NORTH COAST COMMERCIAL

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code
4	2801 D st	Sacramento	95816	

Price	GRM Current	GRM Market	CAP Rate Current	CAP Rate 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

# Units	Type	Rent	Total
Estimated Actual Average Rents			
2	1Br/1Ba	$1,855	$3,710
1	1Br/1Ba	$1,915	$1,915
1	1Br/1Ba	$1,873	$1,873
4	Rubs	$45	$180
Laundry/Misc Income			
Total Monthly Income			**$7,678**
Estimated Market Rents			
4	1Br/1Ba	$1,925	$7,700
4	Rubs	$55	$220
Laundry/Misc Income			
Total Monthly Income			**$7,920**

Rent Range

Estimated Annual Operating Expenses

Expense	Amount	Expense	Amount
Advertising	$0	Management (Off Site)	
Elevator	$0	Management (On Site)	$0
PGE/Smud	$1,200	Licenses & Fees	
Water/Sewer/Garbag	$5,500	Miscellaneous	
Landscaping		Reserves	
		Sewer Assessment	$0
Pest Control		Insurance	$4,200
Maintenance	$3,000	Taxes	$13,504

Total Annual Operating Expenses (estimated): $27,404

Expenses Per:		
	Unit	**$6,851**
	% of Actual GSI	**30%**

Estimated Annual Operating Proforma

		Actual	Market
Gross Scheduled Income		$92,136	$95,040
Less: Vacancy Factor	0%	$0	$0
Gross Operating Income		$92,136	$95,040
Less: Expenses	30%	$27,404	$27,404
Net Operating Income		$64,733	$67,637
Less: 1st TD Payments		($67,004)	($67,004)
Pre-Tax Cash Flow		-$2,271	$633
Cash On Cash Return		-0.8%	0.2%
Principal Reduction		$10,243	$10,243
Total Potential Return (End of Year One)		3%	4%

Financing Summary

Downpayment:		**$300,000**
		25%
Interest Rate:	**6.375%**	
Amortized over:	**30**	**Years**
Proposed Loan Amount:		**$895,000**

Debt Coverage Ratio:

Current:	0.97
Market:	1.01

Comments

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

NORTH COAST COMMERCIAL

AGENT NAME
DRE #
EMAIL
PHONE #