



NORTH COAST COMMERCIAL

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code	
10	600 Las Palmas	Sacramento	95815		
Price		GRM		CAP Rate	
Current	Market	Current	Market	\$/Unit	
\$1,650,000	10.4	10.2	6.00%	6.16%	\$165,000
\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)		
\$364.56	4,526	8,712	1958		

Income Detail				Estimated Annual Operating Expenses			
# Units	Type	Rent	Total				
Estimated Actual Average Rents				Rent Range			
5	1Br/1ba	\$1,295	\$6,475	Gas	\$4,000	Management (Off Site)	\$9,522
5	1Br/1ba	\$1,250	\$6,250	Electric	\$1,800	Management (On Site)	
10	RUBS	\$50	\$500	Trash Removal	\$6,000	Licenses & Fees	
Laundry/Misc Income				Water/Sewer	\$8,000	Miscellaneous	
Total Monthly Income						Reserves	
						Sewer Assessment	\$0
						Insurance	\$7,000
				Maintenance		Taxes	\$18,645
Estimated Market Rents - 9% rent increase				Total Annual Operating Expenses (estimated):			
10	1Br/1ba	\$1,295	\$12,950				\$54,967
10	RUBS	\$50	\$500	Expenses Per: Unit			
Laundry/Misc Income						% of Actual GSI	
Total Monthly Income							35%

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$158,700	\$161,400	Downpayment:		\$600,000	
Less: Vacancy Factor	3%	\$4,761	\$4,842	Interest Rate:	5.750%	36%	
Gross Operating Income		\$153,939	\$156,558	Amortized over:	30	Years	
Less: Expenses	35%	\$54,967	\$54,967	Proposed Loan Amount:		\$1,050,000	
Net Operating Income		\$98,972	\$101,591	Debt Coverage Ratio:			
Less: 1st TD Payments		(\$73,530)	(\$73,530)	Current:	1.35		
Pre-Tax Cash Flow		\$25,442	\$28,061	Market:	1.38		
Cash On Cash Return		4.2%	4.7%				
Principal Reduction		\$13,507	\$13,507				
Total Potential Return (End of Year One)		6%	7%				

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.



PROPERTY INFO

Description*	
Property Highlights	
Location Description	
Dropbox/One Drive Link (Property Photos)*	

* = Required Items

SALES COMPS

	ADDRESS	CITY	ZIP CODE	# UNITS	YEAR BUILT
*	600 Las Palmas	Sacramento	95815	10	1958
1	Comp 1				
2	Comp 2				
3	Comp 3				
4	Comp 4				
5	Comp 5				

ON MARKET COMPS

	ADDRESS	CITY	ZIP CODE	# UNITS	YEAR BUILT
*	600 Las Palmas	Sacramento	95815	10	1958
1	Comp 1				
2	Comp 2				
3	Comp 3				
4	Comp 4				
5	Comp 5				

***System will calculate \$/Sqft, \$/Unit**

***FILL SECTIONS OR SEND COSTAR PDF (MAX: 10 SALES COMPS)**

BUILDING SIZE	LOT SIZE	UNIT MIX	SALE DATE	PRICE	GRM
4,526	8712			\$1,650,000	10.40

BUILDING SIZE	LOT SIZE	UNIT MIX	SALE DATE	PRICE	GRM
4,526	8712			\$5,000,000	10.40



CAP RATE	GSI	NOI	DAYS ON MARKET
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6.00%	\$158,700	\$ 98,972	
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CAP RATE	GSI	NOI	DAYS ON MARKET
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2.82%	\$258,000	\$ 140,863	
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RENT COMPARABLES

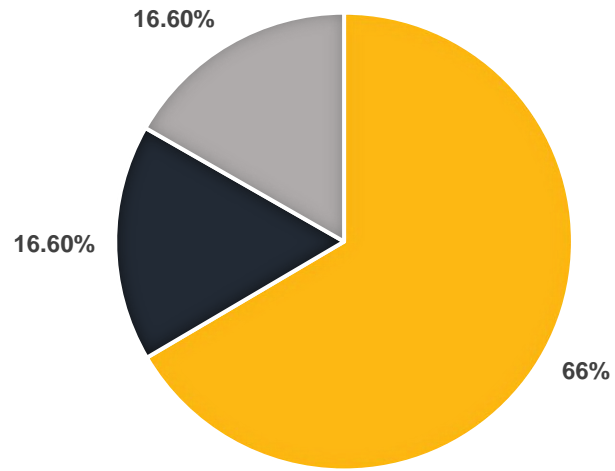
	ADDRESS	DISTANCE (MI)	RENT	SIZE (sqft)
*	600 Las Palmas City/State/Zip		\$1,500	
1	Comp 1 City/State/Zip		\$2,000	
2	Comp 2 City/State/Zip		\$2,100	
3	Comp 3 City/State/Zip		\$2,050	
4	Comp 4 City/State/Zip		\$2,075	
5	Comp 5 City/State/Zip		\$2,200	
AVERAGES			\$1,988	#DIV/0!

RENT COMPARISON



UNIT TYPE

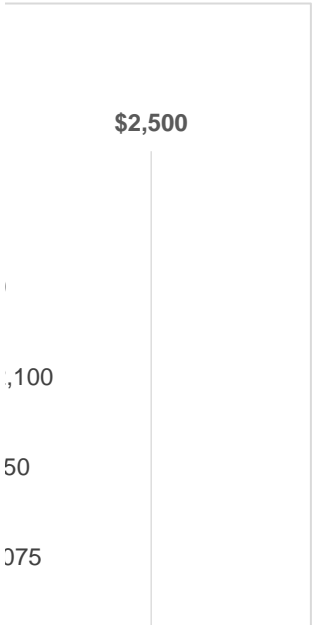
- 2 Bed/2 Bath
- 2 Bed/1 Bath
- 2 Bed/1.5 Bath



F (MAX: 10 RENT COMPS)

\$/sqft	# BEDS	# BA	UNIT TYPE	LIST DATE	Notes

#DIV/0!



| \$2,200

