



# 6043 PONY EXPRESS TRAIL

POLLOCK PINES, CA 95726

**DAWN BALTAR**

(916) 879-0428  
dawn.baltar@thebaltargroup.com  
CalDRE #01150790

**ROBBIE BALTAR**

(916) 871-9655  
robbie.baltar@thebaltargroup.com  
CalDRE #02095682



# EXECUTIVE SUMMARY



Sale Price	<b>\$799,000</b>
------------	------------------

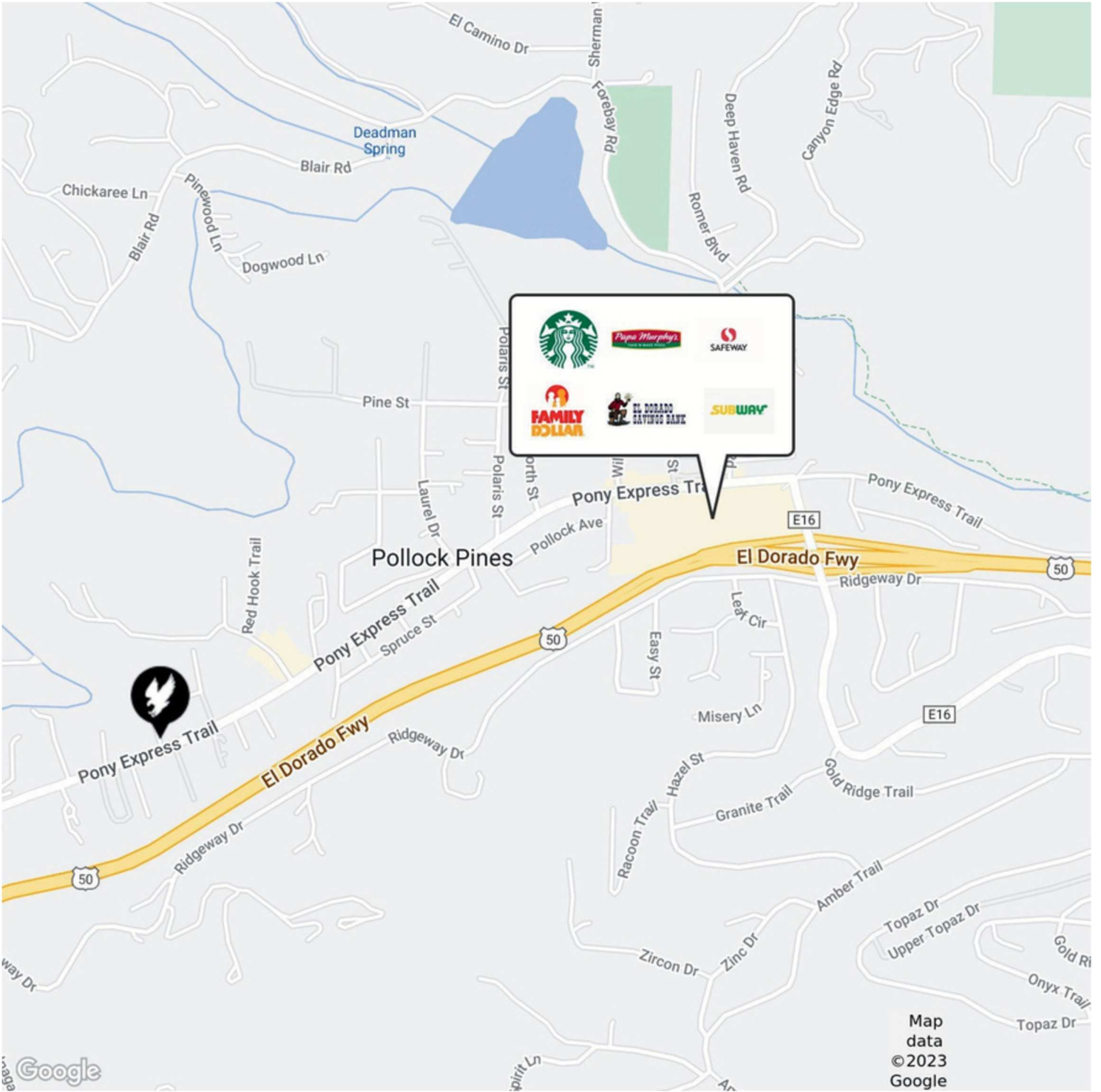
## OFFERING SUMMARY

Building Size:	1,743
Number of Units:	SF 7
Cap Rate:	6.14%
NOI:	\$49,066
Year Built:	1988

