

6006-6012
MARTIN LUTHER KING JR
BLVD

SACRAMENTO, CA 95824

PRIVATE PROPERTY
NO TRESPASSING
OR SOLICITING
VIOLATORS WILL BE
SUBJECT TO ARREST AND
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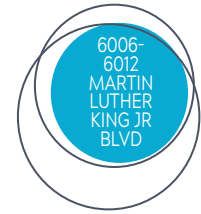


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FRANK THORNTON

Realtor / Investment Specialist

916-205-5204

frankisin@yahoo.com

License #01250086



INVESTMENT OVERVIEW



INVESTMENT OVERVIEW

PROPERTY DESCRIPTION

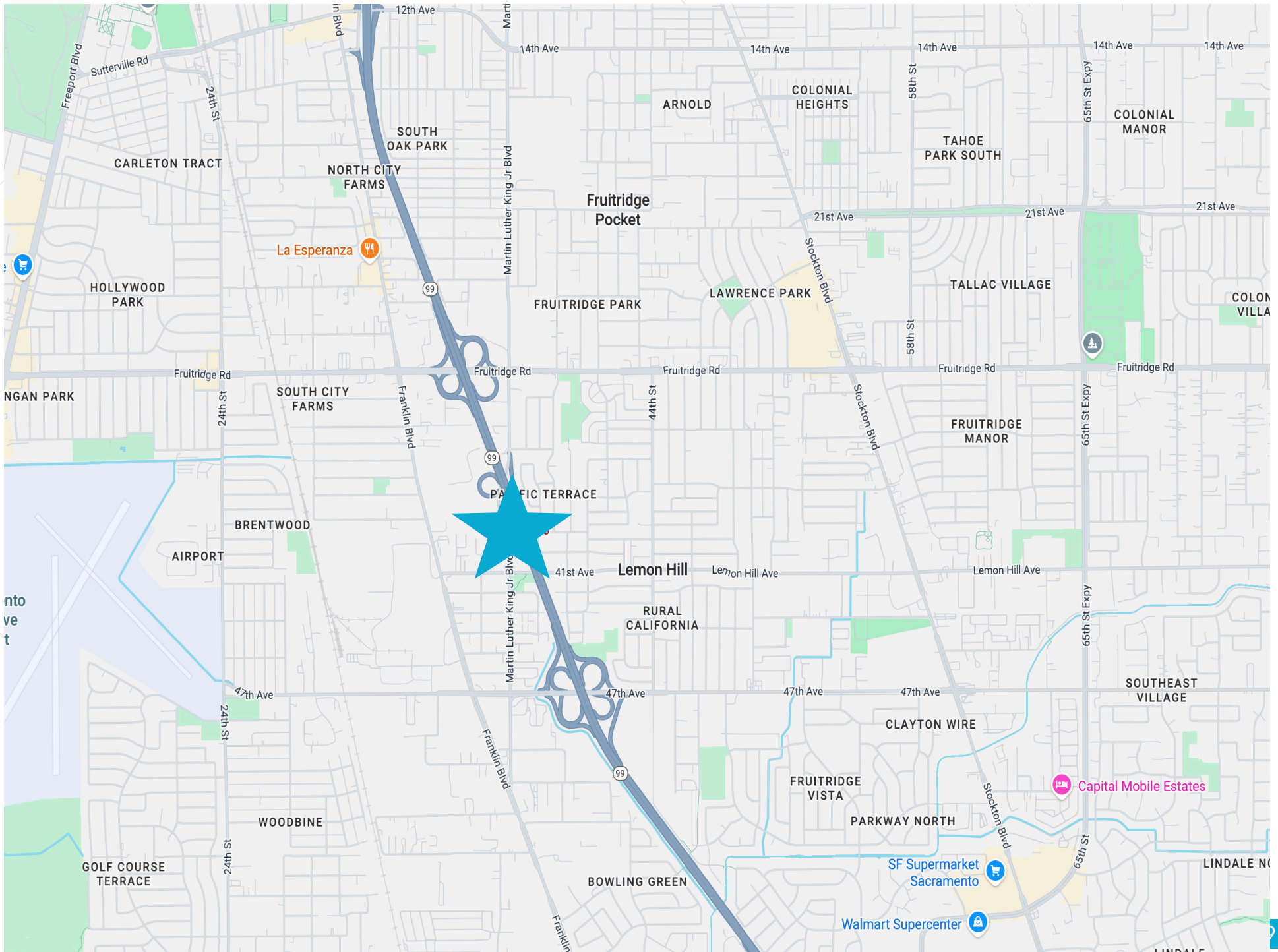
Good Cash Flow! 14 Units, Property in Good condition, 100% occupied, Exterior freshly painted along with completed repairs, updated electrical, most units are updated, see rent roll attached, parking on the property and on the street. Local shopping, schools, freeway, transportation within one mile. A Must See!

