

**Land Catchers Investments®**  
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## **INVESTMENT VALUATION AND PRO FORMA (\*)**

### **USING CONVENTIONAL FINANCING**

Multifamily  
2971/2977 Bedford Avenue  
Placerville, CA 95667



**Prepared For: Bedford Ave Properties LLC**

Date: June 5, 2026

\* Pro Forma Analysis based on anticipated rental rates from page 4 and actual, or near-actual, annual expenses. Neither Land Catchers Investments nor its brokers and agents make any representations or warranties about the actual rental rates achievable and/or actual investments expenses. Buyer shall not rely on this report and is urged to conduct independent investigation and financial analysis.



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## VALUATION SUMMARY

Prepared For: **Bedford Ave Properties LLC**

Property Description		Value Indicators	
Name:	Bedford Apartments	Price:	\$1,699,000
Address:	2971/2977 Bedford Avenue Placerville, CA 95667	Down Payment:	\$424,750
Total Units:	11	Price/Unit:	\$154,455
Year Built:	1926 / 1986	Price/Sqft:	\$203.79
Net Rentable Sq. Ft.:	8,337	Current CAP Rate:	10.0%
Parcel Size:	1.06 acres	<b>Market CAP Rate:</b>	<b>6.8%</b>
Zoning:	R2	Current GRM:	11.0
Parking Spaces:		Market GRM:	9.8
Roof:	Comp. Shingle	Cash on Cash (Actual):	17.3%
Exterior:	Wood Siding	<b>(*) Cash on Cash (Market):</b>	<b>6.9%</b>
Foundation:	Raised		

Annual Property Operating Data		
	Current Rent	Market Rent
Scheduled Monthly Rent:	\$12,827	\$14,343
Other Income:	\$100	\$150
Scheduled Gross Income:	<b>\$155,124</b>	<b>\$173,920</b>
Less Est. Vacancy Loss / Reserve:	\$5,588	\$3,478
Effective Gross Income:	\$149,536	\$170,442
Less Est. Expenses:	\$49,640	\$54,457
Net Operating Income:	\$99,896	\$115,985
Less Debt Service:	-\$56,592	-\$86,821
Pre-Tax Cash Flow:	\$43,304	\$29,164
Principal Reduction:	\$25,000	\$42,475
<b>Total Annual Return Before Taxes:</b>	<b>\$68,304</b>	<b>\$71,639 (**)</b>

\* Based on following amortization period, APR, and down payment : **30** **5.500%** **25%**

\*\* Assumes total principal paid down over amortization period is distributed evenly each calendar year.





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## INCOME & EXPENSE STATEMENT

Prepared For: **Bedford Ave Properties LLC**

	ACTUAL JUNE 2026	PRO FORMA JULY 2027 *
<b>Scheduled Gross Annual Income</b>	<b>\$155,124.00</b>	<b>\$173,920.20</b>
<b>Less Vacancy / Reserve</b>	<b>\$5,588.00</b> 3.6%	<b>\$3,478.40</b> 2.0%
<b>Effective Annual Gross Income</b>	<b>\$149,536.00</b>	<b>\$170,441.80</b>
<b>Annual Expenses</b>	<b>\$49,640.00</b> <b>\$7.76 per sf/yr</b> \$0.65 per sf/mo	<b>\$54,457.00</b> <b>\$8.51 per sf/yr</b> \$0.71 per sf/mo
<i>Water/Elect/Trash/Repairs</i>	\$12,308.00 (combined OpEx)	\$10,800.00
<i>Property Taxes</i>	\$12,364.00	\$18,689.00      1.100%
<i>Insurance</i>	\$24,968.00	\$24,968.00
<i>Marketing / Advertising</i>	\$0.00	\$0.00
<i>Capital Improvements</i>	\$0.00	\$0.00
<i>Management Fees</i>	\$0.00	\$0.00      0.00%
<b>NET Operating Income</b>	<b>\$99,896.00</b>	<b>\$115,984.80</b>
<b>Capitalization Rate</b>		<b>6.83%</b>
<i>Purchase Price</i>		\$1,699,000.00
<b>Gross Rent Multiplier</b>		<b>9.8</b>
Annual Debt Service (Proposed)	-\$56,592.00	-\$86,820.62
<i>Purchase Price</i>		\$1,699,000.00
<i>Down Payment</i>		\$424,750.00
<i>Interest Rate</i>		5.500%
<i>Term (years)</i>		30
<b>Annualized Pre-Tax Cash Flow</b>	\$43,304.00	<b>\$29,164.18</b> \$2,430.35 /month
<b>Cash-On-Cash Return</b>	<b>17.3%</b>	<b>6.9%</b>
Principal Reduction (Full Loan Term)	\$25,000.00	\$42,475.00
TOTAL Annual Return	\$68,304.00	\$71,639.18
<b>TOTAL Annual Return Rate</b>	<b>27.3%</b>	<b>16.9%</b>

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## PURCHASE AND SALE PRICE EVALUATION

Prepared For: Bedford Ave Properties LLC

	CURRENT			PRO FORMA JULY 2027 *		
	6.00%	6.50%	6.83%	6.00%	6.50%	6.83%
<b>Desired CAP Rate</b>	<b>6.00%</b>	<b>6.50%</b>	<b>6.83%</b>	<b>6.00%</b>	<b>6.50%</b>	<b>6.83%</b>
<b>Stabilized Purchase Price</b>	<b>\$1,664,933</b>	<b>\$1,536,862</b>	<b>\$1,463,324</b>	<b>\$1,933,080</b>	<b>\$1,784,381</b>	<b>\$1,699,000</b>
(Price/SF)	\$260.15	\$240.13	\$228.64	\$302.04	\$278.81	\$265.47
Annual Debt Service				-\$98,782	-\$91,184	-\$86,821
Down Payment 25%						
Interest Rate 5.500%						
Term (years) 30						
Cash On Cash Return				<b>3.6%</b>	<b>5.6%</b>	<b>6.9%</b>
Debt Coverage Ratio				1.01	1.10	1.15