



# 6043 PONY EXPRESS TRAIL

**POLLOCK PINES, CA 95726**

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# EXECUTIVE SUMMARY



Sale Price	<b>\$799,000</b>
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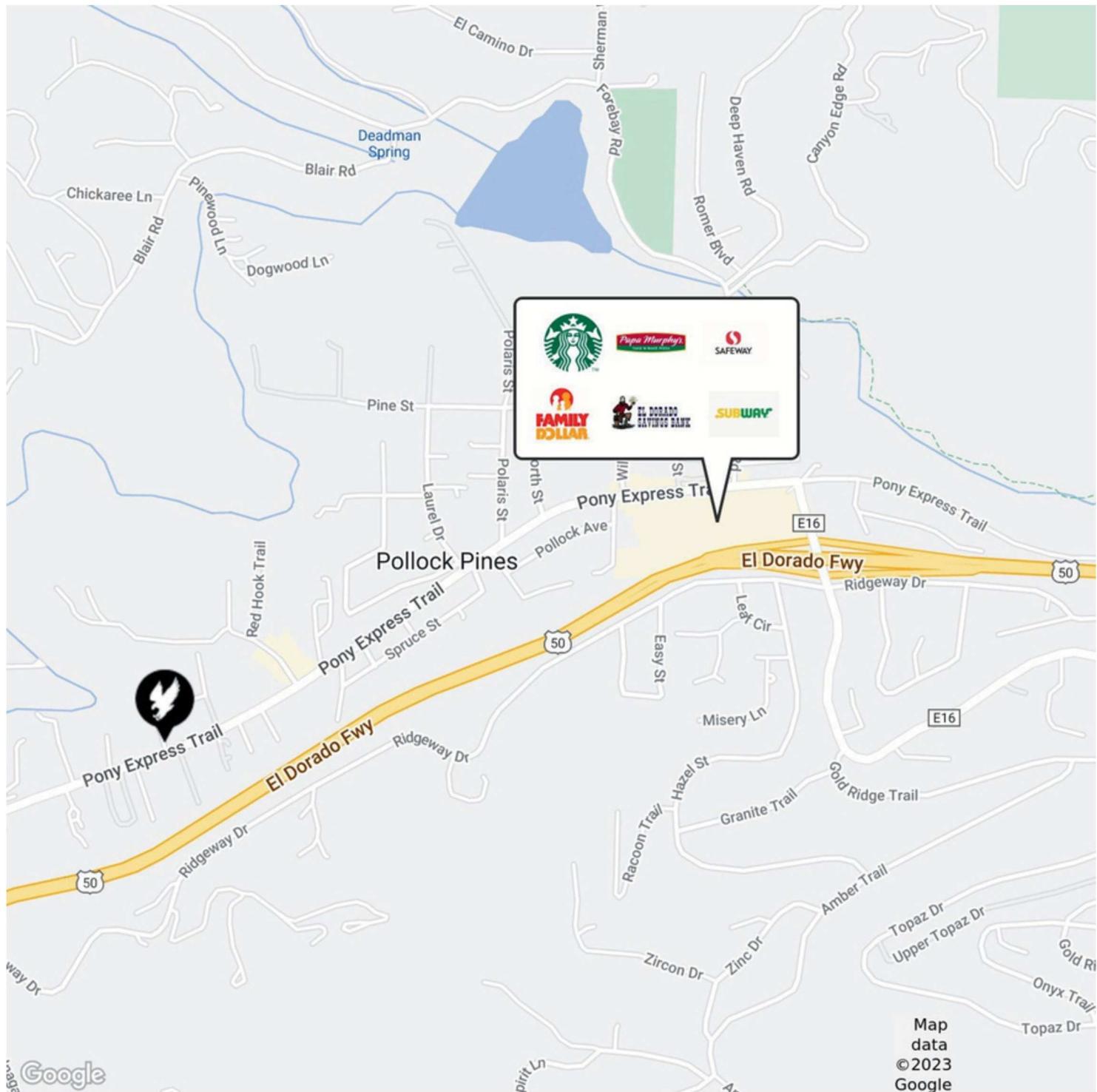
## PROPERTY HIGHLIGHTS

