



APARTMENT INVESTMENT INFORMATION

# Units	Address		City	Zip	Map Code
4	4624 Ashdale Ct		Sacramento	95841	
GRM			CAP Rate		
Price	Current	Market	Current	Market	\$/Unit
\$800,000	13.7	11.9	4.19%	5.24%	\$200,000
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)		Parcel Size (Approx.)		Yr. Built (Approx.)
\$226.24	3,536		2,601		1964
Income Detail			Estimated Annual Operating Expenses		
# Units	Type	Rent	Total		
<u>Estimated Actual Average Rents</u>				<u>Rent Range</u>	
1	2Br/1Ba	\$1,350	\$1,350	Advertising	\$0
1	2Br/1Ba	\$1,295	\$1,295	Elevator	\$0
1	2Br/1Ba	\$1,125	\$1,125	PGE/Smud	\$747
1	2Br/1Ba	\$1,105	\$1,105	Water/Sewer	\$1,920
Laundry/Misc Income				Landscaping	Reserves
Total Monthly Income				HOA	\$4,800
				Sewer Assessment	\$0
				Pest Control	Insurance
				Maintenance	\$2,750
				Taxes	\$9,040
				Total Annual Operating Expenses (estimated):	
				\$23,257	
<u>Estimated Market Rents</u>					
4	2Br/1Ba	\$1,400	\$5,600	Expenses Per: Unit % of Actual GSI	
Laundry/Misc Income					
Total Monthly Income				\$5,600	
Estimated Annual Operating Proforma				Financing Summary	
		Actual	Market		
Gross Scheduled Income		\$58,500	\$67,200	Downpayment: \$245,000	
Less: Vacancy Factor 3%		\$1,755	\$2,016	31%	
Gross Operating Income		\$56,745	\$65,184	Interest Rate: 6.375%	
Less: Expenses 40%		\$23,257	\$23,257	Amortized over: 30 Years	
Net Operating Income		\$33,488	\$41,927	Proposed Loan Amount: \$555,000	
Less: 1st TD Payments		(\$41,550)	(\$41,550)	Debt Coverage Ratio:	
Pre-Tax Cash Flow		-\$8,062	\$377	Current: 0.81	
Cash On Cash Return		-3.3%	0.2%	Market: 1.01	
Principal Reduction		\$6,352	\$6,352		
Total Potential Return (End of Year One)		-1%	3%		

Comments

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

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AGENT NAME
DRE #
EMAIL
PHONE #