

# ANNUAL PROPERTY OPERATING DATA

Purpose	Purchase	Date:	1-Jan-26
Name	Sunrise apartments		
Location	500 sunrise ave.Roseville		
Type Prop	26 Units	95661	
			Notes: This information is deemed accurate, but not guaranteed.
Price	6,000,000		Notes:
Loans	3,250,000		
Equity	2,750,000		
LOANS	Balance	Interest	Payment
1st	3,250,000	5.50	18453.14
2nd			0.00
3rd			0.00
Total	3,250,000		18453.14
			1.59 Debt Coverage Ratio
Assessed Values			
Land	860,000	20.00%	Notes: APN 014-432-006-000
Improvement	3,440,000	80.00%	
Personal Prop		0.00%	
Total	4,300,000	100.00%	
Potential Gross Income			538,800 11.14 GRM
Plus: Other Income			7,200
Total Income			546,000
Less: Vacancy/Credit Loss		1.04%	5,682
Gross Operating Income			540,318
Less: Operating Expenses		0.00	0
Accounting and Legal		0.00	0
Advertising, Licenses, Permits		0.00	0
Property Insurance		4.58	25,000
Property Management		4.58	25,000
Payroll - Resident Management		6.36	34,740
Other		0.00	0
Taxes-Workmens Comp		0.00	0
Personal Property Taxes		0.00	0
Real Estate Taxes		8.03	43,860
Repairs and Maintenance		0.00	0
Services - Elevator		0.00	0
Janitorial		0.44	2,400
Lawn		0.77	4,200
Pool		0.90	4,920
Rubbish		1.69	9,229
Other		0.37	2,040
Supplies		0.00	0
Utilities- Electricity		0.71	3,900
Gas and Oil		2.29	12,500
Sewer and Water		3.89	21,250
Telephone		0.00	0
Other		0.00	0
Miscellaneous		0.00	0
<b>TOTAL OPERATING EXPENSES</b>			<b>189,039</b>
<b>NET OPERATING INCOME</b>		<b>5.85% Cap Rate</b>	<b>351,279</b>
Less: Total Annual Debt Service			221,438
<b>CASH FLOW BEFORE TAXES</b>		<b>4.72% C on C.</b>	<b>129,841</b>

*Prepared By Dennis E. Griffin CCIM*