

1415 21ST ST, SACRAMENTO CA, 95811
AVM Estimated: \$2,059,000

Date: 5/17/2021

Ref No:

Property Information			
County: SACRAMENTO (06067)	Property Type: Retail	Building Area: 6,002 sqft	Land Area: 4,266 sqft
Year Built: 1958	Carrier Route: C065	Zoning: C-2-SPD	Asd Value: \$1,110,960
Asd Year: 2020	Sold Price: \$835,000	Sold Date: 6/12/2003	

Search Criteria			
Search Method: Distance Search	Search Distance: 1	Months Back: 48	

Additional Information		
Parcel Number: 007-0251-024-0000	Census Tract: 001300	Land Value: \$660,571
Improvement Value: \$450,389	Property Tax: \$14,071	Property Tax Year: 2020
Owner Occupied: N	Buyer: MOE SHAFIEE	Seller: LEWIS E HACKETT
First Lender Name: CALNET BUSINESS BANK	First Loan Amount: \$362,000	

Comparable Rental Count: 150				
	Low	High	Mean	Median
Current Asking Rent / SF	\$0	\$0	\$0	\$0
Current Effective Rent / SF	\$0	\$0	\$0	\$0
Vacancy Rate	0	96	17	9
Size	0	0	0	0
Year Built	0	0	0	0

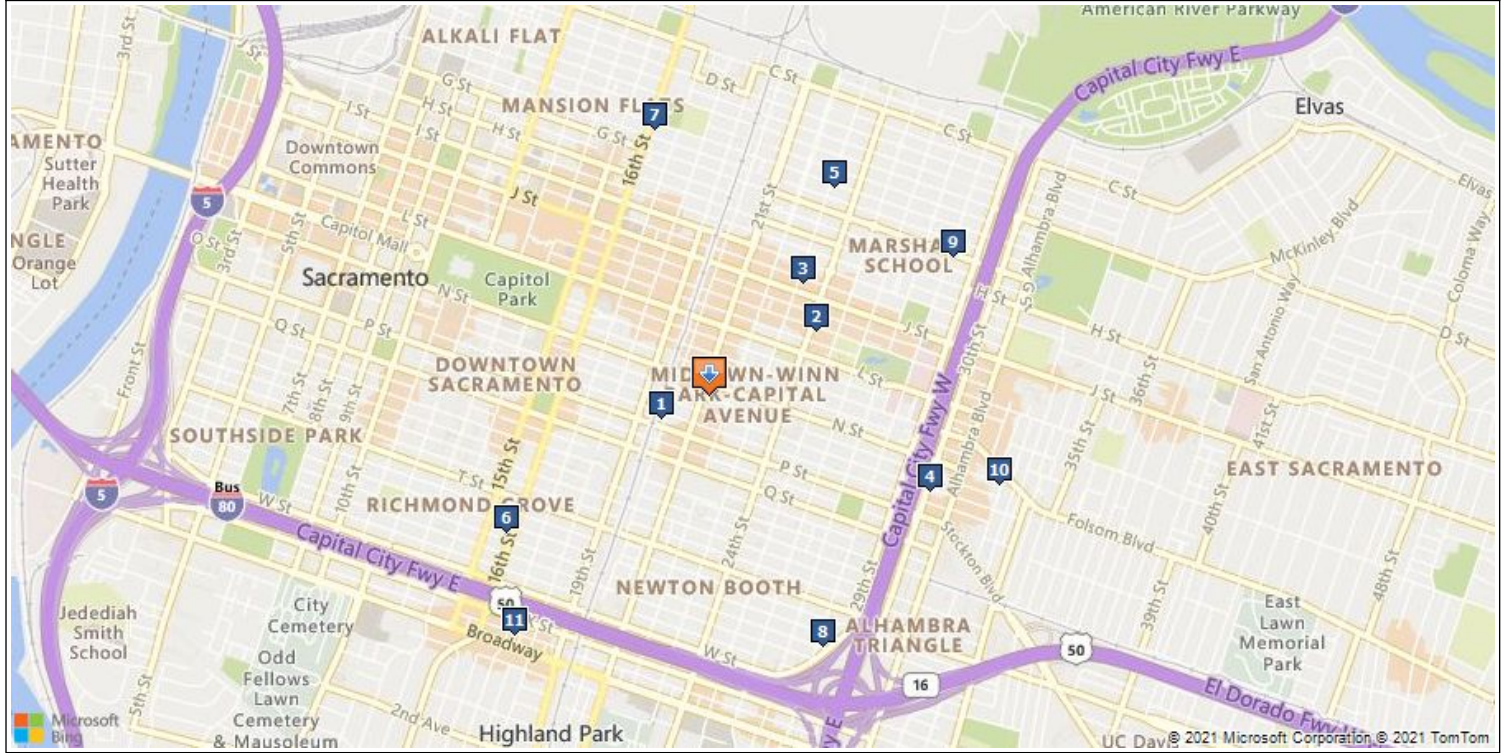
Comparable Sales Count: 150				
	Low	High	Mean	Median
Gross Building Area	1,132	62,000	8,187	5,250
Net Rentable Area	3,603	23,500	12,191	11,300
Number of Floors	1	4	2	1
Year Built	1880	2016	1940	1940
Time Since Last Sale (Months)	1	202	51	42
Sale Price	\$7,500	\$12,000,000	\$1,779,266	\$1,125,000
Sale Price / SF (Gross Area)	\$1	\$928	\$258	\$229
Sale Price / SF (Rentable Area)	\$165	\$555	\$319	\$285

