



NORTH COAST COMMERCIAL

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code	
4	2372 Albatross Way	Sacramento	95815		
Price		GRM		CAP Rate	
	Current	Market	Current	Market	\$/Unit
\$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	Rent Range			
Estimated Actual Average Rents							
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 \$1,764	
1	RUBS	\$75	\$75			Legal	
1	1Br/1Ba	\$1,350	\$1,350			Phone/Internet	
Laundry/Misc Income						Water+Sewer \$3,576	
Total Monthly Income				\$6,090		Workman's Comp	
						Landscaping \$2,400	
						Repairs	
						Maintenance \$1,000	
						Insurance \$4,000	
						Taxes \$8,758	
						Total Annual Operating Expenses (estimated): \$21,498	
						Expenses Per: Unit \$5,374	
						% of Actual GSI 29%	
Estimated Market Rents							
4	1Br/1Ba	\$1,500	\$6,000				
4	RUBS	\$75.00	\$300				
Laundry/Misc Income							
Total Monthly Income				\$6,300			

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$73,080	\$75,600	Downpayment:		\$193,750	
Less: Vacancy Factor	3%	\$2,192	\$2,268	Interest Rate:		6.000%	
Gross Operating Income		\$70,888	\$73,332	Amortized over:		30 Years	
Less: Expenses	29%	\$21,498	\$21,498	Proposed Loan Amount:		\$581,250	
Net Operating Income		\$49,390	\$51,835	Debt Coverage Ratio:			
Less: 1st TD Payments		(\$41,819)	(\$41,819)	Current:		1.18	
Pre-Tax Cash Flow		\$7,571	\$10,016	Market:		1.24	
Cash On Cash Return		3.9%	5.2%				
Principal Reduction		\$7,138	\$7,138				
Total Potential Return (End of Year One)		8%	9%				

Comments

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

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.



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