

810-820  
LAMPASAS AVE  
SACRAMENTO, CA 95815



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INVESTMENT  
OVERVIEW



# INVESTMENT OVERVIEW

## ***PROPERTY DESCRIPTION***

Here Is A Great Opportunity To Own This 8 unit. 4.75 Cap Rate, All 2 Bedrooms 1 Bath Units Very Spacious, Excellent Cash Flow, Newer Water Heater, 7 Of The Units Have Been Rehabbed, Exterior Painted A Few Years Ago, Ample Parking, Close To Shopping Center, Grocery Stores, Short Distance To Airport, Great Property To Add To Your Portfolio. A Must See!



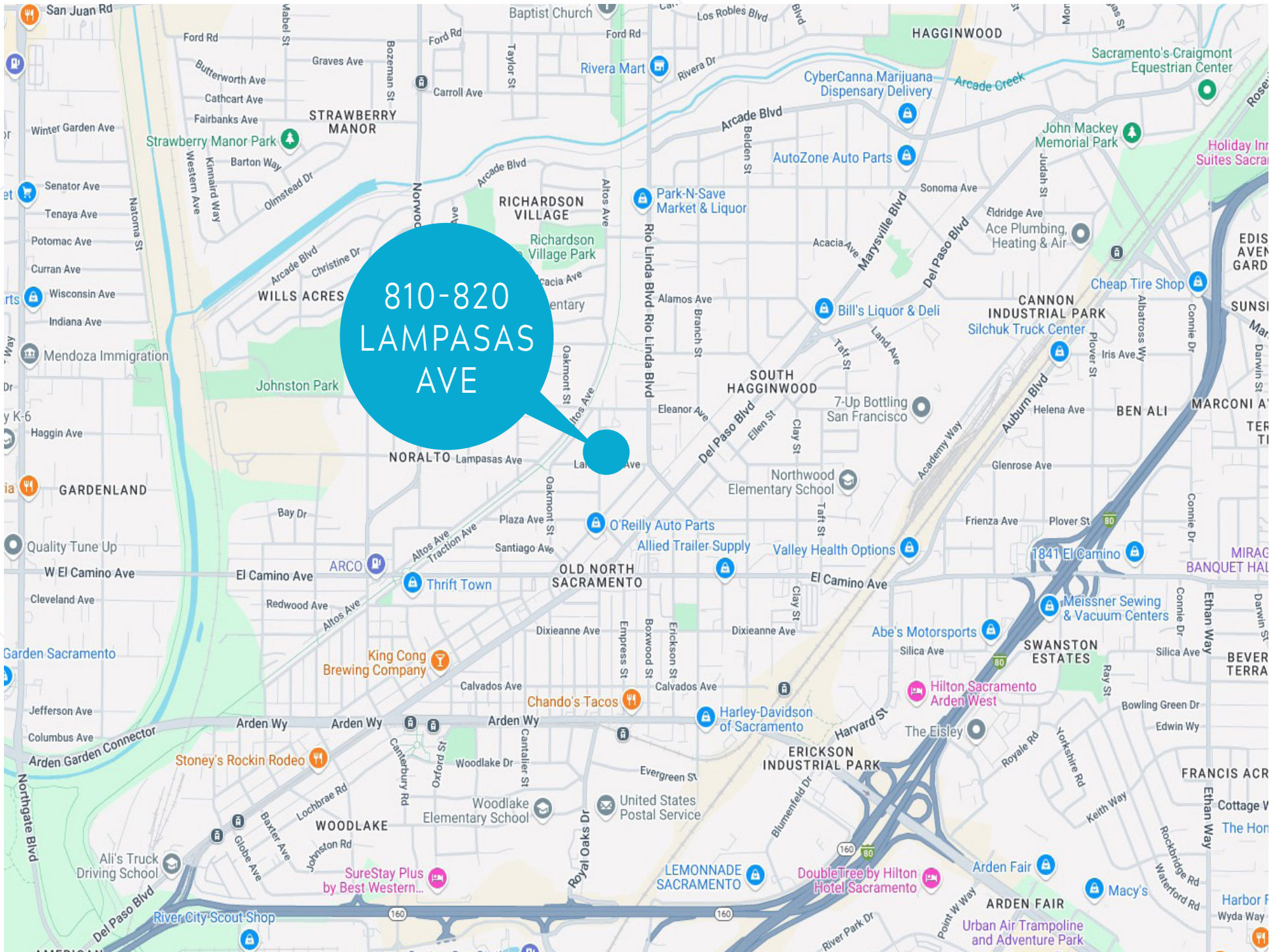




