

ANNUAL PROPERTY OPERATING DATA

Purpose Purchase
 Name Sunrise apartments
 Location 500 sunrise ave. Roseville
 Type Prop 26 Units 95661

Date: 1-Jan-26

Notes: This information is deemed accurate, but not guaranteed.

Price 5,850,000
 Loans 3,800,000
 Equity 2,050,000

Notes:

LOANS	Balance	Interest	Payment	Term	Comments:
1st	3,800,000	6.00	22782.92	360.00	
2nd			0.00		
3rd			0.00		
Total	3,800,000		22782.92	1.26	Debt Coverage Ratio

Assessed Values				Notes:
Land	860,000	20.00%		APN 014-432-006-000
Improvement	3,440,000	80.00%		
Personal Prop		0.00%		
Total	4,300,000	100.00%		

Potential Gross Income		550,800	10.62 GRM
Plus: Other Income		7,200	
Total Income		558,000	
Less: Vacancy/Credit Loss	3.00%	16,740	
Gross Operating Income		541,260	

- % -

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	4.48	25,000	
Property Management	5.82	32,475	
Payroll - Resident Management	6.23	34,740	
Other	0.00	0	
Taxes-Workmens Comp	0.00	0	
Personal Property Taxes	0.00	0	
Real Estate Taxes	7.86	43,860	
Repairs and Maintenance	0.00	0	
Services - Elevator	0.00	0	
Janitorial	0.43	2,400	
Lawn	0.75	4,200	
Pool	0.88	4,920	
Rubbish	1.65	9,229	
Other	0.37	2,040	
Supplies	0.00	0	
Utilities- Electricity	0.70	3,900	
Gas and Oil	2.24	12,500	
Sewer and Water	3.81	21,250	
Telephone	0.00	0	
Other	0.00	0	
Miscellaneous	0.00	0	

TOTAL OPERATING EXPENSES		196,514	
NET OPERATING INCOME	5.89% Cap Rate	344,746	
Less: Total Annual Debt Service		273,395	
CASH FLOW BEFORE TAXES	3.48% C on C.	71,351	

Prepared By Dennis E. Griffin CCIM