

# BRIDGEPOINT

COMMERCIAL REAL ESTATE SOLUTIONS

# Units	Address	City	Zip	Map Code	
27	315-17 B St	Roseville	95678		
Price	GRM		CAP Rate		\$/Unit
\$4,550,000	Current 9.4	Market 8.4	Current 6.65%	Market 7.9%	\$168,519
S/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)		Yr. Built (Approx.)	
\$320.42	14200	.45 Acre		1960	

Income Detail				Estimated Annual Operating Expenses			
# Units	Type	Rent	Total				
<u>Actual Average Rents</u>				<u>Unit</u>			
2	2B/1Ba	\$1,750	\$3,500	Management	\$28,010		
12	1Br/1Ba	\$1,405	\$16,855	Utilities	\$44,971		
13	Studios	\$1,276	\$16,585	Trash Removal	\$5,100	Taxes	\$50,519
	Add'l Income		\$2,874	Repairs & Maintenance	\$18,000	Insurance	\$17,550
Laundry Income			\$500				
<b>Total Monthly Income</b>			<b>\$40,314</b>				
<u>Estimated Market Rents</u>				<b>Total Annual Operating Expenses (estimated):</b>			
2	2B/1Ba	\$1,895	\$3,790				<b>\$164,151</b>
12	1Br/1Ba	\$1,650	\$19,800	<b>Expenses Per:</b>			<b>\$6,080</b>
13	Studios	\$1,400	\$18,200	<b>Unit</b>			<b>35%</b>
	Add'l Income		\$2,874	<b>% of Actual GSI</b>			
Laundry Income			\$500				
<b>Total Monthly Income</b>			<b>\$45,164</b>				

Estimated Annual Operating Proforma				Financing Summary			
		<b>Actual</b>	<b>Market</b>				
Gross Scheduled Income		\$483,768	\$541,968	<b>Downpayment:</b>			
Less: Vacancy Factor	3.5%	\$16,932	\$18,969	\$2,110,000			
Gross Operating Income		\$466,836	\$522,999	<b>46%</b>			
Less: Expenses	35%	\$164,151	\$164,151	<b>Interest Rate:</b>			
Net Operating Income		\$302,686	\$358,849	<b>3.45%</b> <i>Assumable thru 2031</i>			
				<b>Amortized over:</b>			
Less: 1st TD Payments		(\$130,664)	(\$130,664)	<b>30 Years</b>			
				<b>Proposed Loan Amount:</b>			
<b>Pre-Tax Cash Flow</b>		<b>\$172,021</b>	<b>\$228,184</b>	<b>\$2,440,000</b>			
<b>Cash On Cash Return</b>		<b>8.2%</b>	<b>10.8%</b>	<b>Debt Coverage Ratio:</b>			
Principal Reduction		\$47,227	\$47,227	Current: 2.32			
Total Potential Return (End of Year One)		10.39%	13.1%	Market: 2.75			

### Comments

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