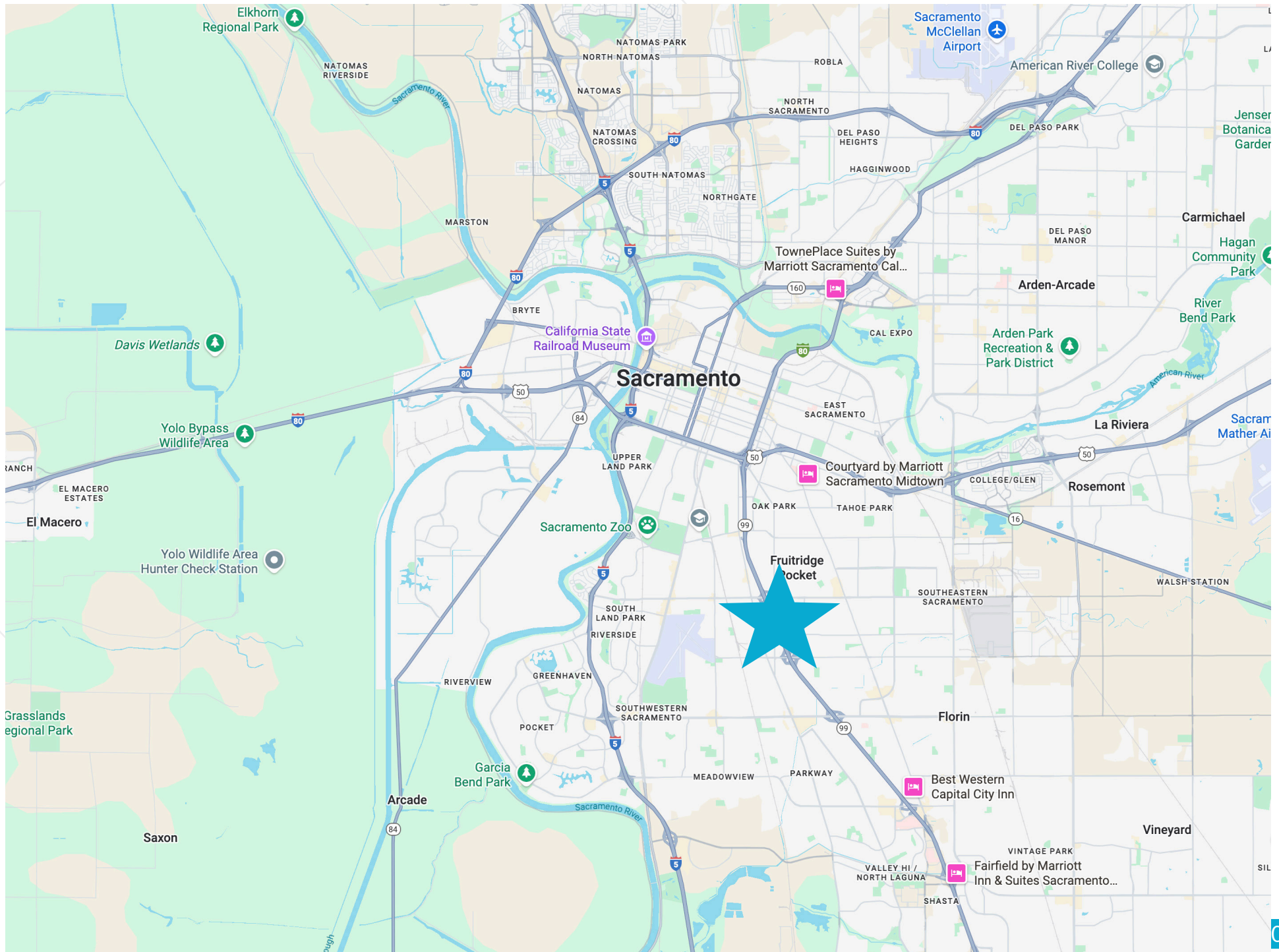


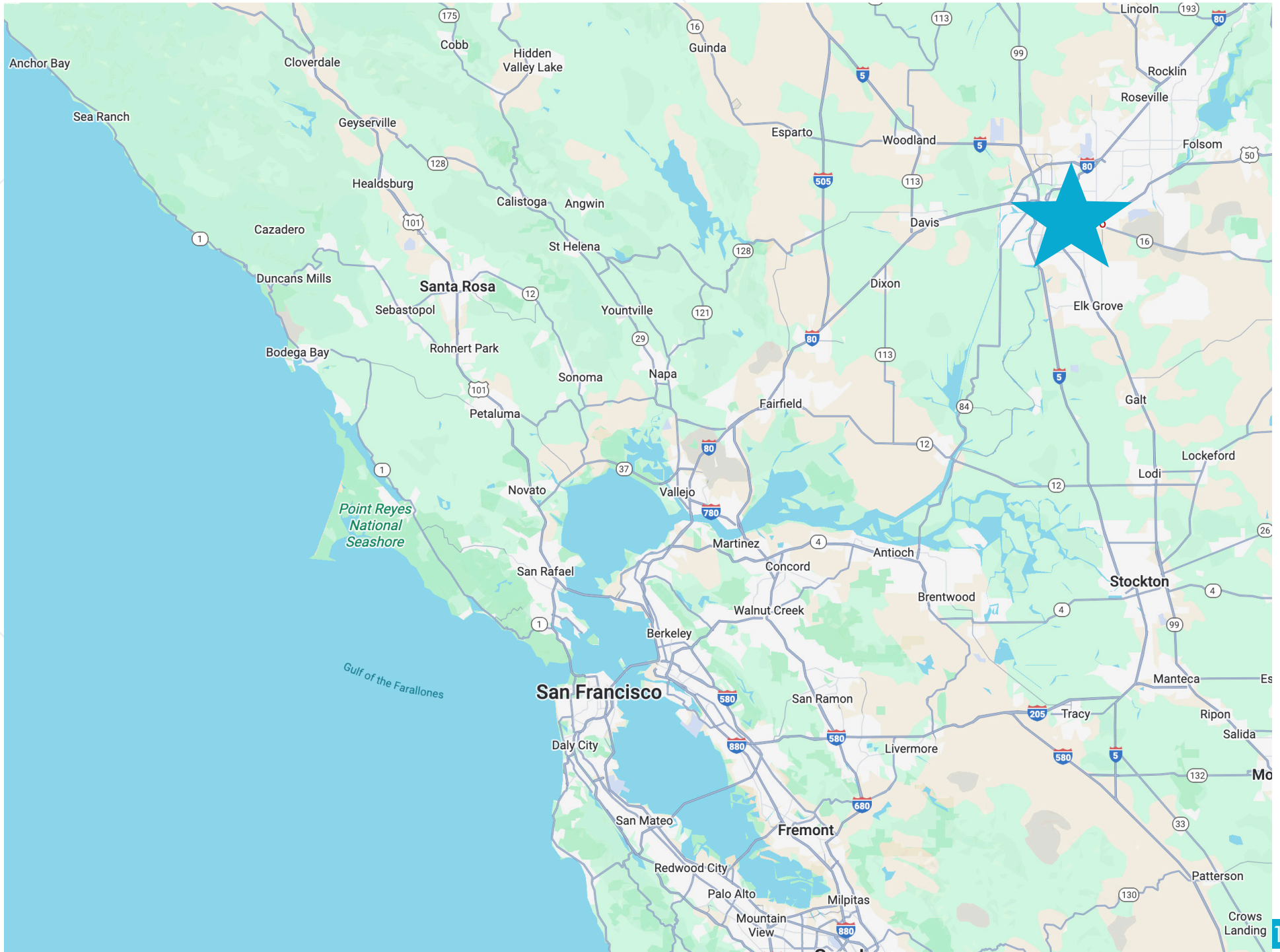














FINANCIAL ANALYSIS

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CAUTION
CHILDREN
DRIVE
SLOW

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FINANCIAL ANALYSIS

Summary		
Price	\$2,350,000	
Down Payment	\$2,350,000	100%
Number of Units	14	
Price Per Unit	\$167,857	
Price Per SqFt	\$230.05	
Gross SF	10,215	
Lot Size	16,841	
Approx. Year Built	1957	

Returns Summary	Scheduled	Pro Forma
CAP	5.32%	6.17%
GRM	9.92	9.07
Cash-on-Cash	5.32%	6.17%
Debt Coverage Ratio	-	-

Finance Summary	
Loan Amount	\$0
Loan Type	5 Year
Interest Rate	5.85%
Amortization	30 Years
Year Due	2031