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Comparables Map



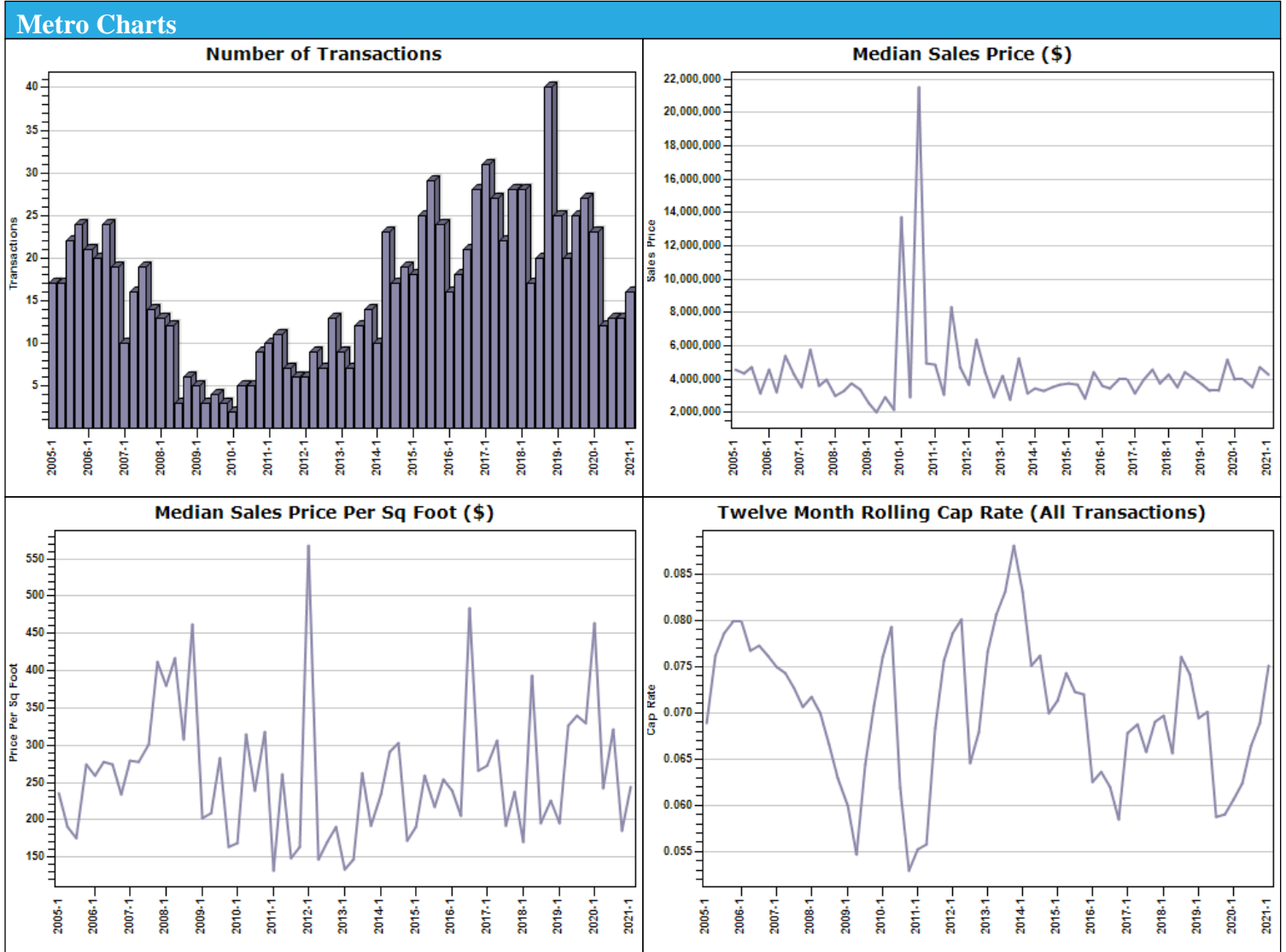
