



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	\$889,000
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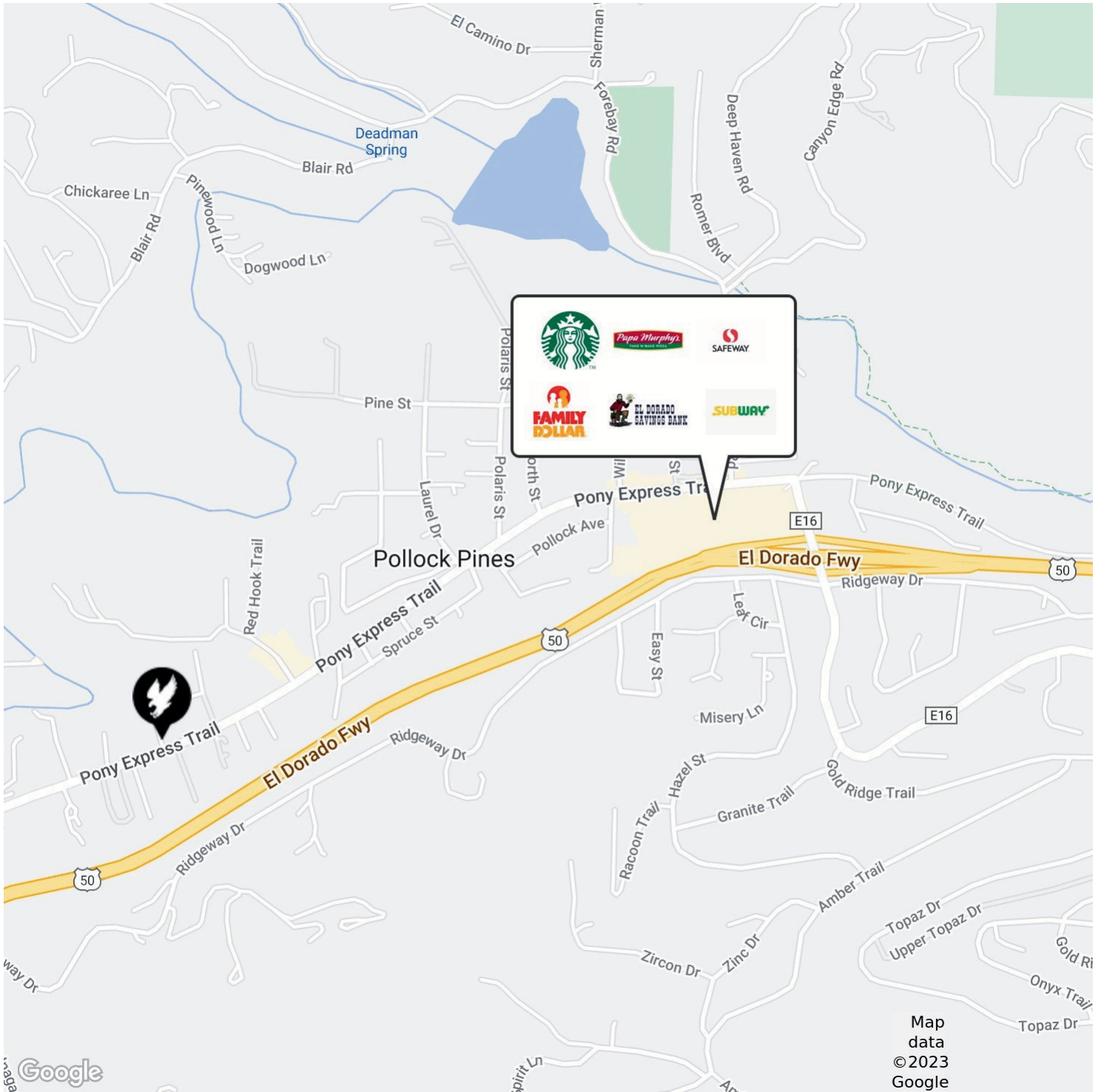
PROPERTY HIGHLIGHTS

