



APARTMENT INVESTMENT INFORMATION

# Units	Address		City	Zip	Map Code
3	517 13th St		Sacramento	95814	
GRM		CAP Rate			
Price	Current	Market	Current	Market	\$/Unit
\$725,000	13.6	12.0	4.81%	5.76%	\$241,667
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)		
\$478.55	1,515	1,200	1900		
Income Detail			Estimated Annual Operating Expenses		
# Units	Type	Rent	Total		
<u>Estimated Actual Average Rents</u>				<u>Rent Range</u>	
1	1 Br/1 Ba	\$1,800	\$1,800	Advertising Elevator	Management (Off Site)
1	Studio	\$1,182	\$1,182	Electric	Management (On Site)
1	Jr. Studio	\$1,600	\$1,475	Water/Sewer	Licenses & Fees
				Landscaping	Miscellaneous
				Trash Removal	Reserves
				Pest Control	Sewer Assessment
				Maintenance	Insurance
					Taxes
Laundry/Misc Income					
Total Monthly Income					
<u>Estimated Market Rents</u>				<u>Total Annual Operating Expenses (estimated):</u>	
1	1 Br/1 Ba	\$1,800	\$1,650		
1	Studio	\$1,450	\$1,450		
1	Jr. Studio	\$1,600	\$1,950		
Laundry/Misc Income					
Total Monthly Income					
<u>Estimated Annual Operating Proforma</u>				<u>Financing Summary</u>	
		<u>Actual</u>	<u>Market</u>		
Gross Scheduled Income		\$53,484	\$60,600	Downpayment:	
Less: Vacancy Factor	3%	\$1,605	\$1,818		
Gross Operating Income		\$51,879	\$58,782	Interest Rate:	
Less: Expenses	32%	\$16,993	\$16,993	Amortized over:	
Net Operating Income		\$34,887	\$41,790	Proposed Loan Amount:	
				Debt Coverage Ratio:	
Less: 1st TD Payments		(\$36,748)	(\$36,748)	Current:	
Pre-Tax Cash Flow		-\$1,861	\$5,041	Market:	
Cash On Cash Return		-0.8%	2.2%		
Principal Reduction		\$5,914	\$5,914		
Total Potential Return (End of Year One)		2%	5%		
Comments					
PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS					
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AGENT NAME
DRE #
EMAIL
PHONE #