

ANNUAL PROPERTY OPERATING DATA

Purpose	Purchase	Date:	1-Jan-26		
Name	Sunrise apartments				
Location	500 sunrise ave. Roseville	Notes:	This information is deemed		
Type Prop	26 Units 95661		accurate, but not guaranteed.		
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Price	6,000,000	Notes:			
Loans	3,250,000				
Equity	2,750,000				
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LOANS	Balance	Interest	Payment	Term	Comments:
1st	3,250,000	5.50	18453.14	360.00	
2nd			0.00		
3rd			0.00		
Total	3,250,000		18453.14	1.59	Debt Coverage Ratio
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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%		
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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	
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Less: Operating Expenses		0.00		0	Comments
Accounting and Legal		0.00		0	16 1 Bed 576 ft
Advertising, Licenses, Permits		0.00		0	10 2 Bed 716 FT
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		
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TOTAL OPERATING EXPENSES				189,039	
NET OPERATING INCOME		5.85% Cap Rate		351,279	
Less: Total Annual Debt Service				221,438	
CASH FLOW BEFORE TAXES		4.72% C on C.		129,841	

Prepared By Dennis E. Griffin CCIM