

3721 BALSAM STREET ~ 8 UNIT REO



List Price	\$	200,000	
Price Per Unit	\$	25,000	
Price Per Sq Ft	\$	41.67	
Gross Income Multiplier		4.2	(Stabilized)
Capitalization Rate		11.8%	(Stabilized)

Investment:

- REO Opportunity
- Address: **3721 Balsam Street**
Sacramento, CA 95838
- Number of Units: **8**
- Price: **\$200,000**
- Price Per Unit: **\$25,000**
- Cap Rate: **11.8% (Stabilized)**
- GIM: **4.2 (Stabilized)**
- Rentable SF: **4,800**
- APN: **251-0121-013**
- Lot Size: **.28 Acres**

Exclusively Listed By:

The Apartment Advisory Team
John Gallagher / Dean Bagneschi
 916.960-5777 / 916.960.5775
www.ApartmentAdvisoryTeam.com

UNIT MIX

UNIT TYPE	# UNITS	% OF TTL	SQ. FT.	TTL SQ. FT.	AVG. RENT	MO. INCOME	PSF
1BD/1BA	8	100%	600	4,800	\$ 500	\$ 4,000	\$ 0.83
Total/Avg.	8	100%	600	4,800	\$ 500	\$ 4,000	\$ 0.83

FORECASTED INCOME AND EXPENSE

Gross Scheduled Income	\$	48,000	
Less: Vacancy/Models	\$	(4,800)	-10.0%
Effective Rental Income	\$	43,200	
Other Income	\$	480	
Total Income	\$	43,680	

Estimated Annual Operating Expenses

Advertising and Marketing	
Administrative	
Utilities	
Repairs and Maintenance	
Capital Reserves	
Property Taxes	
Insurance	
Total Operating Expenses	

	Per Unit	Totals	%/Total Inc.
Advertising and Marketing	\$0	\$ -	0%
Administrative	\$125	\$ 1,000	2%
Utilities	\$780	\$ 6,240	14%
Repairs and Maintenance	\$625	\$ 5,000	12%
Capital Reserves	\$350	\$ 2,800	6%
Property Taxes	\$296	\$ 2,366	5%
Insurance	\$344	\$ 2,750	6%
Total Operating Expenses	\$2,520	\$ 20,156	47%
Net Operating Income	\$2,940	\$ 23,524	54%

SACRAMENTO ~ 16 UNIT REO



Investment:

- **REO Opportunity**
- Address: **6201 Martin Luther King, Jr. Blvd.**
Sacramento, CA 95817
- Price: **\$200,000**
- Number of Units: **16**
- Total SF: **10,440**
- APN: **037-181- 009**

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UNIT MIX

UNIT TYPE	# UNITS	SQ. FT.	TTL SQ. FT.	AVG. RENT	MO. INCOME	AVG. PSF
1BD/1BA	12	620	7,440	\$ 550.00	\$ 6,600.00	\$ 0.89
2BD/1BA	4	750	3,000	\$ 700.00	\$ 2,800.00	\$ 0.93
Total/Avg.	16	685	10,440	\$ 625.00	\$ 9,400.00	\$ 0.91

ANNUAL INCOME AND EXPENSE

	<u>Current - Estimated</u>	
Gross Scheduled Income	\$ 112,800	
Loss to lease	\$ -	0.0%
Gross Potential Income	\$ 112,800	
Less: Vacancy/Models	\$ (16,920)	-15.0%
Effective Rental Income	\$ 95,880	
Other Income - Misc.	\$ 2,500	
Total Income	\$ 98,380	100.0%

	<u>Per Unit</u>	<u>Total</u>	<u>%</u>
Advertising & Marketing	\$ 19	\$ 500	0.5%
Payroll, Taxes & Benefits	\$ 360	\$ 9,360	9.5%
Administrative Expenses	\$ 96	\$ 2,500	2.5%
Property Management	\$ -	\$ -	0.0%
Utilities	\$ 840	\$ 13,440	13.7%
Apartment Turnover	\$ 135	\$ 3,500	3.6%
Maintenance & Repair	\$ 288	\$ 7,500	7.6%
Insurance	\$ 175	\$ 2,800	2.8%
Replacement Reserves	\$ 350	\$ 5,600	5.7%
Property Tax	\$ 185	\$ 4,800	1.1%
Total Operating Expenses	3,125	\$ 50,000	50.8%
Net Operating Income		\$ 48,380	49.2%