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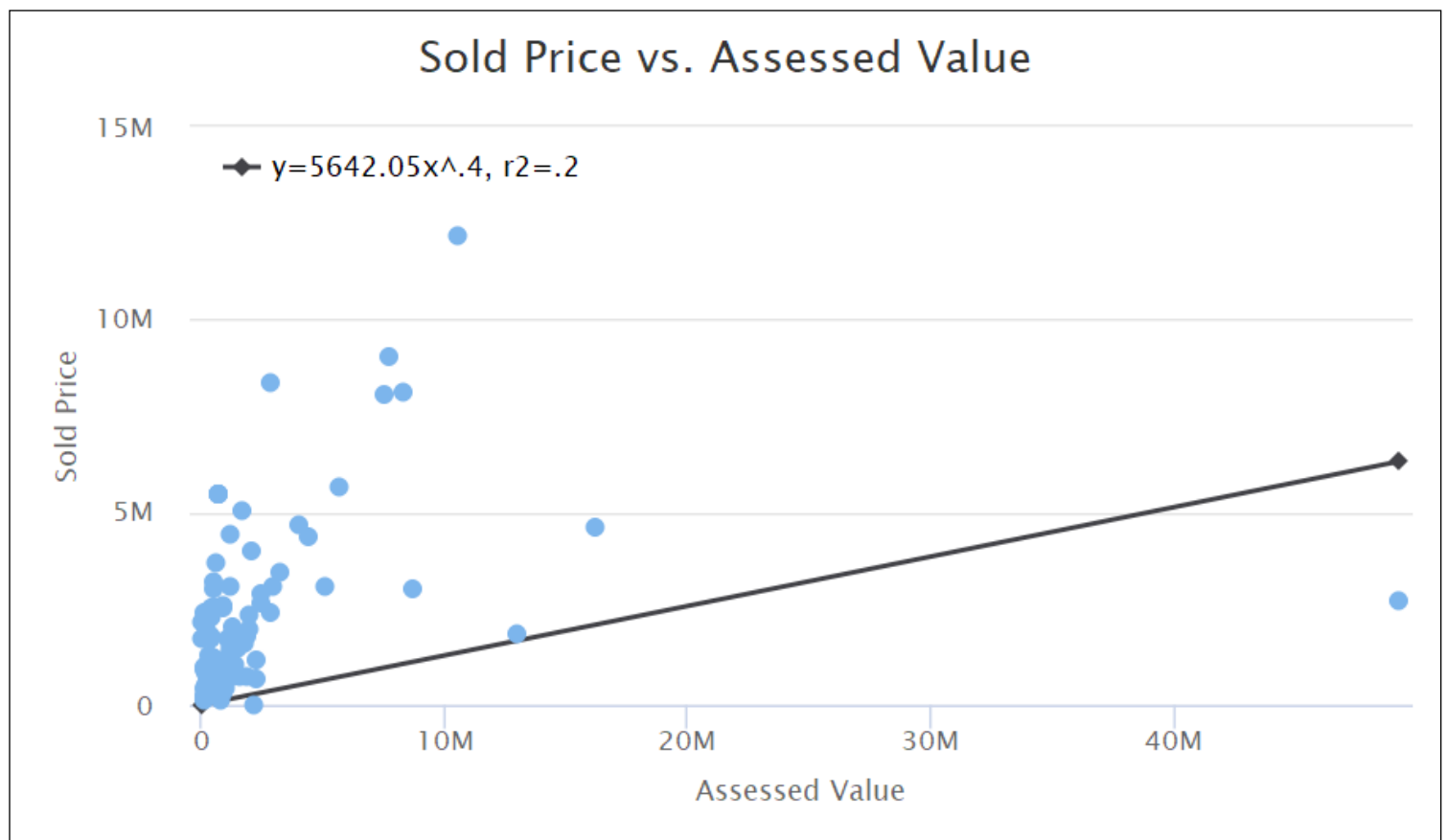
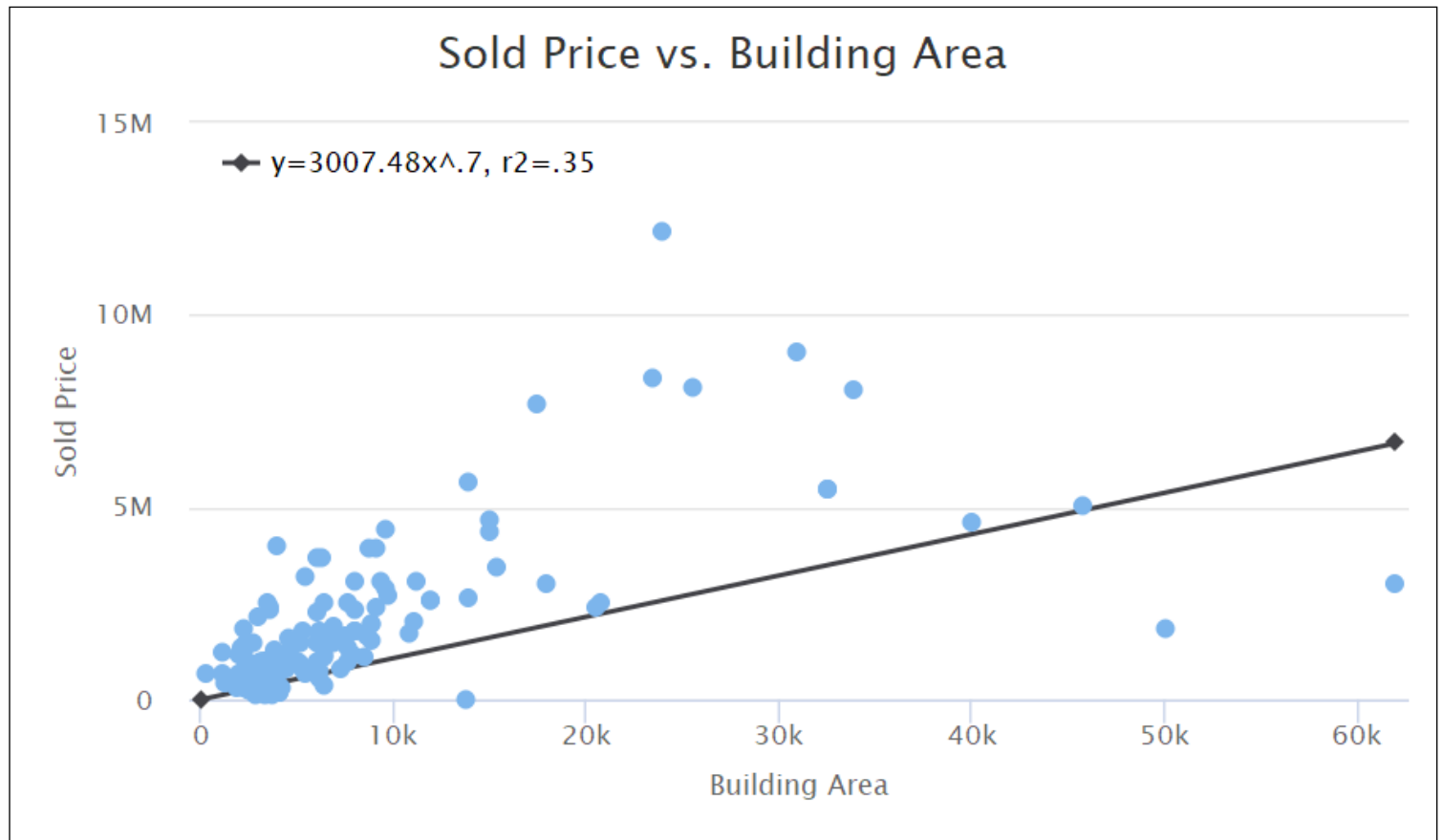
