



# NORTH COAST COMMERCIAL

## APARTMENT INVESTMENT INFORMATION

# Units	Address		City		Zip	Map Code			
4	2372 Albatross Way		Sacramento		95815				
Price	GRM		CAP Rate		\$/Unit				
	Current	Market	Current	Market					
\$775,000	10.6	10.3	6.37%	6.69%		\$193,750			
\$/Square Foot (Approx.)		Gross Sq. Ft. (Approx.)		Parcel Size (Approx.)		Yr. Built (Approx.)			
\$322.92		2,400		10,454		1949			
Income Detail				Estimated Annual Operating Expenses					
# Units	Type	Rent	Total	Estimated Annual Operating Expenses					
Estimated Actual Average Rents				Estimated Annual Operating Expenses					
1	1Br/1Ba	\$1,400	\$1,400	Management (Off Site)					
3	RUBS	\$50.00	\$150	Management (On Site)					
2	1Br/1Ba	\$1,450	\$2,900	Trash					
1	RUBS	\$75	\$75	\$1,764					
1	1Br/1Ba	\$1,350	\$1,350	Water+Sewer					
Laundry/Misc Income				\$3,576					
Total Monthly Income				Workman's Comp					
\$6,090				\$2,400					
				Repairs					
				\$1,000					
				Insurance					
				\$4,000					
				Taxes					
				\$8,758					
Estimated Market Rents				Total Annual Operating Expenses (estimated):					
4	1Br/1Ba	\$1,500	\$6,000	\$21,498					
4	RUBS	\$75.00	\$300	Expenses Per:					
				Unit					
				\$5,374					
				% of Actual GSI					
				29%					
Laundry/Misc Income									
Total Monthly Income									
\$6,300									
Estimated Annual Operating Proforma				Financing Summary					
Gross Scheduled Income				Downpayment:					
Less: Vacancy Factor				\$193,750					
3%				25%					
Gross Operating Income				Interest Rate:					
Less: Expenses				6.000%					
29%				Amortized over:					
Net Operating Income				30 Years					
\$49,390				Proposed Loan Amount:					
\$51,835				\$581,250					
Less: 1st TD Payments				Debt Coverage Ratio:					
(\$41,819)				Current: 1.18					
				Market: 1.24					
Pre-Tax Cash Flow									
\$7,571									
Cash On Cash Return									
3.9%									
Principal Reduction									
\$7,138									
Total Potential Return (End of Year One)									
8%									
9%									
Comments									
PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS									
<p>The information contained herein has been obtained from sources believed reliable. While South 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.</p>									



AGENT NAME **Phil McDaniel**  
 DRE # **2079234**  
 EMAIL **[mcdaniel@ncc1031.com](mailto:mcdaniel@ncc1031.com)**  
 PHONE # **707-867-5851**