# of Units	Unit Type	Scheduled Rents	Pro Forma Rents
11	1+1	\$14,850	\$16,500
3	2+1	\$4,900	\$5,100

Income		Scheduled		Pro Forma
Gross Scheduled Rent		\$237,000		\$259,200
Less: Vacancy Deductions	5%	-\$11,850	5%	-\$12,960
Total Effective Rental Income		\$225,150		\$246,240
Other Income		\$0		\$0
Effective Gross Income		\$225,150		\$246,240
Less: Expenses	44%	-\$100,185	41%	-\$101,187
Net Operating Income		\$124,965		\$145,053
Cash Flow		\$124,965		\$145,053
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	5.32%	\$124,965	6.17%	\$145,053
Principal Reduction		0		0
Total Return	5.32%	\$124,965	6.17%	\$145,053

Expenses	Scheduled	Pro Forma
New Property Tax	\$28,200	\$28,200
Insurance	\$8,009	\$8,009
Utilities	\$26,700	\$26,700
Legal & Professional Fees	\$4,615	\$4,615
Maintenance/Repairs/Pest Control	\$18,467	\$18,467
Reserves	\$3,500	\$3,500
Management Fee	\$10,695	\$11,696
Total Expenses	\$100,185	\$101,187
Expenses/Unit	\$7,156	\$7,228
Expenses/SF	\$9.81	\$9.91

RENT ROLL SUMMARY

Unit Type	# of Units	AVG SQ Feet	Rental Range	SCHEDULED			PRO FORMA		
				Average Rent	Average Rent/SF	Monthly Income	Average Rent	Average Rent/SF	Monthly Income
1+1	11		\$1,000 - \$1,500	\$1,350		\$14,850	\$1,500		\$16,500
2+1	3		\$1,500 - \$1,700	\$1,633		\$4,900	\$1,700		\$5,100
Totals/Weights Averages	14	730		\$1,411	\$1.93	\$19,750	\$1,543	\$2.11	\$21,600
Gross Annualized Rents				\$237,000			\$259,200		

