



**1990 Grande Circle
Fairfield, CA 94533**

PROPERTY HIGHLIGHTS

CAP: 6.32%

GRM: 11.34

Pride Of Ownership...The Property Is Immaculate

Incredible Unit Mix To Accommodate Any Renter

Upside In Rents

www.losnessgroup.com

PRICE \$6,900,000

Down Payment	40%	\$2,776,000
Number of Units		41
Price/Unit		\$168,293
Rentable Square Feet		40,278
Price/Square Foot		\$171
Current CAP Rate		5.04%
Pro Forma CAP Rate		6.32%
Current GRM		13.43
Pro Forma GRM		11.34
Gross Living Area		65775 SF

PROPOSED FINANCING

Loan Amount	\$4,124,000
Loan Type	30 Year Fixed
Interest Rate	3.50%
Amortization	30
Term	30
Monthly Payment	\$18,519
Debt Coverage Ratio	1.57
Market Debt Coverage Ratio	1.96
Year Built	1972

INCOME CURRENT PRO FORMA

Gross Potential Rent	\$513,636	\$608,640
Laundry Income	\$7,494	\$7,494
Gross Potential Income	\$521,130	\$616,134
Less Vacancy (3%)	\$15,634	\$18,484
Effective Gross Income	\$505,496	\$597,650
Less Expenses	\$157,505	\$161,306
NET OPERATING INCOME	\$347,991	\$436,344
Debt Service	\$222,223	\$222,223
Net Cash Flow after Debt Service	\$125,768	\$214,121

EXPENSES

Taxes/ Special Assessments	1%	\$71,675
Utilities		\$24,600
Insurance		\$9,585
Landscaping		\$2,400
Maintenance / Repairs		\$20,500
Reserves		\$8,200
Management		\$20,545
Total Expenses		\$157,505
Expenses/Unit		\$3,842
Expenses/SF		\$3.91
% of EGI		31.14%

RENT ROLL # OF UNITS BED/BATH

1	Studio
8	1/1
7	2/1
16	2/1.25
3	2/1.5
6	3/2

CURRENT RENTS PRO FORMA

\$1,000	\$1,000	\$1,000	\$1,000
\$877	\$7,016	\$1,075	\$8,600
\$921	\$6,447	\$1,125	\$7,875
\$1,076	\$17,216	\$1,295	\$20,720
\$1,150	\$3,450	\$1,325	\$3,975
\$1,279	\$7,674	\$1,425	\$8,550

MONTHLY TOTALS \$42,803 \$50,720

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