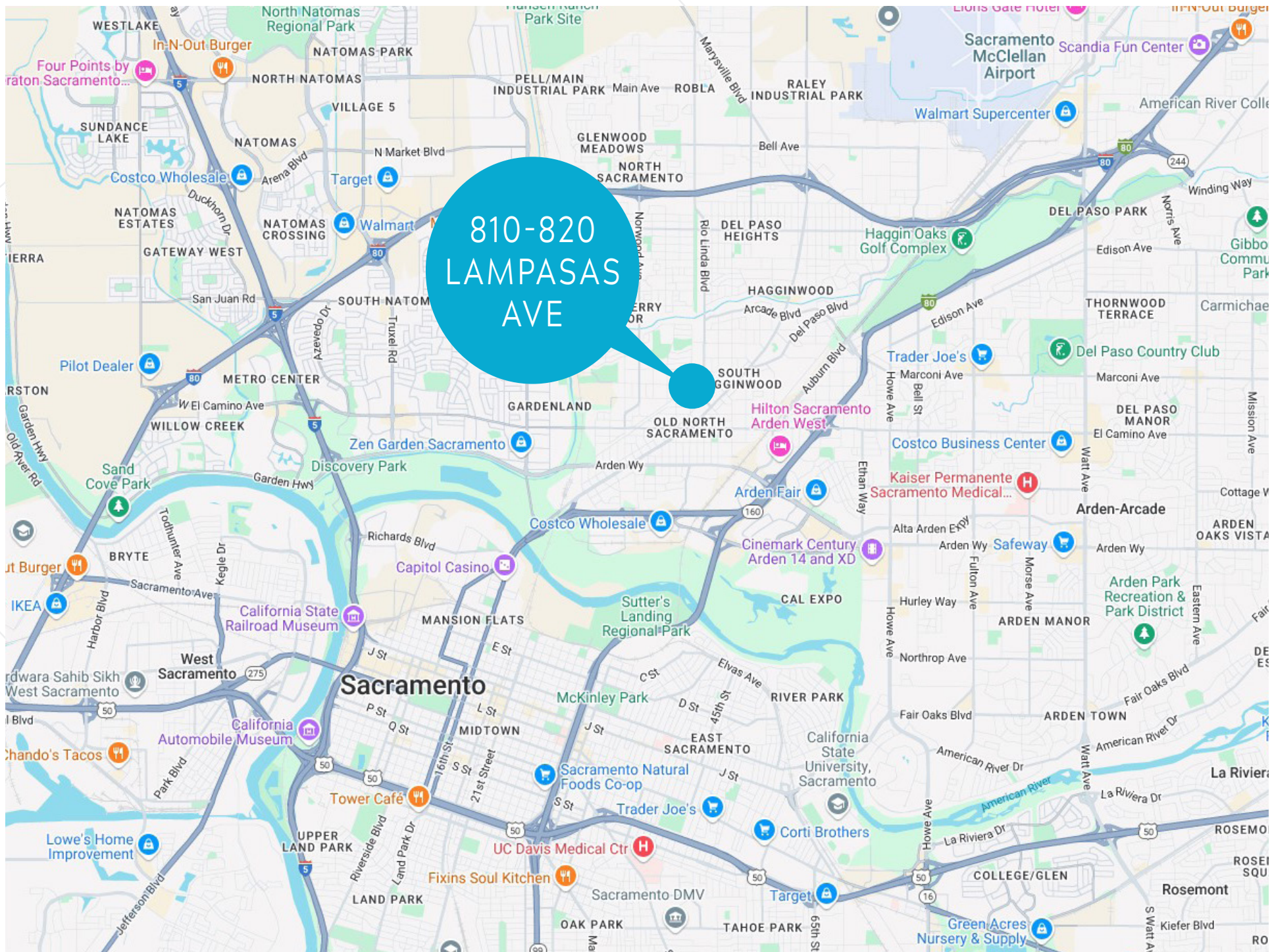




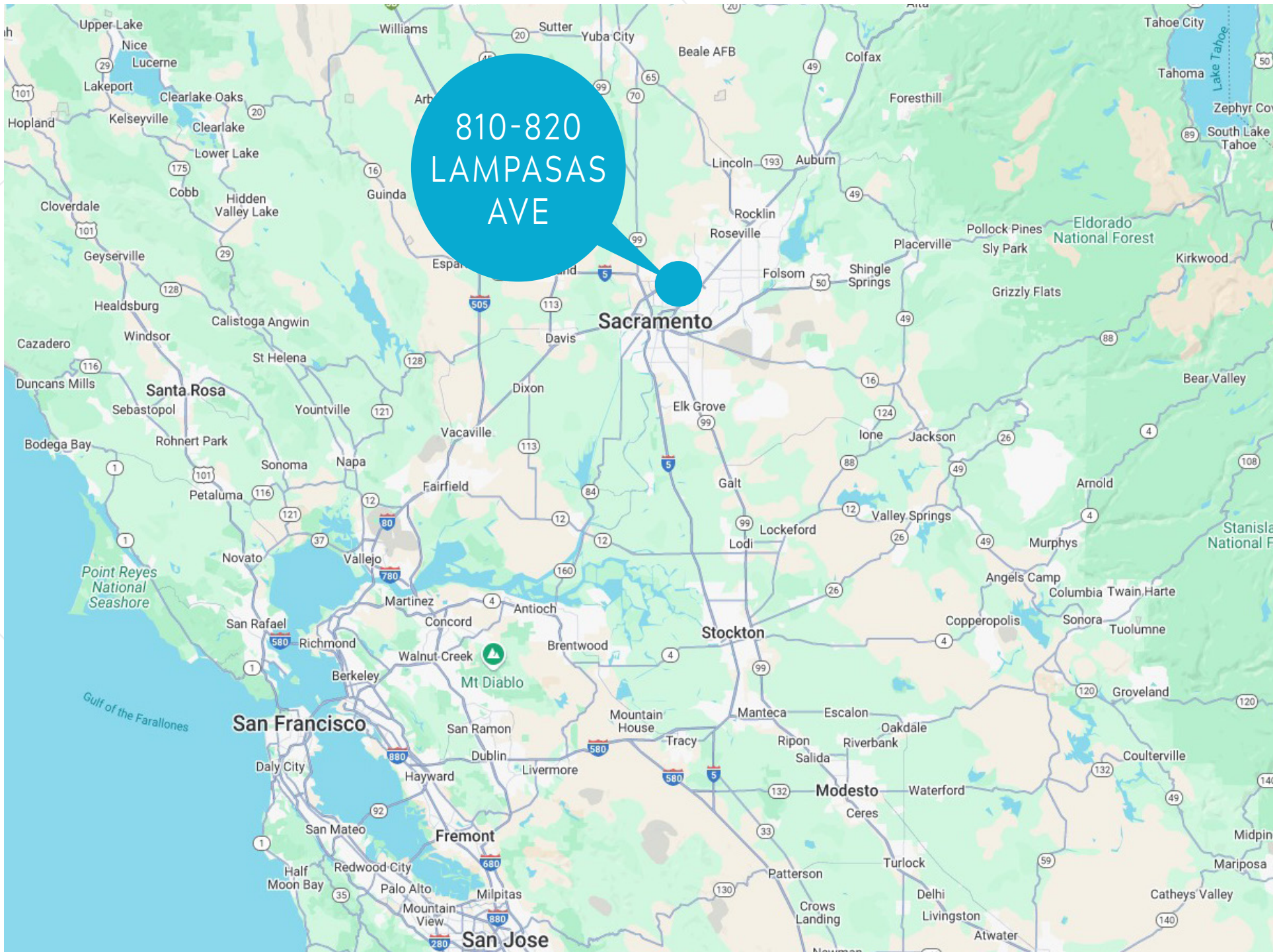




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FINANCIAL  
ANALYSIS



# FINANCIAL ANALYSIS

Summary		
Price	\$1,599,000	
Down Payment	\$1,599,000	100%
Number of Units	8	
Price Per Unit	\$199,875	
Price Per SqFt	\$256.25	
Gross SqFt	6,240	
Lot Size	16,552	
Approx. Year Built	1957	

Returns	Current	Pro Forma
<b>CAP Rate</b>	<b>4.75%</b>	<b>5.55%</b>
GRM	11.11	10.09
Cash-on-Cash	4.75%	5.55%
Debt Coverage Ratio	-	-

# of Units	Unit Type	Current Rents	Market Rents
8	2+1	\$11,996	\$13,200

Income		Current		Pro Forma
<b>Gross Scheduled Rent</b>		<b>\$143,952</b>		<b>\$158,400</b>
Less: Vacancy/Deductions	3%	-\$4,319	3%	-\$4,752
Total Effective Rental Income		\$139,633		\$153,648
Other Income		\$0		\$0
Effective Gross Income		\$139,633		\$153,648
Less: Expenses	46%	-\$63,651	42%	-\$64,912
<b>Net Operating Income</b>		<b>\$75,982</b>		<b>\$88,736</b>
Cash Flow		\$75,982		\$88,736
Debt Service		\$0		\$0
Net Cash Flow After Debt Service	4.75%	\$75,982	5.55%	\$88,736
Principal Reduction		0		0
<b>Total Return</b>	<b>4.75%</b>	<b>\$75,982</b>	<b>5.55%</b>	<b>\$88,736</b>

