NORTH COAST COMMERCIAL

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code
8	3355-3359 Lerwick Rd	Sacamento	95821	

Price	GRM Current	GRM Market	CAP Rate Current	CAP Rate Market	$/Unit
$1,795,000	10.5	10.4	6.52%	6.62%	$224,375

$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
$247.65	7,248	14,372	1963

Income Detail

# Units	Type	Rent	Total	Rent Range
Estimated Actual Average Rents				
8	2Br/1ba	$1,676	$13,408	
	RUBS	$840	$840	
Laundry/Misc Income				
Total Monthly Income			**$14,248**	
Estimated Market Rents - 9% rent increase				
8	2Br/1ba	$1,700	$13,600	
	RUBS	$800	$800	
Laundry/Misc Income				
Total Monthly Income			**$14,400**	

Estimated Annual Operating Expenses

Gas	$6,000	Management (Off Site)	
Electric	$1,200	Management (On Site)	
Trash Removal	$5,400	Licenses & Fees	
Water/Sewer	$7,500	Miscellaneous	
		Reserves	
		Sewer Assessment	$0
		Insurance	$5,000
Maintenance		Taxes	$20,284

Total Annual Operating Expenses (estimated): $45,384

Expenses Per:	**Unit**	**$5,673**
	% of Actual GSI	**27%**

Estimated Annual Operating Proforma

		Actual	Market
Gross Scheduled Income		$170,976	$172,800
Less: Vacancy Factor	5%	$8,549	$8,640
Gross Operating Income		$162,427	$164,160
Less: Expenses	27%	$45,384	$45,384
Net Operating Income		$117,044	$118,777
Less: 1st TD Payments		($96,857)	($96,857)
Pre-Tax Cash Flow		$20,186	$21,919
Cash On Cash Return		4.5%	4.9%
Principal Reduction		$16,532	$16,532
Total Potential Return (End of Year One)		8%	9%

Financing Summary

Downpayment:		**$448,750**
		25%
Interest Rate:	**6.000%**	
Amortized over:	**30**	**Years**
Proposed Loan Amount:		**$1,346,250**

Debt Coverage Ratio:

Current:	1.21
Market:	1.23

Comments

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS