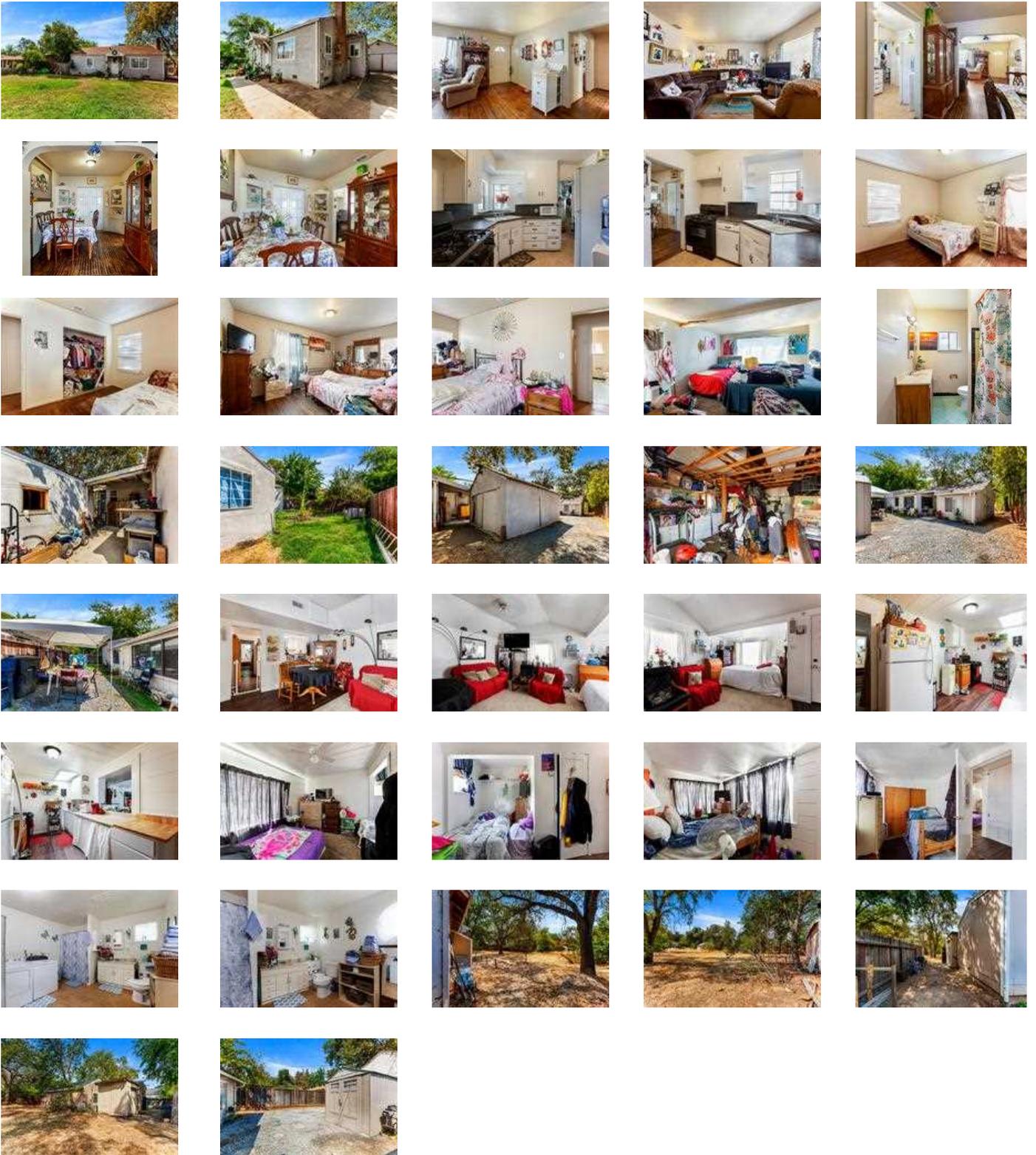
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