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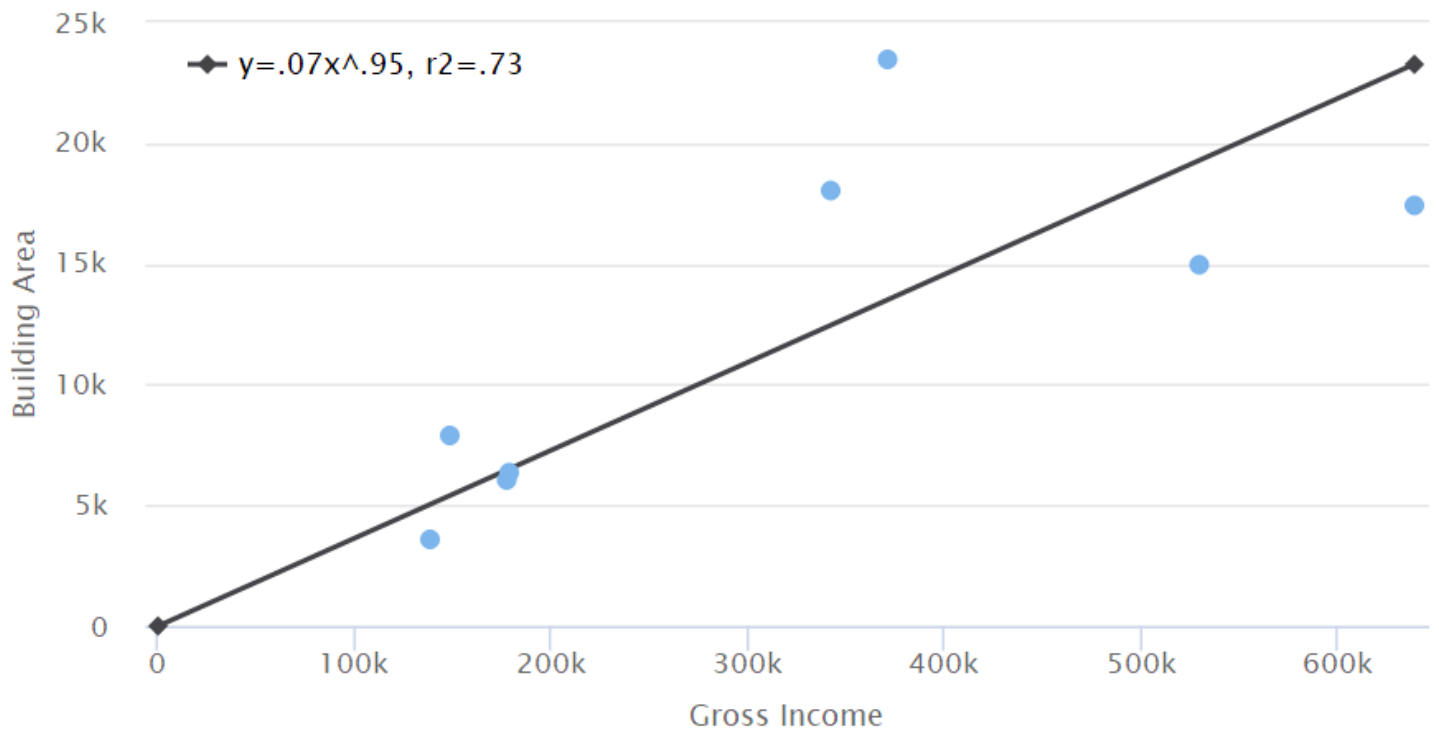
Comparables