RENT ROLL DETAIL

Unit	Type	Notes	Square Feet	Scheduled Rent / Month	Scheduled Rent / SF / Month	Pro Forma Rent / Month	Pro Forma Rent / SF / Month
1 (6006)	1 Bed + 1 Bath			\$1,300		\$1,500	
2 (6006)	1 Bed + 1 Bath			\$1,300		\$1,500	
3 (6006)	1 Bed + 1 Bath			\$1,350		\$1,500	
4 (6006)	1 Bed + 1 Bath			\$1,500		\$1,500	
1 (6008)	1 Bed + 1 Bath			\$1,500		\$1,500	
2 (6008)	1 Bed + 1 Bath			\$1,000		\$1,500	
3 (6008)	1 Bed + 1 Bath			\$1,300		\$1,500	
4 (6008)	2 Bed + 1 Bath			\$1,500		\$1,700	
1 (6010)	1 Bed + 1 Bath			\$1,300		\$1,500	
2 (6010)	1 Bed + 1 Bath			\$1,500		\$1,500	
3 (6010)	1 Bed + 1 Bath			\$1,500		\$1,500	
4 (6010)	1 Bed + 1 Bath			\$1,300		\$1,500	
1 (6012)	2 Bed + 1 Bath			\$1,700		\$1,700	
2 (6012)	2 Bed + 1 Bath			\$1,700		\$1,700	
Total			Square Feet: 10,215	\$19,750	\$1.93	\$21,600	\$2.11

Notes

The pro forma rents listed above, as well as those listed for the vacant units, are estimated projected rents by the broker. Buyer shall verify and conduct buyers own rent survey to verify. Furthermore, the pro forma rent takes into consideration that the buyer will renovate the unrenovated units at the expense of the buyer.



OPERATING STATEMENT



OPERATING STATEMENT

INCOME	Scheduled		Pro Forma		Notes	Per Unit	Per SF
Gross Scheduled Rent	\$237,000		\$259,200			\$18,514	\$25.37
Less: Vacancy Deductions	-\$11,850	5%	-\$12,960	5%		\$926	\$1.27
Total Effective Rental Income	\$225,150		\$246,240			\$17,589	\$24.11
Other Income	\$0		\$0			\$0	\$0.00
Effective Gross Income	\$225,150		\$246,240			\$17,589	\$24.11

Expenses	Scheduled		Pro Forma		Notes	Per Unit	Per SF
New Property Tax	\$28,200		\$28,200		1	\$2,014	\$2.76
Insurance	\$8,009		\$8,009		2	\$572	\$0.78
Utilities	\$26,700		\$26,700		3	\$1,907	\$2.61
Legal & Professional Fees	\$4,615		\$4,615		4	\$330	\$0.45
Maintenance/Repairs/Pest Control	\$18,467		\$18,467		5	\$1,319	\$1.81
Reserves	\$3,500		\$3,500		6	\$250	\$0.34
Management Fee	\$10,695		\$11,696		7	\$835	\$1.15
Total Expenses	\$100,185		\$101,187			\$7,228	\$9.91
Expenses as % of EGI	44.50%		41.09%				
Net Operating Income	\$124,965		\$145,053			\$10,361	\$14.20

Notes

- 1 New Property Tax - Confirmed 1.20% of Purchase Price
- 2 Insurance - Actual \$0.78/SF
- 3 Utilities - Actual \$26,700/Year
- 4 Legal & Professional Fees - Actual \$4,615/Year
- 5 Maintenance/Repairs/Pest Control - Actual \$18,467/Year
- 6 Reserves - Estimated \$250/Unit/Year
- 7 Management Fee - Estimated 4.75% of EGI

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PRESENTED BY:

FRANK THORNTON

Realtor / Investment Specialist

916-205-5204

frankisin@yahoo.com

License #01250086

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