



NORTH COAST COMMERCIAL

APARTMENT INVESTMENT INFORMATION

# Units	Address	City	Zip	Map Code
4	5731 Blachly Way	Sacramento	95841	

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$824,999	10.8	10.1	5.78%	6.41%	\$206,250

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$220.71	3,738	8,712	1965

Income Detail				Estimated Annual Operating Expenses				
# Units	Type	Rent	Total	Rent Range				
Estimated Actual Average Rents				Vacant	Advertising		Management (Off Site)	
1	2Br/1Ba	\$1,495	\$1,495		SMUD	\$600	Management (On Site)	\$0
1	2Br/1Ba	\$1,483	\$1,483		HOA	\$5,748	Licenses & Fees	
1	2Br/1Ba	\$1,535	\$1,535		Water/Sewer	\$4,200	Miscellaneous	
1	2Br/1Ba	\$1,750	\$1,750		Landscaping		Reserves	
		Water	\$100		Trash Removal		Sewer Assessment	\$0
					Pest Control		Insurance	\$3,500
					Maintenance	\$3,000	Taxes	\$9,322
Laundry/Misc Income					Total Annual Operating Expenses (estimated):			\$26,370
Total Monthly Income				\$6,363	Expenses Per:			Unit
						% of Actual GSI	35%	
Estimated Market Rents								
		Water	\$200					
1	2Br/1Ba	\$1,750	\$1,750					
1	2Br/1Ba	\$1,610	\$1,610					
1	2Br/1Ba	\$1,597	\$1,597					
1	2Br/1Ba	\$1,654	\$1,654					
Laundry/Misc Income								
Total Monthly Income				\$6,811				

Estimated Annual Operating Proforma				Financing Summary			
		Actual	Market				
Gross Scheduled Income		\$76,360	\$81,730	Downpayment:		\$288,750	
Less: Vacancy Factor	3%	\$2,291	\$2,452	Interest Rate:	7.000%		35%
Gross Operating Income		\$74,069	\$79,278	Amortized over:	30	Years	
Less: Expenses	35%	\$26,370	\$26,370	Proposed Loan Amount:		\$536,249	
Net Operating Income		\$47,699	\$52,908	Debt Coverage Ratio:			
Less: 1st TD Payments		(\$42,812)	(\$42,812)	Current:	1.11		
Pre-Tax Cash Flow		\$4,887	\$10,096	Market:	1.24		
Cash On Cash Return		1.7%	3.5%				
Principal Reduction		\$5,447	\$5,447				
Total Potential Return (End of Year One)		4%	5%				

Comments

PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

The information contained herein has been obtained from sources believed reliable. While South 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.



AGENT NAME
DRE #
EMAIL
PHONE #