



# NORTH COAST COMMERCIAL

## APARTMENT INVESTMENT INFORMATION

# Units	Address		City		Zip	Map Code					
3	517 13th St		Sacramento		95814						
Price	Current	GRM	CAP Rate		\$/Unit						
	Market	Current	Market	Market							
\$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	Rent Range							
	<u>Estimated Actual Average Rents</u>										
1	1Br/1Ba	\$1,800	\$1,800								
1	Studio	\$1,182	\$1,182								
1	Jr. Studio	\$1,600	\$1,475								
Laundry/Misc Income											
Total Monthly Income			\$4,457								
	<u>Estimated Market Rents</u>			Total Annual Operating Expenses (estimated):							
1	1Br/1Ba	\$1,800	\$1,650	\$16,993							
1	Studio	\$1,450	\$1,450								
1	Jr. Studio	\$1,600	\$1,950								
Laundry/Misc Income											
Total Monthly Income			\$5,050								
Estimated Annual Operating Proforma				Financing Summary							
Gross Scheduled Income		Actual	Market								
Less: Vacancy Factor	3%	\$53,484	\$60,600								
Gross Operating Income		\$1,605	\$1,818								
Less: Expenses	32%	\$51,879	\$58,782								
Net Operating Income		\$16,993	\$16,993								
		\$34,887	\$41,790								
Less: 1st TD Payments		(\$36,748)	(\$36,748)								
Pre-Tax Cash Flow		-\$1,861	\$5,041								
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 #