#	Address	Dist.	Sold Price	Sold Date	Type	Bldg Area	Land Area	Year Built
1	1931 P ST, SACRAMENTO, 95811	0.15 mi.	\$740,000	3/1/2018	Stores, Retail Outlet	2,670	3,200	1946
2	2404 K ST, SACRAMENTO, 95816	0.35 mi.	\$212,500	2/26/2021	Stores, Retail Outlet	4,070	2,700	1954
3	2305 J ST, SACRAMENTO, 95816	0.41 mi.	\$730,000	11/2/2017	Stores, Retail Outlet	3,843	4,800	1949
4	3002 O ST, SACRAMENTO, 95816	0.68 mi.	\$735,000	10/18/2019	Stores, Retail Outlet	3,209	3,049	1924
5	2300 F ST, SACRAMENTO, 95816	0.68 mi.	\$725,000	11/30/2017	Stores, Retail Outlet	3,896	3,200	1920
6	2110 16TH ST, SACRAMENTO, 95818	0.69 mi.	\$675,000	10/29/2018	Stores, Retail Outlet	270	3,049	1920
7	611 16TH ST, SACRAMENTO, 95814	0.76 mi.	\$825,000	12/26/2019	Stores, Retail Outlet	3,272	3,200	1880
8	2117 28TH ST, SACRAMENTO, 95818	0.78 mi.	\$835,000	8/2/2019	Stores, Retail Outlet	3,839	2,741	2006
9	2800 G ST, SACRAMENTO, 95816	0.79 mi.	\$550,000	10/5/2017	Stores, Retail Outlet	4,000	3,200	1930
10	3184 N ST, SACRAMENTO, 95816	0.86 mi.	\$740,000	12/6/2017	Stores, Retail Outlet	3,177	3,689	1922
11	2421 17TH ST, SACRAMENTO, 95818	0.87 mi.	\$1,940,000	2/21/2018	Stores, Retail Outlet	8,935	12,153	1935

