

BRIDGEPOINT

COMMERCIAL REAL ESTATE SOLUTIONS

# Units	Address	City	Zip	Map Code	
27	315-17 B St	Roseville	95678		
Price	GRM		CAP Rate		\$/Unit
\$4,450,000	Current 9.3	Market 8.2	Current 6.83%	Market 8.2%	\$164,815
S/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)	
\$313.38	14200	.45 Acre		1960	

Income Detail				Estimated Annual Operating Expenses			
# Units	Type	Rent	Total				
<u>Actual Average Rents</u>				<u>Unit</u>			
2	2B/1Ba	\$1,750	\$3,500	Management	\$27,841		
12	1Br/1Ba	\$1,405	\$16,855	Utilities	\$40,500	Misc	\$5,500
13	Studios	\$1,276	\$16,585	Trash Removal	\$5,100	Taxes	\$45,804
	Add'l Income		\$2,730	Repairs & Maintenance	\$18,000	Insurance	\$17,550
Laundry Income			\$400				
Total Monthly Income			\$40,070				
<u>Estimated Market Rents</u>				Total Annual Operating Expenses (estimated):			
2	2B/1Ba	\$1,895	\$3,790				\$160,295
12	1Br/1Ba	\$1,650	\$19,800	Expenses Per:			\$5,937
13	Studios	\$1,400	\$18,200	Unit			35%
	Add'l Income		\$3,000	% of Actual GSI			
Laundry Income			\$500				
Total Monthly Income			\$45,290				

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$480,840	\$543,480	Downpayment:			\$2,020,000
Less: Vacancy Factor	4%	\$16,829	\$19,022	Interest Rate:			45%
Gross Operating Income		\$464,011	\$524,458	Amortized over:			3.45% <i>Assumable thru 2031</i>
Less: Expenses	35%	\$160,295	\$160,295	Proposed Loan Amount:			30 Years
Net Operating Income		\$303,716	\$364,164	Debt Coverage Ratio:			\$2,430,000
Less: 1st TD Payments		(\$130,129)	(\$130,129)	Current:			2.33
Pre-Tax Cash Flow		\$173,587	\$234,035	Market:			2.80
Cash On Cash Return		8.6%	11.6%				
Principal Reduction		\$47,033	\$47,033				
Total Potential Return (End of Year One)		10.92%	13.9%				

Comments

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