



APARTMENT INVESTMENT INFORMATION

# Units	Address		City	Zip	Map Code
4	2801 D st		Sacramento	95816	
GRM			CAP Rate		
Price	Current	Market	Current	Market	\$/Unit
\$1,195,000	13.0	12.6	5.42%	5.66%	\$298,750
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)	
\$390.14	3,063	3,049		1910	
Income Detail			Estimated Annual Operating Expenses		
# Units	Type	Rent	Total		
<u>Estimated Actual Average Rents</u>			<u>Rent Range</u>		
2	1Br/1Ba	\$1,855	\$3,710	Advertising	\$0
1	1Br/1Ba	\$1,915	\$1,915	Elevator	\$0
1	1Br/1Ba	\$1,873	\$1,873	PGE/Smud	\$1,200
4	Rubs	\$45	\$180	Water/Sewer/Garbage	\$5,500
Laundry/Misc Income			Landscaping	Miscellaneous	
Total Monthly Income				Reserves	
				Sewer Assessment	\$0
				Insurance	\$4,200
				Taxes	\$13,504
<u>Estimated Market Rents</u>			Total Annual Operating Expenses (estimated): \$27,404		
4	1Br/1Ba	\$1,925	\$7,700	Expenses Per:	
4	Rubs	\$55	\$220	Unit % of Actual GSI \$6,851 30%	
Laundry/Misc Income					
Total Monthly Income			\$7,920		
Estimated Annual Operating Proforma				Financing Summary	
		Actual	Market		
Gross Scheduled Income		\$92,136	\$95,040	Downpayment: \$300,000	
Less: Vacancy Factor 0%		\$0	\$0	25%	
Gross Operating Income		\$92,136	\$95,040	Interest Rate: 6.375%	
Less: Expenses 30%		\$27,404	\$27,404	Amortized over: 30 Years	
Net Operating Income		\$64,733	\$67,637	Proposed Loan Amount: \$895,000	
Less: 1st TD Payments		(\$67,004)	(\$67,004)	Debt Coverage Ratio:	
Pre-Tax Cash Flow		-\$2,271	\$633	Current: 0.97	
Cash On Cash Return		-0.8%	0.2%	Market: 1.01	
Principal Reduction		\$10,243	\$10,243		
Total Potential Return (End of Year One)		3%	4%		

Comments

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

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AGENT NAME
DRE #
EMAIL
PHONE #