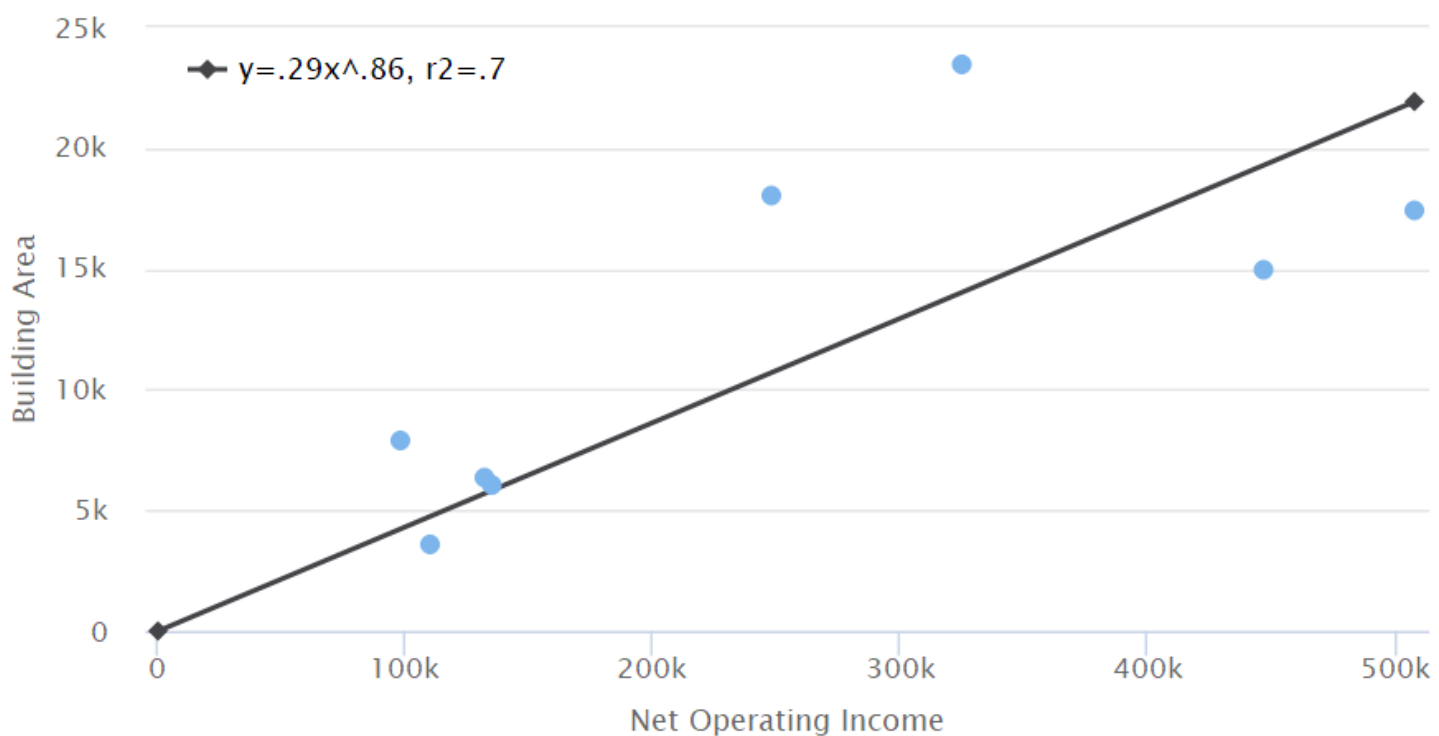


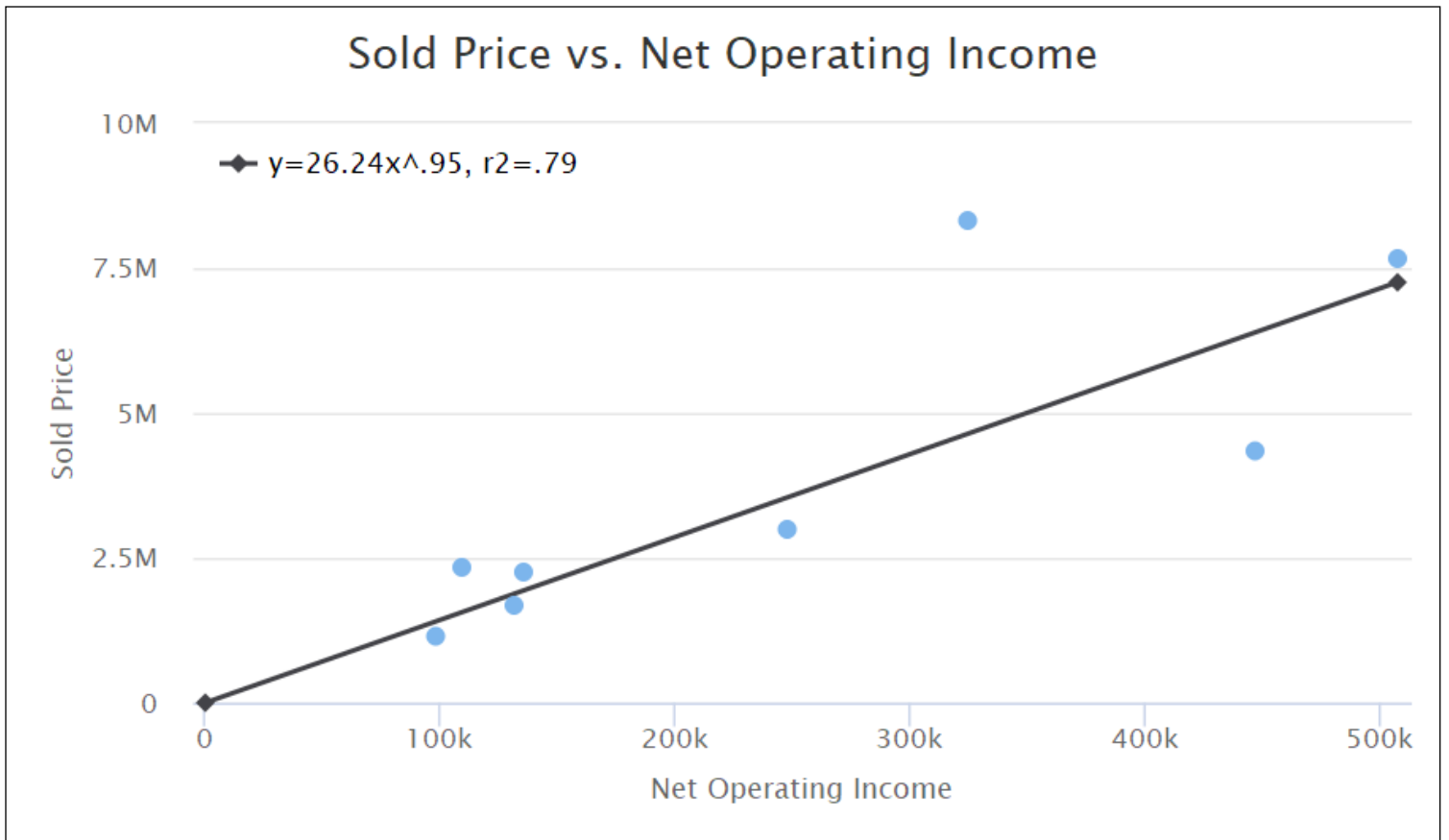
