ANNUAL PROPERTY OPERATING DATA

Purpose	Purchase	Date:	1-Jan-26
Name	Sunrise apartments		
Location	500 sunrise ave.Roseville	Notes:	This information is deemed
Type Prop	26 Units 95661		accurate,but not guaranteed.

Price	5,685,000	Notes:
Loans	3,250,000	
Equity	2,435,000	

LOANS	Balance	Interest	Payment	Term	Comments:
1st	3,250,000	6.20	19905.24	360.00	
2nd			0.00		
3rd			0.00		
Total	3,250,000		19905.24	1.42	Debt Coverage Ratio

Assessed Values			
Land	860,000	20.00%	Notes: APN 014-432-006-000
Improvement	3,440,000	80.00%	
Personal Prop		0.00%	
Total	4,300,000	100.00%	

Potential Gross Income			549,000	10.36 GRM
Plus: Other Income			7,200	
Total Income			556,200	
Less: Vacancy/Credit Loss	2.00%		11,124	
Gross Operating Income			545,076	
	- % -			
Less: Operating Expenses	0.00	0		Comments
Accounting and Legal	0.00	0		16 1 Bed 576 ft
Advertising, Licenses, Permits	0.00	0		10 2 Bed 716 FT
Property Insurance	3.96	22,000		1 Bed 1650
Property Management	7.87	43,747		2 Bed 1950
Payroll - Resident Management	5.70	31,680		
Other	0.00	0		
Taxes-Workmens Comp	0.00	0		
Personal Property Taxes	0.00	0		
Real Estate Taxes	8.24	45,804		
Repairs and Maintenance	0.00	0		
Services - Elevator	0.00	0		
Janitorial	0.43	2,400		
Lawn	0.76	4,200		
Pool	0.75	4,165		
Rubbish	1.76	9,780		
Other	0.41	2,280		
Supplies	0.00	0		
Utilities- Electricity	0.68	3,758		
Gas and Oil	2.03	11,314		
Sewer and Water	3.86	21,495		
Telephone	0.54	3,027		
Other	0.00	0		
Miscellaneous	0.00	0		

TOTAL OPERATING EXPENSES		205,650
NET OPERATING INCOME	5.97% Cap Rate	339,426
Less: Total Annual Debt Service		238,863
CASH FLOW BEFORE TAXES	4.13% C on C.	100,563

Prepared By Dennis E. Griffin CCIM