- 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

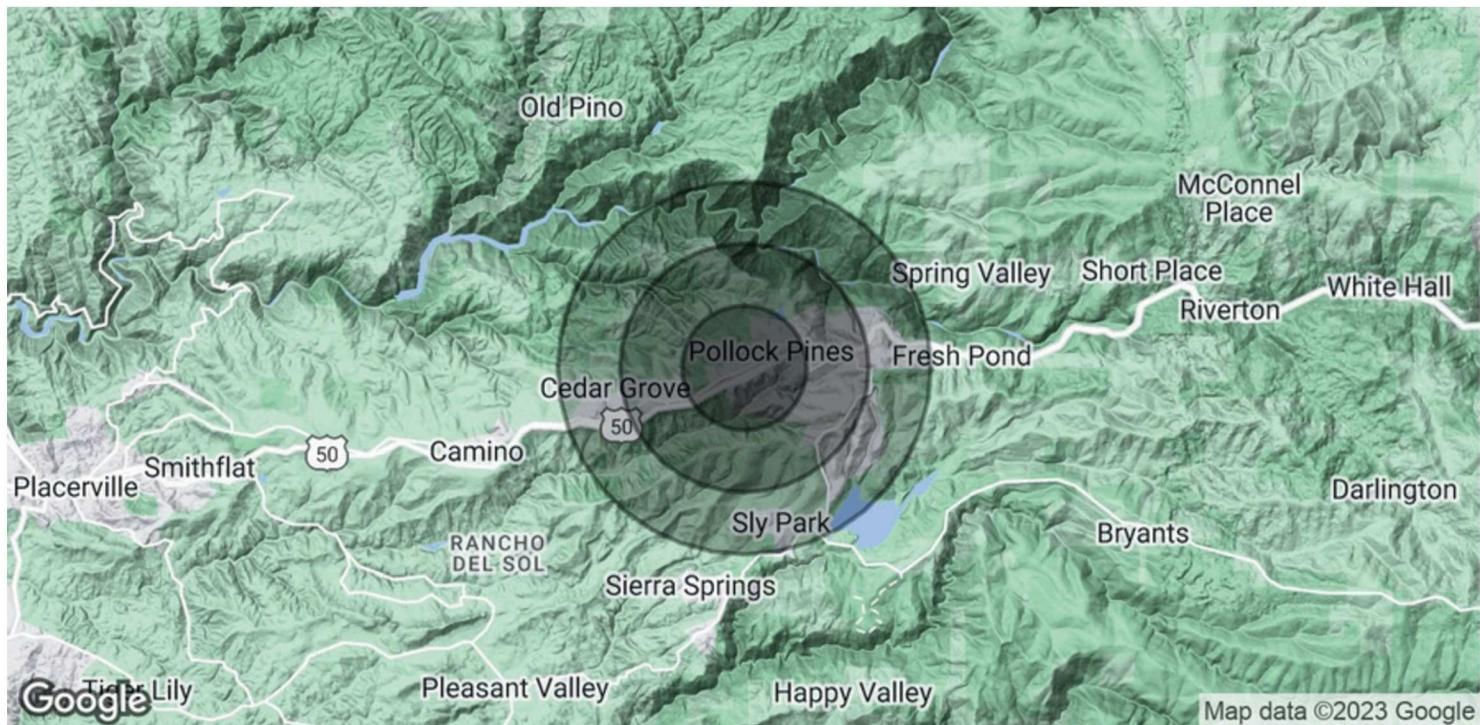
## OFFERING SUMMARY

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

# 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

## INCOME SUMMARY

NET INCOME	\$73,380
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## EXPENSES SUMMARY

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

OPERATING EXPENSES	\$24,314
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NET OPERATING INCOME	\$49,066
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# RENT ROLL

<b>SUITE</b>	<b>BEDROOMS</b>	<b>BATHROOMS</b>	<b>RENT</b>	<b>MARKET RENT</b>	<b>SECURITY DEPOSIT</b>
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	-
<b>TOTALS</b>			<b>\$6,115</b>	<b>\$6,040</b>	<b>\$5,990</b>
<b>AVERAGES</b>			<b>\$873</b>	<b>\$862</b>	<b>\$1,198</b>