



# NORTH COAST COMMERCIAL

## APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code
8	2700 29th Ave	Sacramento	95820	

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$1,395,000	9.5	9.0	5.99%	6.55%	\$174,375

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$215.28	6,480	.92 Acres	1965

Income Detail				Estimated Annual Operating Expenses			
# Units	Type	Rent	Total				
<b>Estimated Actual Average Rents</b>				<b>Rent Range</b>			
6	2Br/1Ba	\$1,438	\$8,629	Water/Sewer/Garbage	\$14,700	Management (Off Site)	\$7,331
1	2Br/1Ba	\$1,795	\$1,795	vacant			
1	2Br/1Ba	\$1,795	\$1,795	Pest	\$2,400		
				Landscaping	\$3,600		
				Maintenance	\$4,000	Repairs	
Laundry/Misc Income				Insurance		\$8,000	
<b>Total Monthly Income</b>			<b>\$12,219</b>	Taxes		\$15,764	
<b>Estimated Market Rents</b>				<b>Total Annual Operating Expenses (estimated):</b>			
6	2Br/1Ba	\$1,553	\$9,319				<b>\$55,795</b>
1	2Br/1Ba	\$1,795	\$1,795	<b>Expenses Per:</b>	<b>Unit</b>		<b>\$6,974</b>
1	2Br/1Ba	\$1,795	\$1,795		<b>% of Actual GSI</b>		<b>38%</b>
Laundry/Misc Income							
<b>Total Monthly Income</b>			<b>\$12,909</b>				

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$146,628	\$154,912	<b>Downpayment:</b>			<b>\$488,250</b>
Less: Vacancy Factor	5%	\$7,331	\$7,746				<b>35%</b>
Gross Operating Income		\$139,297	\$147,166	<b>Interest Rate:</b>		<b>5.700%</b>	
Less: Expenses	38%	\$55,795	\$55,795	<b>Amortized over:</b>		<b>30</b>	<b>Years</b>
Net Operating Income		\$83,502	\$91,371	<b>Proposed Loan Amount:</b>			<b>\$906,750</b>
Less: 1st TD Payments		(\$63,153)	(\$63,153)	<b>Debt Coverage Ratio:</b>			
Pre-Tax Cash Flow		\$20,348	\$28,218	Current:		1.32	
Cash On Cash Return		4.2%	5.8%	Market:		1.45	
Principal Reduction		\$11,773	\$11,773				
Total Potential Return (End of Year One)		7%	8%				

**Comments**  
PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

The information contained herein has been obtained from sources believed reliable. While North 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.



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