Expenses	Current	Pro Forma
Taxes	\$19,188	\$19,188
SMUD (Electricity)	\$4,800	\$4,800
Sac Utilities	\$6,000	\$6,000
Garbage	\$6,480	\$6,480
Insurance	\$14,616	\$14,616
Repairs & Maint.	\$5,585	\$6,146
Management Fee	\$6,982	\$7,682
<b>Total Expenses</b>	<b>\$63,651</b>	<b>\$64,912</b>
Expenses/Unit	\$7,956	\$8,114
Expenses/SF	\$10.20	\$10.40

# RENT ROLL DETAIL

Unit	Unit Type	Notes	Square Feet	Scheduled Rent / Month	Scheduled Rent / SF / Month	Potential Rent / Month	Potential Rent / SF / Month
1	2 Bed + 1 Bath			\$1,600		\$1,650	
2	2 Bed + 1 Bath			\$1,138		\$1,650	
3	2 Bed + 1 Bath			\$1,600		\$1,650	
4	2 Bed + 1 Bath			\$1,500		\$1,650	
5	2 Bed + 1 Bath			\$1,500		\$1,650	
6	2 Bed + 1 Bath			\$1,600		\$1,650	
7	2 Bed + 1 Bath			\$1,600		\$1,650	
8	2 Bed + 1 Bath			\$1,458		\$1,650	
<b>Total</b>			<b>Square Feet: 6,240</b>	<b>\$11,996</b>	<b>\$1.92</b>	<b>\$13,200</b>	<b>\$2.12</b>

## Notes

The pro forma rents listed above (as seen in the Potential Rent / Month column), are estimated projected rents by the broker. Buyer shall verify and conduct buyers own rent survey to verify. Furthermore, the pro forma rent takes into consideration that the buyer will renovate the unrenovated units at the expense of the buyer.

The background image shows a residential property. On the left, there is a long, single-story building with a dark roof and a fence in front. Several cars are parked in front of the fence. In the center, there are large, leafy trees. On the right, there is a two-story building with a balcony and a window. A white banner with the text "OPERATING STATEMENT" is overlaid on the bottom right of the image.

# OPERATING STATEMENT





# OPERATING STATEMENT

Income	Current		Pro Forma		Notes	Per Unit	Per SF
<b>Gross Current Rent</b>	<b>\$143,952</b>		<b>\$158,400</b>			<b>\$19,800</b>	<b>\$25.38</b>
Less: Vacancy Deductions	-\$4,319	3%	-\$4,752	3%		\$594	\$0.76
<b>Effective Rental Income</b>	<b>\$139,633</b>		<b>\$153,648</b>			<b>\$19,206</b>	<b>\$24.62</b>
Total Other Income	\$0		\$0			\$0	\$0.00
<b>Effective Gross Income</b>	<b>\$139,633</b>		<b>\$153,648</b>			<b>\$19,206</b>	<b>\$24.62</b>

Expenses	Current		Pro Forma		Notes	Per Unit	Per SF
Taxes	\$19,188		\$19,188		1	\$2,398.50	\$3.08
SMUD (Electricity)	\$4,800		\$4,800		2	\$600.00	\$0.77
Sac Utilities	\$6,000		\$6,000		3	\$750.00	\$0.96
Garbage	\$6,480		\$6,480		4	\$810.00	\$1.04
Insurance	\$14,616		\$14,616		5	\$1,827.00	\$2.34
Repairs & Maint.	\$5,585		\$6,146		6	\$768.24	\$0.98
Management Fee	\$6,982		\$7,682		7	\$960.30	\$1.23
<b>Total Expenses</b>	<b>\$63,651</b>		<b>\$64,912</b>			<b>\$8,114</b>	<b>\$10.40</b>
Expenses as % of EGI	45.58%		42.25%				
<b>Net Operating Income</b>	<b>\$75,982</b>		<b>\$88,736</b>			<b>\$11,092</b>	<b>\$14.22</b>

## Notes

- 1 Taxes - Estimated 1.20% of Purchase Price
- 2 SMUD (Electricity) - Estimated \$400/Month
- 3 Sac Utilities - Estimated \$500/Month
- 4 Garbage - Estimated \$540/Month
- 5 Insurance - Actual \$1,218/Month
- 6 Repairs & Maint. - Estimated 4% of EGI
- 7 Management Fee - Estimated 5% of EGI



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