

EXECUTIVE SUMMARY |

PROPERTY	DETAIL
Price	\$1,489,000
Number of Units	8
Address	2700 32nd Street
City	Sacramento, CA
Building Size	4,946 SF
Year Built	1962

DEAL SUMMARY	CURRENT	PRO FORMA
CAP Rate	6.18%	6.39%
GRM	10.57	10.29
Net Operating Income	\$91,961	\$95,101
Price per Rentable SF	\$301	\$301
Price per Door	\$186,125	\$186,125

PROPOSED FINANCING	
Down Payment	\$595,600
First Trust Deed	\$893,400
Interest Rate	5.50%
Loan Type	30 yr Amort

UNIT MIX	
1 Bed + 1 Bath	8

