



NORTH COAST COMMERCIAL

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code
4	5352 Young St	Sacramento	95824	
GRM		CAP Rate		
Price	Current	Market	Current	Market
\$750,000	11.9	10.3	5.17%	6.38%
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)	
\$339.98	2,206	5,227	1958	
Income Detail		Estimated Annual Operating Expenses		
# Units	Type	Rent	Total	
<u>Estimated Actual Average Rents</u>				<u>Rent Range</u>
2	1Br/1Ba	\$1,245	\$2,490	Electric \$856
1	2Br/1Ba	\$1,695	\$1,695	Gas \$1,228
1	Studio/1Ba	\$945	\$945	Trash \$1,592
	Misc Income		\$140	Water+Sewer \$3,352
				Pest \$600
				Maintenance \$2,500
				Insurance \$4,000
				Taxes \$8,475
Total Monthly Income			\$5,270	
<u>Estimated Market Rents</u>				Total Annual Operating Expenses (estimated): \$22,603
2	1Br/1Ba	\$1,450	\$2,900	
1	2Br/1Ba	\$1,750	\$1,750	
1	Studio/1Ba	\$1,200	\$1,200	
	Misc Income		\$200	
Laundry/Misc Income				
Total Monthly Income			\$6,050	
Estimated Annual Operating Proforma				Financing Summary
		Actual	Market	
Gross Scheduled Income		\$63,240	\$72,600	Downpayment: \$300,000
Less: Vacancy Factor 3%		\$1,897	\$2,178	25%
Gross Operating Income		\$61,343	\$70,422	Interest Rate: 6.000%
Less: Expenses 36%		\$22,603	\$22,603	Amortized over: 30 Years
Net Operating Income		\$38,740	\$47,819	Proposed Loan Amount: \$450,000
Less: 1st TD Payments		(\$32,376)	(\$32,376)	Debt Coverage Ratio:
Pre-Tax Cash Flow		\$6,364	\$15,443	Current: 1.20
Cash On Cash Return		2.1%	5.1%	Market: 1.48
Principal Reduction		\$5,526	\$5,526	
Total Potential Return (End of Year One)		4%	7%	

Comments

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

The information contained herein has been obtained from sources believed reliable. While North Coast Commercial does not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates are used for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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