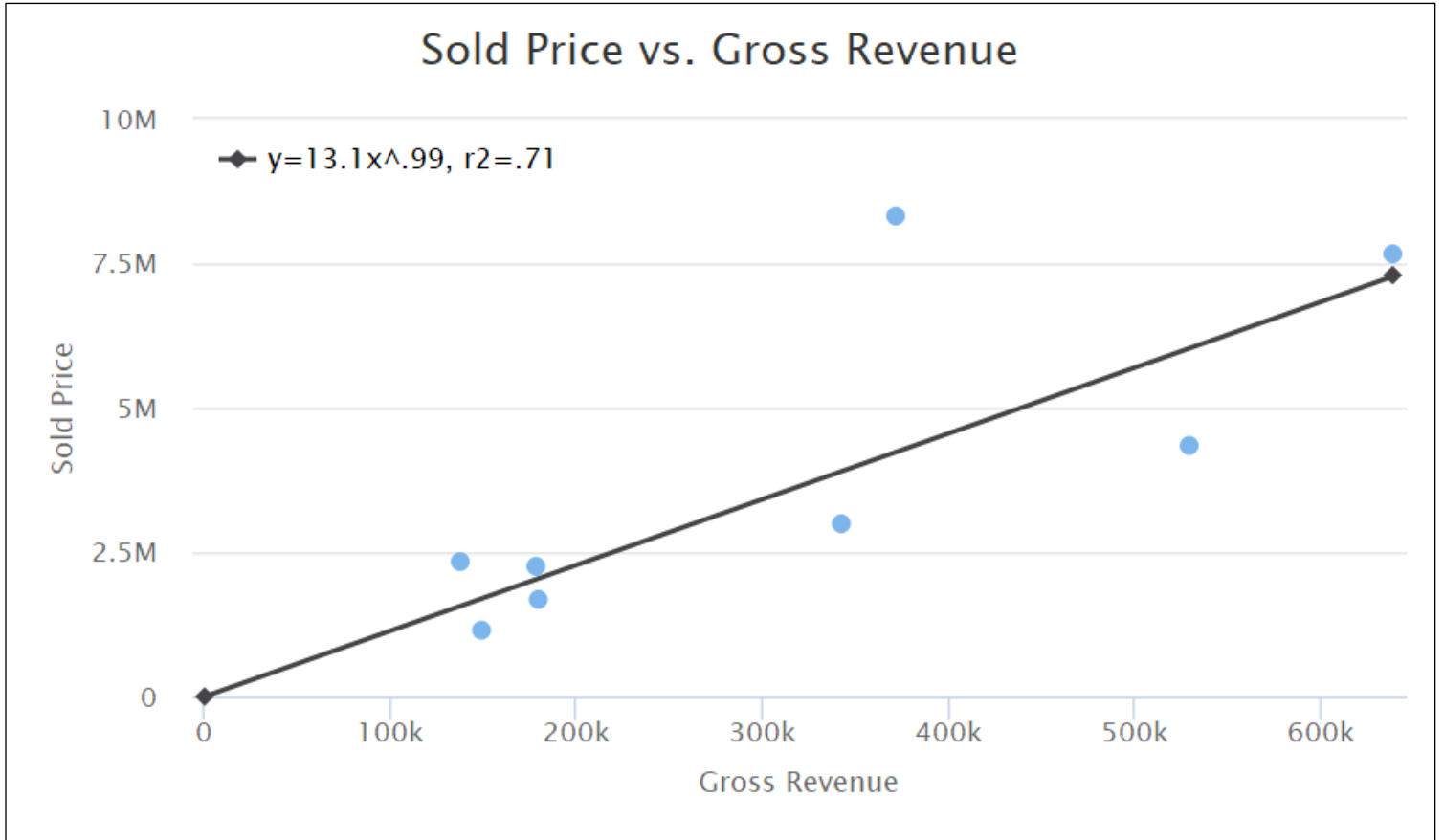


Gross Income vs. Building Area



Net Operating Income vs. Building Area







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