## PROPERTY HIGHLIGHTS

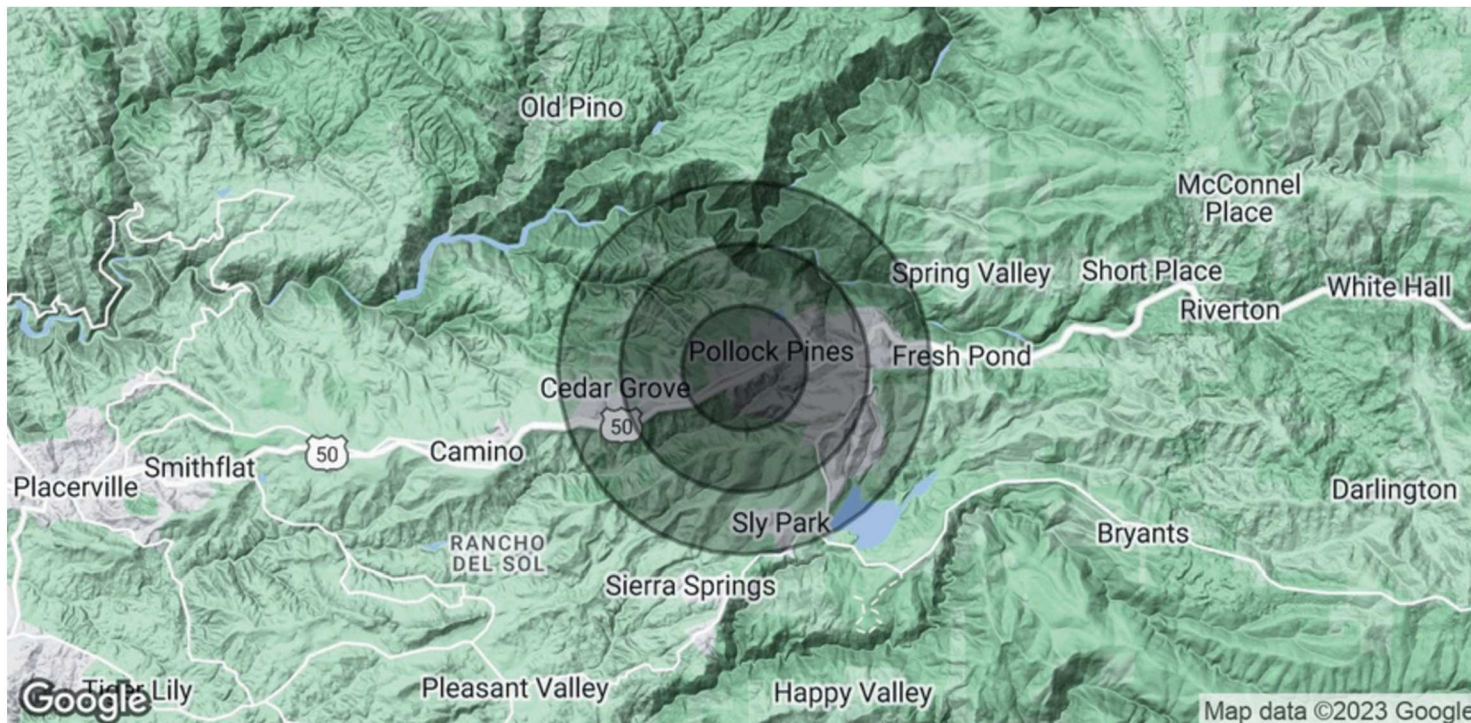
- Located in low inventory Pollock Pines, this 7 unit property consists of 6 studios and a 2 bed 1 bath unit
- All units are separately metered for gas and electric which tenants pay
- There is a coin operated washer and dryer on site for tenants to use

# RETAILER MAP





# DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,418	4,956	8,091
Average Age	46.6	45.9	45.6
Average Age (Male)	44.0	45.8	46.7
Average Age (Female)	46.3	44.3	43.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,353	2,500	3,862
# of Persons per HH	1.8	2.0	2.1
Average HH Income	\$52,735	\$62,515	\$68,652
Average House Value	\$203,171	\$278,521	\$314,008

\* Demographic data derived from 2020 ACS - US Census

# FINANCIAL SUMMARY

## INVESTMENT OVERVIEW

Price	\$799,000
Price per SF	\$458
Price per Unit	\$114,000
GRM	10.88
CAP Rate	6.14%

## OPERATING DATA

Gross Scheduled Income	\$73,380
Other Income	\$0
Gross Income	\$73,380
Operating Expenses	\$24,314
Net Operating Income	\$49,066

# INCOME & EXPENSES

<b>INCOME SUMMARY</b>	
<b>NET INCOME</b>	<b>\$73,380</b>
<b>EXPENSES SUMMARY</b>	
FAIR Insurance	\$4,500
Maintenance	\$2,863
Management (6%)	\$4,236
Pest Control	\$554
Property Taxes (adjusted to asking price)	\$9,730
Trash	\$1,566
Electric & Gas	\$52
Water & Septic	\$813
<b>OPERATING EXPENSES</b>	<b>\$24,314</b>
<b>NET OPERATING INCOME</b>	<b>\$49,066</b>

# RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	SECURITY DEPOSIT
1	-	1	\$850	\$850	\$1,000
2	-	1	\$825	\$825	\$1,000
3	-	1	\$895	\$850	\$1,000
4	-	1	\$825	\$825	\$1,000
5	-	1	\$850	\$850	\$900
6	2	1	\$1,180	\$1,090	\$1,090
7	-	1	\$690	\$750	-
TOTALS			\$6,115	\$6,040	\$5,990
AVERAGES			\$873	\$862	\$1,198