- 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

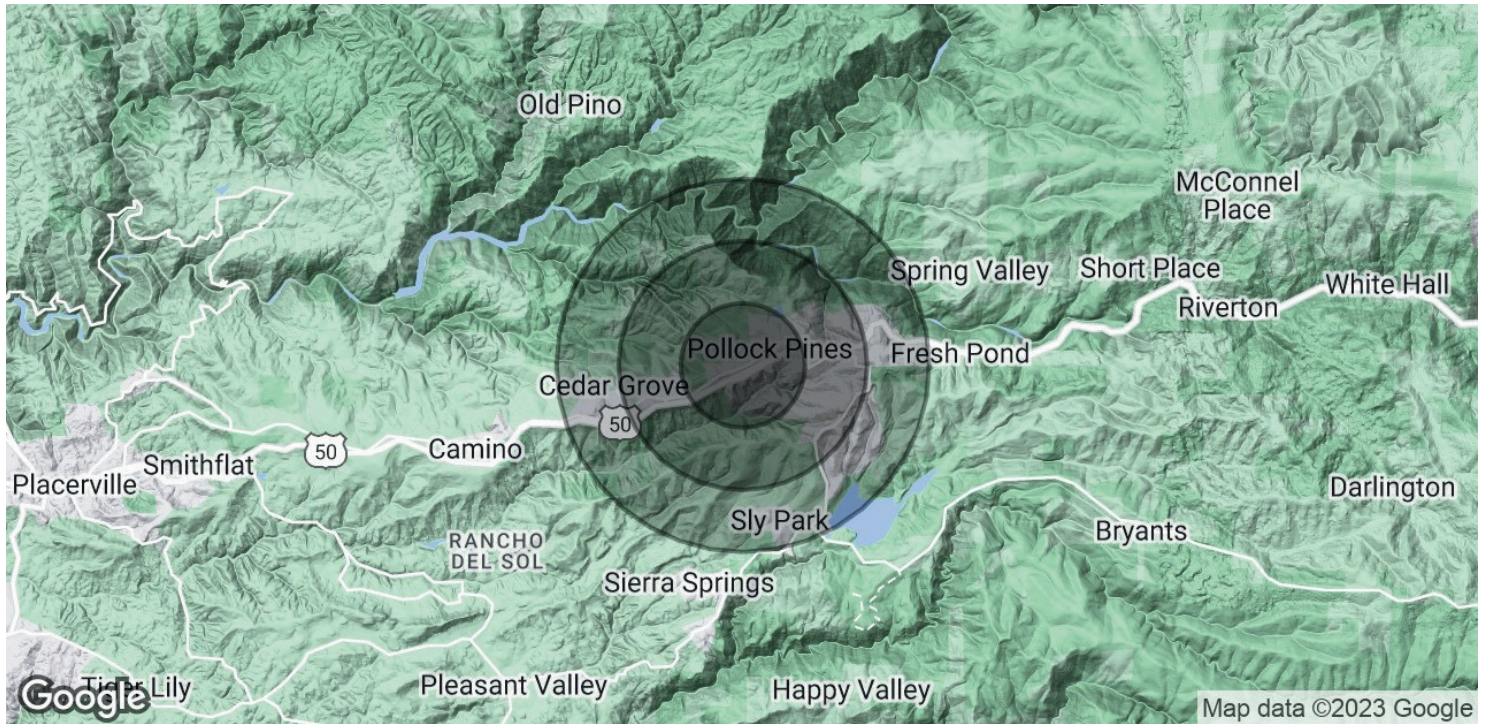
OFFERING SUMMARY

Building Size:	1,743 SF
Number of Units:	7
Cap Rate:	5.21%
NOI:	\$46,285
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	\$889,000
Price per SF	\$510
Price per Unit	\$127,000
GRM	12.74
CAP Rate	5.21%

OPERATING DATA

Gross Scheduled Income	\$69,780
Other Income	\$819
Gross Income	\$70,599
Operating Expenses	\$24,314
Net Operating Income	\$46,285

INCOME & EXPENSES

INCOME SUMMARY

NET INCOME	\$70,599
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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	\$46,285
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RENT ROLL

SUITE	BEDROOMS	BATHROOMS	RENT	MARKET RENT	SECURITY DEPOSIT
1	-	1	\$748	\$850	\$1,000
2	-	1	\$850	\$850	\$1,000
3	-	1	\$850	\$850	\$1,000
4	-	1	\$850	\$850	\$1,000
5	-	1	\$748	\$850	\$900
6	2	1	\$1,180	\$1,500	\$1,090
7	-	1	\$611	\$750	-
TOTALS			\$5,837	\$6,500	\$5,990
AVERAGES			\$834	\$929	\$1,198