

APARTMENT INVESTMENT INFORMATION

# Units	Add	Address		City	Zip	Map Code
4	5555 Keoncrest	Cir	Sacr	amento	95841	
	GF	RM	CA	P Rate		
Price	Current	Market	Current	Market	\$/Unit	
\$924,999	12.8	11.9	4.74%	5.35%	\$231,250	0
\$/Square Foot	Gross Sq. Ft.		Parcel Size		Yr. Built	
(Approx.)	(Approx.)		(Approx.)		(Approx.	.)
\$256.09	3,612		10,055 sq ft		1968	
Inc	ome Detail			Estim	ated Annual Operating Expenses	
# Units Type	Rent	Total				
	<u>ctual Average Rents</u>		Rent Range	Garbage	\$1,620	
4 2bd/1ba	\$1,500	\$6,005		Water/Sewer	\$4,800	
				Landscaping	\$1,800	
				Gas & Electric	\$1,200	
				Pest Control	\$1,200	
Laundry/Misc Income					Insurance	\$3,50
Total Monthly Income		\$6,005			Taxes	\$10,45
<u>Estimate</u>	ed Market Rents			Total Annual Op	erating Expenses (estimated):	\$24,572
4 2bd/1ba	\$1,625	\$6,498				
				Expenses Per:	Unit	\$6,143
					% of Actual GSI	34%
Laundry/Misc Income						
Total Monthly Income		\$6,498				
Estimated Annual Operating P	roforma	30,436			Financing Summary	
		Actual	Market	I	· · · · · · · · · · · · · · · · · · ·	
Gross Scheduled Income		\$72,058	\$77,976		Downpayment:	\$370,000
Less: Vacancy Factor	5%	\$3,603	\$3,899			40%
Gross Operating Income		\$68,455	\$74,077		Interest Rate:	7.000%
Less: Expenses	34%	\$24,572	\$24,572		Amortized over:	30 Years
Net Operating Income		\$43,882	\$49,505		Proposed Loan Amount:	\$554,999
Less: 1st TD Payments		(\$44,309)	(\$44,309)		Debt Coverage Ratio: Current: 0.99	
Pre-Tax Cash Flow		-\$427	\$5,196		Market: 1.12	
Cash On Cash Return		-0.1%	1.4%			
Principal Reduction		\$5,638	\$5,638			
Total Potential Return (End of Y	ear One)	1%	3%			
			Commen	ts		

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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.

