



**APARTMENT INVESTMENT INFORMATION**

# Units	Address	City	Zip	Map Code
5	4241 Sweetwater Ave	Sacramento	95820	

Price	GRM		CAP Rate		\$/Unit
	Current	Market	Current	Market	
\$899,000	10.1	9.1	5.69%	6.67%	\$179,800

\$/Square Foot (Approx.)	Gross Sq. Ft. (Approx.)	Parcel Size (Approx.)	Yr. Built (Approx.)
\$186.71	4,815	.45 Acres	1910

Income Detail				Estimated Annual Operating Expenses			
# Units	Type	Rent	Total				
<b>Estimated Actual Average Rents</b>				<b>Rent Range</b>			
1	3bd/2ba House	\$1,924	\$1,924	Landscape	\$3,600	Management (Off Site)	\$4,466
4	1bd/1ba	\$1,380	\$5,519	Water/Sewer/Garbage	\$6,120		
				Gas/Electric	\$1,560		
				Pest	\$570		
				Maintenance	\$4,000	Repairs	
Laundry/Misc Income						Insurance	\$5,000
<b>Total Monthly Income</b>			<b>\$7,443</b>			Taxes	\$10,159
<b>Estimated Market Rents</b>				<b>Total Annual Operating Expenses (estimated):</b>			
1	3bd/2ba House	\$2,400	\$2,400				<b>\$35,475</b>
4	1bd/1ba	\$1,450	\$5,800	<b>Expenses Per:</b>		<b>Unit</b>	<b>\$7,095</b>
						<b>% of Actual GSI</b>	<b>40%</b>
Laundry/Misc Income							
<b>Total Monthly Income</b>			<b>\$8,200</b>				

Estimated Annual Operating Proforma				Financing Summary	
		Actual	Market		
Gross Scheduled Income		\$89,316	\$98,400	<b>Downpayment:</b>	<b>\$350,000</b>
Less: Vacancy Factor	3%	\$2,679	\$2,952		35%
Gross Operating Income		\$86,637	\$95,448	<b>Interest Rate:</b>	5.700%
Less: Expenses	40%	\$35,475	\$35,475	<b>Amortized over:</b>	30 Years
Net Operating Income		\$51,162	\$59,974	<b>Proposed Loan Amount:</b>	<b>\$549,000</b>
Less: 1st TD Payments		(\$38,237)	(\$38,237)	<b>Debt Coverage Ratio:</b>	
Pre-Tax Cash Flow		\$12,925	\$21,737	Current:	1.34
Cash On Cash Return		3.7%	6.2%	Market:	1.57
Principal Reduction		\$7,128	\$7,128		
Total Potential Return (End of Year One)		6%	8%		

**Comments**  
PLEASE DO NOT WALK ON THE PROPERTY OR DISTURB TENANTS

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